

**PRELIMINARY OFFICIAL STATEMENT DATED JULY 13, 2020**

This **PRELIMINARY OFFICIAL STATEMENT** is subject to completion and amendment and is intended solely for the solicitation of initial bids to purchase the Bonds. Upon sale of the Bonds, the **OFFICIAL STATEMENT** will be completed and delivered to the Underwriter.

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

THE BONDS WILL BE DESIGNATED AS "QUALIFIED TAX-EXEMPT OBLIGATIONS" FOR FINANCIAL INSTITUTIONS. SEE "TAX MATTERS—QUALIFIED TAX-EXEMPT OBLIGATIONS."

**NEW ISSUE-Book-Entry-Only**

Underlying Rating: Moody's "Baa3"  
See "MUNICIPAL BOND RATING AND MUNICIPAL BOND INSURANCE" herein.

**\$2,555,000**

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 531**  
*(A political subdivision of the State of Texas located within Harris County)*  
**UNLIMITED TAX BONDS**  
**SERIES 2020**

The bonds described above (the "Bonds") are obligations solely of Harris County Municipal Utility District No. 531 (the "District") and are not obligations of the State of Texas, Harris County, the City of Houston or any entity other than the District.

The Bonds, when issued, will constitute valid and legally binding obligations of the District and will be payable from the proceeds of an annual ad valorem tax levied, without legal limitation as to rate or amount, against all taxable property within the District. THE BONDS ARE SUBJECT TO SPECIAL INVESTMENT CONSIDERATIONS DESCRIBED HEREIN. See "INVESTMENT CONSIDERATIONS."

**Dated: September 1, 2020**

**Due: September 1, as shown below**

Principal of the Bonds is payable at maturity or earlier redemption at the principal payment office of the paying agent/registrar, initially, The Bank of New York Mellon Trust Company, N.A., Dallas, Texas (the "Paying Agent/Registrar"), upon surrender of the Bonds for payment. Interest on the Bonds accrues from September 1, 2020, and is payable each March 1 and September 1, 2021, until maturity or prior redemption. The Bonds will be issued only in fully registered form in denominations of \$5,000 each or integral multiples thereof. The Bonds are subject to redemption prior to their maturity, as shown below.

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

**MATURITY SCHEDULE**

Principal Amount(a)	Maturity (September 1)	CUSIP Number(c)	Interest Rate	Initial Reoffering Yield(d)	Principal Amount(a)	Maturity (September 1)	CUSIP Number(c)	Interest Rate	Initial Reoffering Yield(d)
\$ 110,000	2022		%	%	\$ 105,000	2034 (b)		%	%
110,000	2023				105,000	2035 (b)			
110,000	2024				105,000	2036 (b)			
110,000	2025				105,000	2037 (b)			
110,000	2026 (b)				105,000	2038 (b)			
110,000	2027 (b)				105,000	2039 (b)			
110,000	2028 (b)				105,000	2040 (b)			
105,000	2029 (b)				105,000	2041 (b)			
105,000	2030 (b)				105,000	2042 (b)			
105,000	2031 (b)				105,000	2043 (b)			
105,000	2032 (b)				105,000	2044 (b)			
105,000	2033 (b)				105,000	2045 (b)			

- (a) The Underwriter may designate one or more maturities as term bonds. See accompanying "OFFICIAL NOTICE OF SALE" and "OFFICIAL BID FORM."
- (b) Bonds maturing on or after September 1, 2026, are subject to redemption at the option of the District prior to their maturity dates in whole, or from time to time in part, on September 1, 2025, or on any date thereafter at a price of par value plus unpaid accrued interest from the most recent interest payment date to the date fixed for redemption. See "THE BONDS—Redemption Provisions."
- (c) CUSIP Numbers have been assigned to the Bonds by CUSIP Service Bureau and are included solely for the convenience of the purchasers of the Bonds. Neither the District nor the Underwriter (as herein defined) shall be responsible for the selection or correctness of the CUSIP Numbers set forth herein.
- (d) Initial reoffering yield represents the initial offering yield to the public, which has been established by the Underwriter for offers to the public and which subsequently may be changed.

The Bonds are offered by the Underwriter subject to prior sale, when, as and if issued by the District and accepted by the Underwriter, subject, among other things, to the approval of the Bonds by the Attorney General of Texas and the approval of certain legal matters by Allen Boone Humphries Robinson LLP, Houston, Texas, Bond Counsel. See "LEGAL MATTERS." Delivery of the Bonds in book-entry form through the facilities of DTC is expected on or about September 15, 2020.

**Bids Due: Monday, August 10, 2020 at 10:30 A.M., Houston Time in Houston, Texas**  
**Bid Award: Monday, August 10, 2020 at 12:00 Noon, Houston Time in Houston, Texas**

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

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## USE OF INFORMATION IN OFFICIAL STATEMENT

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

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

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

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

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

## SALE AND DISTRIBUTION OF THE BONDS

### **Award of the Bonds**

After requesting competitive bids for the Bonds, the District accepted the bid resulting in the lowest net effective interest rate, which bid was tendered by \_\_\_\_\_ (the "Underwriter") bearing the interest rates shown on the cover page hereof, at a price of \_\_\_\_\_% of the par value thereof plus accrued interest to the date of delivery which resulted in a net effective interest rate of \_\_\_\_\_%, as calculated pursuant to Chapter 1204 of the Texas Government Code, as amended.

### **Prices and Marketability**

The delivery of the Bonds is conditioned upon the receipt by the District of a certificate executed and delivered by the Underwriter on or before the date of delivery of the Bonds stating the prices at which a substantial amount of the Bonds of each maturity has been sold. Otherwise, the District has no understanding with the Underwriter regarding the reoffering yields or prices of the Bonds. Information concerning reoffering yields or prices is the responsibility of the Underwriter.

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

### **Securities Laws**

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

## OFFICIAL STATEMENT SUMMARY

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

### INFECTIOUS DISEASE OUTLOOK (COVID-19)

#### *General...*

The World Health Organization has declared a pandemic following the outbreak of COVID-19, a respiratory disease caused by a new strain of coronavirus (the “Pandemic”), which is currently affecting many parts of the world, including the United States and Texas. As described herein under “Investment Considerations- Infectious Disease Outlook (COVID-19)”, federal, state and local governments have all taken actions to respond to the Pandemic, including disaster declarations by both the President of the United States and the Governor of Texas. Such actions are focused on limiting instances where the public can congregate or interact with each other, which affects economic growth within Texas.

Since the disaster declarations were made, the Pandemic has negatively affected travel, commerce, and financial markets locally and globally, and is widely expected to continue negatively affecting economic growth and financial markets worldwide and within Texas.

Such adverse economic conditions, if they continue, could result in declines in the demand for residential and commercial property in the Houston area and could reduce or negatively affect property values or homebuilding activity within the District. The Bonds are secured by an unlimited ad valorem tax, and a reduction in property values may require an increase in the ad valorem tax rate required to pay the Bonds as well as the District’s share of operations and maintenance expenses payable from ad valorem taxes.

While the potential impact of COVID-19 on the District cannot be quantified at this time, the continued outbreak of COVID-19 could have an adverse effect on the District’s operations and financial condition. The financial and operating data contained herein are the latest available, but are as of dates and for periods prior to the economic impact of the Pandemic and measures instituted to slow it. Accordingly, they are not indicative of the economic impact of the Pandemic on the District’s financial condition.

### RECENT EXTREME WEATHER EVENTS

#### *General...*

The greater Houston area, including the District, is subject to occasional severe weather events, including tropical storms and hurricanes. If the District were to sustain damage to its facilities requiring substantial repair or replacement, or if substantial damage were to occur to taxable property within the District as a result of such a weather event, the investment security of the Bonds could be adversely affected. The greater Houston area has experienced four storms exceeding a 0.2% probability (i.e. “500-year flood” events) since 2015 including Hurricane Harvey, which made landfall along the Texas Gulf Coast on August 25, 2017, and brought historic levels of rainfall during the successive four days.

#### *Impact on the District...*

According to Environmental Development Partners, LLC (the “Operator”) and LJA Engineers, Inc. (the “Engineer”), the District’s water, sewer and drainage system did not sustain any material damage and there was no interruption of water and sewer service as a result of Hurricane Harvey. Further, according to the Developers (as hereinafter defined), the Operator and the Engineer, no homes within the District experienced structural flooding or other material damage as a result of Hurricane Harvey.

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

## THE DISTRICT

<i>Description...</i>	Harris County Municipal Utility District No. 531 (the “District”), is a political subdivision of the State of Texas, was created by Act of the Texas Legislature 83rd Legislative Regular Session (Senate Bill 751), effective June 14, 2013, and operates under Article XVI, Section 59 and Article III, Section 52 of the Texas Constitution in accordance with Chapters 49 and 54 of the Texas Water Code, as amended and other statutes of Texas applicable to municipal utility districts. The District currently includes approximately 374 acres. See “THE DISTRICT.”
<i>Location...</i>	The District is located in Harris County approximately 33 miles northwest of the City of Houston’s central business district. The District is located east of State Highway 99 (the Grand Parkway) and north of U.S. Highway 290. The District lies entirely within the extraterritorial jurisdiction of the City of Houston and is located within the Cypress-Fairbanks Independent School District. See “THE DISTRICT” and “AERIAL LOCATION MAP.”
<i>The Developers...</i>	The Developers in the District are Lennar Homes of Texas Land and Construction, Ltd. (“Lennar”), a Texas limited partnership dba Friendswood Development Company and whose general partner is U.S. Home Corporation, and Trendmaker Homes, Inc. (“Trendmaker”), a Texas corporation. Lennar is the developer of approximately 161 acres in the District being developed as Falls at Dry Creek. Lennar is wholly owned by Lennar Corporation and is a publicly traded company traded on the New York Stock Exchange under the ticker of “LEN.” Lennar does not own any undeveloped land within the District. Trendmaker has developed approximately 96 acres of land within the District as Hidden Arbor and is currently constructing 27 lots on the remaining 13 acres it owns with an expected completion in summer 2020. Trendmaker is a wholly owned subsidiary of TRI Pointe Group, Inc. (“TRI”), a Delaware corporation. TRI is a publicly traded company, traded on the New York Stock Exchange under the ticker symbol “TPH.” Lennar and Trendmaker are collectively referred to herein as the “Developers.” See “THE DEVELOPERS.”
<i>Status of Development...</i>	<p>The District has been developed as the single-family residential subdivisions of Falls at Dry Creek and Hidden Arbor. Construction of water distribution, wastewater collection, and storm drainage facilities and paving to serve 476 lots on approximately 257 acres has been completed. As of June 30, 2020, 410 homes were completed (410 homes occupied), 30 new homes were under construction or in a builder’s name and 36 developed lots were available for home construction in the District in Falls at Dry Creek. Additionally, construction is underway on approximately 13 acres within the District for the development of approximately 27 single-family residential lots with completion expected in summer 2020. Home values within the District range from approximately \$250,000 to over \$450,000 in Falls at Dry Creek and approximately \$375,000 to over \$670,000 in Hidden Arbor.</p> <p>The remainder of the District consists of approximately 22 acres of developable but undeveloped property and approximately 82 acres (including 79 acres dedicated to Harris County for parks and recreation) of undevelopable property. See “THE DISTRICT—Land Use” and “—Status of Development.”</p>
<i>Builders...</i>	Homebuilding is ongoing in Falls at Dry Creek where Village Builders and Trendmaker are building and/or marketing homes. See “THE DISTRICT—Builders” and “THE DEVELOPERS.”
<i>Payment Record...</i>	The District has previously issued \$11,800,000 principal amount of unlimited tax bonds for water, sewer and drainage facilities in two series and \$8,310,000 principal amount of unlimited tax bonds for road facilities in three series, \$18,760,000 of which collectively remains outstanding (the “Outstanding Bonds”) as of the date hereof. The Bonds are the District’s third issuance of unlimited tax bonds for water, sewer and drainage facilities. The District has never defaulted on its debt obligations. See “FINANCIAL INFORMATION CONCERNING THE DISTRICT (UNAUDITED)—Outstanding Bonds.”

## THE BONDS

<i>Description...</i>	The \$2,555,000 Harris County Municipal Utility District No. 531 Unlimited Tax Bonds, Series 2020 (the “Bonds”) are being issued as fully registered bonds pursuant to a resolution authorizing the issuance of the Bonds (the “Bond Resolution”) adopted by the District’s Board of Directors (the “Board”). The Bonds are scheduled to mature on September 1 in each of the years and principal amounts and pay interest at the rates shown on the cover page hereof. The Bonds will be issued in denominations of \$5,000 or integral multiples of \$5,000. Interest on the Bonds accrues from September 1, 2020, and is payable March 1, 2021, and each September 1 and March 1 thereafter, until the earlier of maturity or redemption. See “THE BONDS.”
<i>Book-Entry-Only System...</i>	The Depository Trust Company (defined as “DTC”), New York, New York, will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered certificate will be issued for each maturity of the Bonds and will be deposited with DTC. See “BOOK-ENTRY-ONLY SYSTEM.”
<i>Redemption...</i>	Bonds maturing on or after September 1, 2026, are subject to redemption in whole, or from time to time or in part, at the option of the District prior to their maturity dates on September 1, 2025, or on any date thereafter at a price of par value plus unpaid accrued interest from the most recent interest payment date to the date fixed for redemption. See “THE BONDS—Redemption Provisions.”
<i>Use of Proceeds...</i>	Proceeds of the Bonds will be used to pay for the items shown herein under “USE AND DISTRIBUTION OF BOND PROCEEDS,” pay interest on funds advanced by the Developers on behalf of the District; and pay engineering fees, administrative costs, and certain other costs related to the operation of the District and the issuance of the Bonds. See “USE AND DISTRIBUTION OF BOND PROCEEDS.”
<i>Authority for Issuance...</i>	The Bonds are the third series of bonds issued out of an aggregate of \$157,000,000 principal amount of unlimited tax bonds authorized by the District’s voters for water, sewer and drainage facilities and for refunding such bonds. The Bonds are issued by the District pursuant to an order of the Texas Commission on Environmental Quality (the “TCEQ”), the terms and conditions of the Bond Resolution, Article XVI, Section 59 of the Texas Constitution, Chapters 49 and 54 of the Texas Water Code, and general laws of the State of Texas relating to the issuance of bonds by political subdivisions of the State of Texas. See “THE BONDS—Authority for Issuance,” “—Issuance of Additional Debt” and “INVESTMENT CONSIDERATIONS—Future Debt.”
<i>Source of Payment...</i>	Principal of and interest on the Bonds are payable from the proceeds of a continuing direct annual ad valorem tax levied, without legal limitation as to rate or amount, against all taxable property within the District. The Bonds are obligations of the District and are not obligations of the City of Houston, Harris County, the State of Texas or any entity other than the District. See “THE BONDS—Source of Payment.”
<i>Municipal Bond Rating and Municipal Bond Insurance...</i>	Application has been made to Moody’s Investors Service (“Moody’s”) for an underlying rating on the Bonds, and Moody’s has assigned an underlying rating of “Baa3” to the Bonds. The Bonds have qualified for municipal bond insurance and the purchase of municipal bond insurance with an associated rating of at least “AA” from S&P Global Ratings, a business unit of Standard & Poor’s Financial Services LLC or “Aa” from Moody’s Investors Service is mandatory, at the expense of the Underwriter, including any rating fees associated with the insurance. See “INVESTMENT CONSIDERATIONS—Risk Factors Related to the Purchase of Municipal Bond Insurance” and “MUNICIPAL BOND RATING AND MUNICIPAL BOND INSURANCE.”
<i>Qualified Tax-Exempt Obligations...</i>	The District will designate the Bonds as “qualified tax-exempt obligations” within the meaning of Section 265(b) of the Internal Revenue Code of 1986. See “TAX MATTERS—Qualified Tax-Exempt Obligations.”

<i>Bond Counsel...</i>	Allen Boone Humphries Robinson LLP, Houston, Texas. See “MANAGEMENT OF THE DISTRICT,” “LEGAL MATTERS,” and “TAX MATTERS.”
<i>Financial Advisor...</i>	Masterson Advisors LLC, Houston, Texas. See “MANAGEMENT OF THE DISTRICT” and “PREPARATION OF THE OFFICIAL STATEMENT.”
<i>Disclosure Counsel...</i>	McCall, Parkhurst & Horton L.L.P., Houston, Texas.
<i>Paying Agent/Registrar...</i>	The Bank of New York Mellon Trust Company, N.A., Dallas, Texas. See “THE BONDS—Method of Payment of Principal and Interest.”

### **INVESTMENT CONSIDERATIONS**

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



## SELECTED FINANCIAL INFORMATION (UNAUDITED)

2019 Certified Taxable Assessed Valuation.....	\$146,004,658	(a)
2020 Estimate of Taxable Assessed Valuation.....	\$169,782,071	(b)
Estimated Taxable Assessed Valuation as of June 1, 2020 .....	\$186,681,573	(c)
Gross Direct Debt Outstanding (including the Bonds).....	\$21,315,000	(d)
Estimated Overlapping Debt .....	<u>5,363,730</u>	(e)
Gross Direct Debt and Estimated Overlapping Debt.....	\$26,678,730	
Ratios of Gross Direct Debt to:		
2020 Estimate of Taxable Assessed Valuation .....	12.55%	
Estimated Taxable Assessed Valuation as of June 1, 2020 .....	11.42%	
Ratios of Gross Direct Debt and Estimated Overlapping Debt to:		
2020 Estimate of Taxable Assessed Valuation .....	15.71%	
Estimated Taxable Assessed Valuation as of June 1, 2020 .....	14.29%	
Debt Service Funds Available as of July 13, 2020:		
Water, Sewer and Drainage Debt Service Fund .....	\$994,297	(f)
Road Debt Service Fund .....	<u>468,315</u>	(f)
Total Funds Available for Debt Service .....	\$1,462,612	(f)
Operating Funds Available as of July 13, 2020.....	\$1,761,984	
Water, Sewer & Drainage Capital Projects Funds Available as of July 13, 2020.....	\$667,710	
2019 Debt Service Tax Rate.....	\$0.885	
2019 Maintenance Tax Rate.....	<u>0.465</u>	
2019 Total Tax Rate.....	\$1.350	
Average Annual Debt Service Requirement (2021-2045).....	\$1,215,884	(g)
Maximum Annual Debt Service Requirement (2022).....	\$1,516,000	(g)
Tax Rates Required to Pay Average Annual Debt Service (2021-2045) at a 95% Collection Rate		
Based upon 2020 Estimate of Taxable Assessed Valuation.....	\$0.76	(h)
Based upon Estimated Taxable Assessed Valuation as of June 1, 2020 .....	\$0.69	(h)
Tax Rates Required to Pay Maximum Annual Debt Service (2022) at a 95% Collection Rate		
Based upon 2020 Estimate of Taxable Assessed Valuation .....	\$0.94	(h)
Based upon Estimated Taxable Assessed Valuation as of June 1, 2020 .....	\$0.86	(h)
Status of Development as of June 30, 2020 (i):		
Total Lots Constructed .....	476	
Homes Completed (410 occupied).....	410	
Homes Under Construction or in Builder's Name .....	30	
Lots Available for Construction .....	36	
Estimated Population .....	1,435	(j)

- (a) As certified by the Harris County Appraisal District (the "Appraisal District") See "TAXING PROCEDURES."
- (b) The Appraisal District has provided an estimate of taxable value for 2020 as required by Texas Tax Code Section 26.01(a-1). Such estimate takes into account reductions in value as a result of potential hearing losses. Protests for the 2020 tax year are still being received and hearings held during the next several months may cause further value reductions. See "TAXING PROCEDURES."
- (c) Provided by the Appraisal District for informational purposes only. Such amounts reflect an estimate of the taxable assessed value within the District on June 1, 2020. Increases in value that occur between January 1, 2020 and December 31, 2020 will be assessed for purposes of taxation on January 1, 2021. No tax will be levied on such amount until it is certified. See "TAXING PROCEDURES."
- (d) After the issuance of the Bonds. See "FINANCIAL INFORMATION CONCERNING THE DISTRICT (UNAUDITED)—Outstanding Bonds."
- (e) See "FINANCIAL INFORMATION CONCERNING THE DISTRICT (UNAUDITED)—Estimated Overlapping Debt."
- (f) Funds in the Water, Sewer and Drainage Debt Service Fund are available to pay debt service on the bonds issued for water, sewer and drainage facilities (including the Bonds) and are not available to pay debt service on bonds issued for road facilities. Funds in the Road Debt Service Fund are available to pay debt service on bonds issued for road facilities and are not available to pay debt service on the District's bonds issued for water, sewer and drainage facilities (including the Bonds). See "THE BONDS—Funds."
- (g) See "FINANCIAL INFORMATION CONCERNING THE DISTRICT (UNAUDITED)—Debt Service Requirements."
- (h) See "TAX DATA—Tax Adequacy for Debt Service" and "INVESTMENT CONSIDERATIONS—Possible Impact on District Tax Rates."
- (i) See "THE DISTRICT—Land Use" and "—Status of Development."
- (j) Based upon 3.5 persons per occupied single-family residence.

## PRELIMINARY OFFICIAL STATEMENT

### HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 531 (A political subdivision of the State of Texas located within Harris County)

**\$2,555,000**

### UNLIMITED TAX BONDS SERIES 2020

This OFFICIAL STATEMENT provides certain information in connection with the issuance by Harris County Municipal Utility District No. 531 (the "District") of its \$2,555,000 Unlimited Tax Bonds, Series 2020 (the "Bonds").

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

This OFFICIAL STATEMENT includes descriptions, among others, of the Bonds and the Bond Resolution, and certain other information about the District, development in the District, Lennar Homes of Texas Land and Construction, Ltd. ("Lennar"), a Texas limited partnership dba Friendswood Development Company and whose general partner is U.S. Home Corporation, and Trendmaker Homes, Inc. ("Trendmaker"), a Texas corporation, a member of the Tri Pointe Group ("TRI"), a Delaware corporation. Lennar and Trendmaker are collectively referred to herein as the "Developers." All descriptions of documents contained herein are only summaries and are qualified in their entirety by reference to each document. Copies of documents may be obtained from Allen Boone Humphries Robinson LLP, Bond Counsel, 3200 Southwest Freeway, Suite 2600, Houston, Texas 77027 upon payment of the costs of duplication therefore.

## THE BONDS

### **Description**

The Bonds will be dated and accrue interest from September 1, 2020, with interest payable each March 1 and September 1, beginning March 1, 2021 (each an "Interest Payment Date"), and will mature on the dates and in the principal amounts and accrue interest at the rates shown on the cover page hereof. The Bonds are issued in fully registered form, in denominations of \$5,000 or any integral multiple of \$5,000. Interest calculations are based on a 360-day year comprised of twelve 30-day months.

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

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

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

### **Source of Payment**

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

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

## **Funds**

In the Bond Resolution, the Water, Sewer and Drainage Debt Service Fund is confirmed, and the proceeds from all taxes levied, appraised and collected for and on account of the Bonds and the Outstanding Bonds issued to finance water, sewer and drainage facilities, and additional bonds issued to finance water, sewer and drainage facilities (“Water, Sewer and Drainage Bonds”) shall be deposited, as collected, in such fund.

The District also maintains a Road Debt Service Fund that is not pledged to Water, Sewer and Drainage Bonds, including the Bonds. Funds in the Water, Sewer and Drainage Debt Service Fund are not available to pay principal and interest on bonds issued to finance road facilities (“Road Bonds”) and funds in the Road Debt Service Fund are not available to pay principal and interest on the Water, Sewer and Drainage Bonds, including the Bonds.

Accrued interest on the Bonds shall be deposited into the Water, Sewer and Drainage Debt Service Fund upon receipt. The remaining proceeds of sale of the Bonds, including interest earnings thereon, shall be deposited into the Water, Sewer and Drainage Capital Projects Fund to pay the costs of constructing certain District water, sewer and drainage facilities, and for paying costs of issuing the Bonds and operating the District. See “USE AND DISTRIBUTION OF BOND PROCEEDS” for a more complete description of the use of Bond proceeds.

## **Redemption Provisions**

The District reserves the right, at its option, to redeem the Bonds maturing on or after September 1, 2026, prior to their scheduled maturities, in whole or from time-to-time in part, in integral multiples of \$5,000 on September 1, 2025, or any date thereafter, at a price of par value plus accrued interest on the principal amounts called for redemption to the date fixed for redemption.

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

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

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

## **Authority for Issuance**

At a bond election held within the District on November 5, 2013, voters of the District authorized the issuance of \$157,000,000 principal amount of unlimited tax bonds for acquiring or constructing water, sewer and drainage facilities and for refunding such bonds and could authorize additional amounts. The Bonds are being issued pursuant to such authorization. See “Issuance of Additional Debt” herein.

The TCEQ has approved the sale of the Bonds subject to certain restrictions, including the use of Bond proceeds as summarized in “USE AND DISTRIBUTION OF BOND PROCEEDS.”

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

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

## **Registration and Transfer**

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

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

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

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

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

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

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

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

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

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

## **Issuance of Additional Debt**

The District's voters have authorized the issuance of \$157,000,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing water, sewer and drainage facilities and refunding such bonds, \$20,500,000 principal amount of unlimited tax bonds for acquiring or constructing park and recreational facilities and refunding such bonds, and \$51,000,000 principal amount of unlimited tax bonds for acquiring or constructing road facilities and refunding such bonds. After the issuance of the Bonds, the District will have, \$142,645,000 principal amount of unlimited tax bonds authorized but unissued for water, sewer and drainage facilities and for refunding such bonds, \$42,690,000 principal amount of unlimited tax bonds authorized but unissued for road facilities and for refunding such bonds and all of the unlimited tax bonds authorized for park and recreational facilities and refunding such bonds. The Bond Resolution imposes no limitation on the amount of additional parity bonds which may be authorized for issuance by the District's voters or the amount ultimately issued by the District.

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 master plan and bonds for such purposes by the qualified voters in the District; (b) approval of the master 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.

The District is authorized by statute to develop parks and recreational facilities, including the issuing of bonds payable from taxes for such purpose. Before the District could issue park bonds payable from taxes, the following actions would be required: (a) approval of the park project and bonds by the TCEQ; and (b) approval of the bonds by the Attorney General of Texas. The outstanding principal amount of park bonds may not exceed an amount equal to one percent of the value of the taxable property in the District. The Board has approved a park plan and, at an election held on November 5, 2013, and voters of the District authorized the issuance of \$20,500,000 in unlimited tax bonds for the purpose of purchasing or constructing parks and recreational facilities, all of which remains authorized but unissued.

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

Under existing Texas law, since the District lies wholly within the extraterritorial jurisdiction of the City of Houston, the District must conform to a City of Houston consent ordinance. Generally, the District may be annexed by the City of Houston without the District's consent, and the City cannot annex territory within the District unless it annexes the entire District; however, the City may not annex the District unless (i) such annexation has been approved by a majority of those voting in an election held for that purpose within the area to be annexed, and (ii) if the registered voters in the area to be annexed do not own more than 50 percent of the land in the area, a petition has been signed by more than 50 percent of the landowners consenting to the annexation.

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

### **Consolidation**

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

### **Remedies in Event of Default**

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

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

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

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

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

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

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

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

## **Defeasance**

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

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

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

## BOOK-ENTRY-ONLY SYSTEM

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

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

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

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

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

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

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

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

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

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

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

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



## USE AND DISTRIBUTION OF BOND PROCEEDS

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

### I. CONSTRUCTION COSTS

• Stormwater Detention to Serve Falls at Dry Creek.....	\$ 471,751
• Water, Sewer and Drainage to Serve Falls at Dry Creek, Section 1.....	1,101,396
• Engineering, Geotechnical, and Testing.....	303,799
<b>Total Construction Costs.....</b>	<b>\$ 1,876,946</b>

### II. NON-CONSTRUCTION COSTS

• Underwriter’s Discount (Estimated at 2.00%) (a).....	\$ 51,100
• Operation Advances.....	103,800
• Developer Interest.....	292,594
<b>Total Non-Construction Costs.....</b>	<b>\$ 447,494</b>

### III. ISSUANCE COSTS AND FEES

• Issuance Costs and Professional Fees.....	\$ 174,117
• Bond Application Report Cost.....	47,500
• State Regulatory Fees.....	8,943
<b>Total Issuance Costs and Fees.....</b>	<b>\$ 230,559</b>
<b>TOTAL BOND ISSUE.....</b>	<b>\$ 2,555,000</b>

(a) The TCEQ approved a maximum Underwriter’s discount of 2.00%.

## THE DISTRICT

### General

The District is a political subdivision of the State of Texas, was created by Act of the Texas Legislature 83<sup>rd</sup> Legislative Regular Session (Senate Bill 751), effective May 22, 2013 and the District operates under Article XVI, Section 59, of the Texas Constitution in accordance with Chapters 49 and 54 of the Texas Water Code, as amended and other statutes of Texas applicable to municipal utility districts.

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

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

### Description and Location

The District is located in Harris County approximately 33 miles northwest of the City of Houston central business district. The District is located east of State Highway 99 (the Grand Parkway) and north of US Highway 290. The District lies entirely within the extraterritorial jurisdiction of the City of Houston and is located within the Cypress-Fairbanks Independent School District. The District currently includes approximately 374 acres. See “AERIAL LOCATION MAP.”

### Land Use

The District currently includes approximately 257 developed acres of single-family residential development (476 lots), approximately 22 developable acres that have not been provided with water distribution, wastewater collection and storm drainage facilities and approximately 82 acres of undevelopable land (including approximately 79 acres dedicated to Harris County for parks and recreation). The table below represents a detailed breakdown of the current acreage and development in the District.

<u>Single-Family Residential</u>	<u>Approximate Acres</u>	<u>Lots/Units</u>
Falls at Dry Creek:		
Section One.....	96	178
Section Two.....	48	133
Section Three.....	17	36
Hidden Arbor:		
Section One.....	96	129
Expansion (a).....	<u>13</u>	<u>27</u>
Subtotal.....	270	503
<i>Future Development</i> .....	22	---
<i>Undevelopable (b)</i> .....	<u>82</u>	---
Totals.....	374	503

- (a) Construction is currently underway on approximately 13 acres within the District for the development of approximately 27 single-family residential lots with completion expected in summer 2020.
- (b) An approximately 79-acre tract has been dedicated to Harris County for parks and recreation and the remainder is utilized for streets and a water plant.

## **Status of Development**

*Single Family Residential:* As of June 30, 2020, 410 homes were completed (410 occupied), 30 new homes were under construction or in the name of a builder and 36 developed lots were available for home construction in the District in Falls at Dry Creek. Additionally, construction is underway on approximately 13 acres within the District for the development of approximately 27 single-family residential lots with completion expected in summer 2020. Home values within the District range from approximately \$250,000 to over \$450,000 in Falls at Dry Creek and approximately \$375,000 to over \$670,000 in Hidden Arbor.

The estimated population in the District, based upon 3.5 persons per occupied residence, is 1,435.

## **Builders**

Homebuilding is ongoing in Falls at Dry Creek where Village Builders and Trendmaker are building and/or marketing homes. See “THE DEVELOPERS.”

## **THE DEVELOPERS**

### **Role of a Developer**

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

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

### **The Developers**

*Lennar:* Lennar Homes of Texas Land and Construction, Ltd. (“Lennar”), a Texas limited partnership dba Friendswood Development Company and whose general partner is U.S. Home Corporation, is the developer of the Falls at Dry Creek subdivision where there are currently 347 single-family residential lots constructed on approximately 161 acres. Lennar is wholly owned by Lennar Corporation, a Delaware corporation and a publicly traded company traded on the New York Stock Exchange under the ticker “LEN.” Lennar does not own any undeveloped land within the District.

*Trendmaker Homes:* Trendmaker Homes, Inc., a Texas corporation (“Trendmaker”), is the developer of the Hidden Arbor subdivision where there are currently 129 single-family residential lots constructed on approximately 96 acres and is currently constructing 27 lots on 13 acres with an expected completion in summer 2020. Upon completion of such lots, Trendmaker will not own any undeveloped land within the District. Trendmaker is a wholly owned subsidiary of TRI Pointe Group, Inc. (“TRI”), a Delaware corporation. TRI is a publicly traded company, traded on the New York Stock Exchange under the ticker symbol “TPH.”

## MANAGEMENT OF THE DISTRICT

### Board of Directors

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

<u>Name</u>	<u>District Board Title</u>	<u>Term Expires</u>
Paul White	President	May 2024
Tanya Goytia	Vice President	May 2024
Brad Wojcik	Secretary	May 2022
Vacant	Assistant Vice President	May 2022
Shane Herzog	Assistant Secretary	May 2024

### District Consultants

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

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

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

Auditor: The District's financial statements for the year ended February 29, 2020, were audited by McGrath & Co., PLLC. See "APPENDIX A" for a copy of the District's audited financial statements for the year ended February 29, 2020.

Engineer: The District's consulting engineer is LJA Engineering, Inc.

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

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

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

Utility System Operator: The operator of the District's water and wastewater system is Environmental Development Partners, LLC (the "Operator").

## THE SYSTEM

### Regulation

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

### Water Supply

The District owns and operates a water plant that includes a 1,000 gallon per minute ("gpm") water well, a 600 gpm water well, a 15,000 gallon pressure tank, a 250,000 gallon ground storage tank and 1,200 gpm of booster pump capacity

The District's water plant will currently serve 600 equivalent single-family connections. As of June 30, 2020, the District was serving 440 equivalent single-family connections (including 30 homes under construction or in a builder's name).

### Subsidence and Conversion to Surface Water Supply

The District is within the boundaries of the Harris Galveston Subsidence District (the "Subsidence District") which regulates groundwater withdrawal. The Subsidence District has adopted regulations requiring reduction of groundwater withdrawals through conversion to alternate source water (e.g., surface water) in certain areas within the Subsidence District's jurisdiction, including the area within the District. In 1999, the Texas legislature created the North Harris County Regional Water Authority (the "Authority") to, among other things, reduce groundwater usage in, and to provide surface water to, the northern portion of Harris County. The District is located within the boundaries of the Authority. The Authority has entered into a Water Supply Contract with the City of Houston, Texas ("Houston") to obtain treated surface water from Houston. The Authority has developed a groundwater reduction plan ("GRP") and obtained Subsidence District approval of its GRP. The Authority's GRP sets forth the Authority's plan to comply with Subsidence District regulations, construct surface water facilities, and convert users from groundwater to alternate source water (e.g., surface water). The District's groundwater well(s) are included within the Authority's GRP. The District's authority to pump groundwater is subject to an annual permit issued by the Subsidence District to the Authority, which permit includes all groundwater wells that are included in the Authority's GRP.

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

Under the Subsidence District regulations and the GRP, the Authority is required: (i) through the year 2024, to limit groundwater withdrawals to no more than 70% of the total annual water demand of the water users within the Authority's GRP; (ii) beginning in the year 2025, to limit groundwater withdrawals to no more than 40% of the total annual water demand of the water users within the Authority's GRP; and (iii) beginning in the year 2035, and continuing thereafter, to limit groundwater withdrawals to no more than 20% of the total annual water demand of the water users within the Authority's GRP. If the Authority fails to comply with the above Subsidence District regulations or its GRP, the Authority is subject to a disincentive fee penalty of \$9.00 per 1,000 gallons ("Disincentive Fees") imposed by the Subsidence District for any groundwater withdrawn in excess of 20% of the total annual water demand in the Authority's GRP. In the event of such Authority failure to comply, the Subsidence District may also seek to collect Disincentive Fees from the District. If the District failed to comply with surface water conversion requirements mandated by the Authority, the Authority would likely impose monetary or other penalties against the District.

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

## **Wastewater Treatment**

The District owns and operates a 120,000 gallon per day (“gpd”) wastewater treatment plant. The wastewater treatment plant facilities will adequately serve 400 equivalent single-family connections. As of June 30, 2020, the District was serving 440 equivalent single-family connections (including 30 homes under construction or in a builder’s name). Currently, the District’s plant is seeing flows of 46% of the design capacity and therefore the District has not begun the start of the next phase of construction of its wastewater treatment plant.

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

Water distribution, wastewater collection, storm drainage and paving facilities have been constructed to serve 476 single-family residential lots within the District. See “THE DISTRICT—Land Use—Status of Development.”

## **100-Year Flood Plain**

“Flood Insurance Rate Map” or “FIRM” means an official map of a community on which the Federal Emergency Management Agency (FEMA) has delineated the appropriate areas of flood hazards. The 1% chance of probable inundation, also known as the 100-year flood plain, is depicted on these maps. The “100-year flood plain” (or 1% chance of probable inundation) as shown on the FIRM is the estimated geographical area that would be flooded by a rain storm of such intensity to statistically have a one percent chance of occurring in any given year. Generally speaking, homes must be built above the 100-year flood plain in order to meet local regulatory requirements and to be eligible for federal flood insurance. An engineering or regulatory determination that an area is above the 100-year flood plain is no assurance that homes built in such area will not be flooded. The District’s drainage system has been designed and constructed to all current standards.

According to the Engineer, portions of the land within the District are within the 100-year mapped flood plain. None of the existing or proposed lots are within the 100-year mapped flood plain. See “INVESTMENT CONSIDERATIONS—Hurricane Harvey.”

The National Weather Service recently completed a rainfall study known as National Oceanic and Atmospheric Administration (“NOAA”) Atlas 14, Volume 11 Participation-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. Such regulations could result in higher insurance rates, increased development fees, and stricter building codes for any property located within the expanded boundaries of the floodplain.

## Water and Wastewater Operations

The following statement sets forth in condensed form the General Operating Fund as shown in the District's audited financial statements for fiscal years ending February 29, 2016 through February 29, 2020. Accounting principles customarily employed in the determination of net revenues have been observed and in all instances exclude depreciation. Reference is made to such statements, including "APPENDIX A," for further and complete information.

	Fiscal Year Ended				
	<u>2/29/2020</u>	<u>2/28/2019</u>	<u>2/28/2018</u>	<u>2/28/2017</u>	<u>2/29/2016</u>
Revenues:					
Property Taxes	\$ 651,375	\$ 771,249	\$ 816,040	\$ 287,313	\$ 123,549
Water and Sewer Service	340,523	260,823	240,143	162,461	41,264
Penalty and Interest	11,418	10,400	8,330	5,933	607
Regional Water Authority Fee	353,174	228,053	177,155	102,630	15,776
Tap Connection & Inspection	86,509	74,282	180,276	236,748	119,640
Miscellaneous	4,220	28,844	5,605	6,433	4,580
Investment Revenues	28,375	10,260	666	88	52
Total Revenue	<u>\$ 1,475,594</u>	<u>\$ 1,383,911</u>	<u>\$ 1,428,215</u>	<u>\$ 801,606</u>	<u>\$ 305,468</u>
Expenditures:					
Professional Fees	\$ 179,216	\$ 178,818	\$ 118,874	\$ 114,012	\$ 159,612
Repairs and Maintenance	234,930	198,384	226,259	178,293	131,738
Utilities	61,578	53,317	50,019	44,120	13,797
Regional Water Authority Fees	334,291	219,551	161,895	110,082	26,992
Contracted Services	177,060	139,939	176,460	133,963	114,366
Administration	33,393	34,167	28,793	25,099	24,921
Other Expenses	11,556	11,114	4,650	11,869	6,718
Capital Outlay	24,500	-	-	-	-
Total Expenditures	<u>\$ 1,056,524</u>	<u>\$ 835,290</u>	<u>\$ 766,950</u>	<u>\$ 617,438</u>	<u>\$ 478,144</u>
NET REVENUES	<u>\$ 419,070</u>	<u>\$ 548,621</u>	<u>\$ 661,265</u>	<u>\$ 184,168</u>	<u>\$ (172,676)</u>
Other Financing Sources	\$ -	\$ -	\$ -	\$ 99,763 (a)	\$ 156,879 (b)
General Operating Fund					
Balance (Beginning of Year)	\$ 1,487,800	\$ 939,179	\$ 277,914	\$ (6,017)	\$ 9,780
General Operating Fund					
Balance (End of Year)	\$ 1,906,870	\$ 1,487,800	\$ 939,179	\$ 277,914	\$ (6,017)

(a) Represents Developer advances in the amount of \$60,000 and internal transfers in the amount of \$39,763.

(b) Represents Developer advances.

**FINANCIAL INFORMATION CONCERNING THE DISTRICT (UNAUDITED)**

2019 Certified Taxable Assessed Valuation.....	\$146,004,658	(a)
2020 Estimate of Taxable Assessed Valuation.....	\$169,782,071	(b)
Estimated Taxable Assessed Valuation as of June 1, 2020 .....	\$186,681,573	(c)
Gross Direct Debt Outstanding (including the Bonds).....	\$21,315,000	(d)
Estimated Overlapping Debt .....	<u>5,363,730</u>	(e)
Gross Direct Debt and Estimated Overlapping Debt.....	\$26,678,730	
Ratios of Gross Direct Debt to:		
2020 Estimate of Taxable Assessed Valuation .....	12.55%	
Estimated Taxable Assessed Valuation as of June 1, 2020 .....	11.42%	
Ratios of Gross Direct Debt and Estimated Overlapping Debt to:		
2020 Estimate of Taxable Assessed Valuation .....	15.71%	
Estimated Taxable Assessed Valuation as of June 1, 2020 .....	14.29%	
Debt Service Funds Available as of July 13, 2020:		
Water, Sewer and Drainage Debt Service Fund .....	\$ 994,297	(f)
Road Debt Service Fund .....	<u>468,315</u>	(f)
Total Funds Available for Debt Service .....	\$1,462,612	(f)
Operating Funds Available as of July 13, 2020 .....	\$1,761,984	
Water, Sewer & Drainage Capital Projects Funds Available as of July 13, 2020.....	\$ 667,710	

- (a) As certified by the Harris County Appraisal District (the "Appraisal District") See "TAXING PROCEDURES."
- (b) The Appraisal District has provided an estimate of taxable value for 2020 as required by Texas Tax Code Section 26.01(a-1). Such estimate takes into account reductions in value as a result of potential hearing losses. Protests for the 2020 tax year are still being received and hearings held during the next several months may cause further value reductions. See "TAXING PROCEDURES."
- (c) Provided by the Appraisal District for informational purposes only. Such amounts reflect an estimate of the taxable assessed value within the District on June 1, 2020. Increases in value that occur between January 1, 2020 and December 31, 2020 will be assessed for purposes of taxation on January 1, 2021. No tax will be levied on such amount until it is certified. See "TAXING PROCEDURES."
- (d) After the issuance of the Bonds. See "Outstanding Bonds" herein.
- (e) See "Estimated Overlapping Debt" herein.
- (f) Funds in the Water, Sewer and Drainage Debt Service Fund are available to pay debt service on the bonds issued for water, sewer and drainage facilities (including the Bonds) and are not available to pay debt service on bonds issued for road facilities. Funds in the Road Debt Service Fund are available to pay debt service on bonds issued for road facilities and are not available to pay debt service on the District's bonds issued for water, sewer and drainage facilities (including the Bonds). See "THE BONDS—Funds."

**Investments of the District**

The District maintains an investment strategy that emphasizes, in order of priority, safety, liquidity, and return on investment, as embodied in its investment policy (the "Investment Policy"). The District does not invest in, among other things, inverse floater, interest-only or principal-only mortgage-backed securities. The Investment Policy provides, among other things, that (i) its bookkeeper or any replacement investment manager must submit quarterly investment reports to the Board of Directors and (ii) the Investment Policy must be reviewed annually by the Board of Directors.

**Outstanding Bonds**

The District has previously issued \$11,800,000 principal amount of unlimited tax bonds for water, sewer and drainage facilities in two series and \$8,310,000 principal amount of unlimited tax bonds for road facilities in three series, \$18,760,000 of which remains outstanding (the "Outstanding Bonds") as of the date hereof.

Series	Original Principal Amount	Outstanding Bonds
2016	\$ 8,000,000	\$ 7,305,000
2017 (a)	4,120,000	3,790,000
2018 (a)	2,690,000	2,580,000
2019	3,800,000	3,645,000
2019 (a)	<u>1,500,000</u>	<u>1,440,000</u>
Total	\$ 20,110,000	\$ 18,760,000

- (a) Unlimited tax road bonds.



## Debt Service Requirements

The following sets forth the debt service on the Outstanding Bonds (see "Outstanding Debt" in this section) and the estimated debt service on the Bonds at an estimated interest rate of 3.50%.

Year	Outstanding Debt Service	Plus: Debt Service on the Bonds			Total Debt Service
		Principal	Interest	Total	
2021	\$ 1,329,900.00		\$ 89,425.00	\$ 89,425.00	\$ 1,419,325.00
2022	1,316,575.00	\$ 110,000	89,425.00	199,425.00	1,516,000.00
2023	1,301,400.00	110,000	85,575.00	195,575.00	1,496,975.00
2024	1,286,025.00	110,000	81,725.00	191,725.00	1,477,750.00
2025	1,273,000.00	110,000	77,875.00	187,875.00	1,460,875.00
2026	1,261,150.00	110,000	74,025.00	184,025.00	1,445,175.00
2027	1,250,500.00	110,000	70,175.00	180,175.00	1,430,675.00
2028	1,244,343.75	110,000	66,325.00	176,325.00	1,420,668.75
2029	1,235,706.25	105,000	62,475.00	167,475.00	1,403,181.25
2030	1,216,275.00	105,000	58,800.00	163,800.00	1,380,075.00
2031	1,205,950.00	105,000	55,125.00	160,125.00	1,366,075.00
2032	1,194,450.00	105,000	51,450.00	156,450.00	1,350,900.00
2033	1,177,118.75	105,000	47,775.00	152,775.00	1,329,893.75
2034	1,168,750.00	105,000	44,100.00	149,100.00	1,317,850.00
2035	1,154,706.25	105,000	40,425.00	145,425.00	1,300,131.25
2036	1,144,818.75	105,000	36,750.00	141,750.00	1,286,568.75
2037	1,133,525.00	105,000	33,075.00	138,075.00	1,271,600.00
2038	1,116,175.00	105,000	29,400.00	134,400.00	1,250,575.00
2039	1,108,300.00	105,000	25,725.00	130,725.00	1,239,025.00
2040	1,094,400.00	105,000	22,050.00	127,050.00	1,221,450.00
2041	1,079,800.00	105,000	18,375.00	123,375.00	1,203,175.00
2042	524,500.00	105,000	14,700.00	119,700.00	644,200.00
2043	502,400.00	105,000	11,025.00	116,025.00	618,425.00
2044	325,500.00	105,000	7,350.00	112,350.00	437,850.00
2045	-	105,000	3,675.00	108,675.00	108,675.00
<b>Total</b>	<b>\$ 26,645,268.75</b>	<b>\$ 2,555,000</b>	<b>\$ 1,196,825.00</b>	<b>\$ 3,751,825.00</b>	<b>\$ 30,397,093.75</b>

Average Annual Debt Service Requirements (2021-2045) .....\$1,215,884  
Maximum Annual Debt Service Requirement (2022).....\$1,516,000

**Estimated Overlapping Debt**

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

<u>Taxing Jurisdiction</u>	<u>Outstanding Bonds</u>	<u>As of</u>	<u>Percent</u>	<u>Overlapping Amount</u>
Harris County .....	\$1,885,182,125	05/31/20	0.02%	\$ 377,036
Harris County Flood Control District.....	83,075,000	05/31/20	0.02%	16,615
Harris County Hospital District.....	86,050,000	05/31/20	0.02%	17,210
Port of Houston Authority .....	570,885,000	05/31/20	0.02%	114,514
Cypress-Fairbanks Independent School District .....	2,844,780,000	05/31/20	0.16%	4,551,648
Lone Star College System .....	570,885,000	05/31/20	0.05%	285,443
Harris County Department of Education.....	6,320,000	05/31/20	0.02%	1,264
Total Estimated Overlapping Debt.....				\$ 5,363,730
The District's Total Direct Debt (a) .....				<u>21,315,000</u>
Total Direct and Estimated Overlapping Debt .....				\$ 26,678,730

Direct and Estimated Overlapping Debt as a Percentage of:

2020 Estimate of Taxable Assessed Valuation of \$169,782,071.....	15.71%
Estimated Taxable Assessed Valuation as of June 1, 2020 of \$186,681,573 .....	14.29%

(a) The Bonds and the Outstanding Bonds.

**Overlapping Taxes**

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

Set forth below are all of the taxes levied for the 2019 tax year by all taxing jurisdictions overlapping the District and the District. None of the entities below have adopted a 2020 tax rate. No recognition is given to local assessments for civic association dues, fire department contributions, solid waste disposal charges or any other levy of entities other than political subdivisions.

	<u>Tax Rate per \$100 of Taxable Assessed Valuation</u>
Harris County (including Harris County Flood Control District, Harris County Hospital District, Harris County Department of Education and the Port of Houston Authority).....	\$ 0.61670
Cypress-Fairbanks Independent School District.....	1.37000
Harris County Emergency Services District No. 3 .....	0.10000
Harris County Emergency Services District No. 21 .....	0.10000
Lone Star College System.....	0.10780
Total Overlapping Tax Rate .....	\$2.29450
The District .....	<u>1.35000</u>
Total Tax Rate.....	\$3.64450

## TAX DATA

### Debt Service Tax

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

### Maintenance Tax

The Board has the statutory authority to levy and collect an annual ad valorem tax for the operation and maintenance of the District, if such a maintenance tax is authorized by the District’s voters. A maintenance tax election was conducted November 5, 2013, and voters of the District authorized, among other things, the Board to levy a maintenance tax at a rate not to exceed \$1.50 per \$100 of taxable assessed valuation. A maintenance tax is in addition to taxes which the District is authorized to levy for paying principal of and interest on the Bonds. See “Debt Service Tax” and “Historical Tax Rate Distribution” herein. At an election held within the District on November 5, 2013, voters authorized the Board to levy a maintenance tax for operation and maintenance costs of road facilities at a rate not to exceed \$0.25 per \$100 of taxable assessed valuation.

### Exemptions

For tax year 2020, the District granted a \$10,000 exemption for persons disabled or 65 years of age or older.

### Historical Tax Rate Distribution

	2019 (a)	2018	2017	2016	2015
Debt Service Tax	\$ 0.885	\$0.840	\$0.500	\$0.310	\$ -
Maintenance Tax	0.465	0.510	0.853	1.040	1.350
Total District Tax Rate	\$ 1.350	\$1.350	\$1.353	\$1.350	\$1.350

(a) Of such \$0.885 debt service tax rate, \$0.650 per \$100 of taxable assessed valuation is allocated to pay debt service on bonds issued for water, wastewater and storm drainage facilities and \$0.235 per \$100 of taxable assessed valuation is allocated to pay debt service on bonds issued for road and improvements in aid thereof.

### Historical Tax Collections

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

	Certified			Total Collections	
	Taxable			As of June 30, 2020 (c)	
	Assessed			Total (b)	Amount
	Valuation (a)	Tax Rate	Tax Levy		
2015	\$ 6,506,780	\$ 1.35	\$ 87,842	\$ 87,842	100.00%
2016	53,939,292	1.35	728,180	728,180	100.00%
2017	85,857,587	1.35	1,159,077	1,159,077	100.00%
2018	117,392,871	1.35	1,584,804	1,584,804	100.00%
2019	146,004,658	1.35	1,971,063	1,859,327	94.33%

(a) As certified by the Appraisal District. See “Tax Roll Information.”  
 (b) Represents actual tax levy, including any adjustments by the Appraisal District, as of the date hereof.  
 (c) Unaudited.

**Tax Roll Information**

The District’s assessed value as of January 1 of each year is used by the District in establishing its tax rate. See “TAXING PROCEDURES—Valuation of Property for Taxation.” The following represents the composition of property comprising the 2015 through 2019 Certified Taxable Assessed Valuations. Taxes are levied on taxable value certified by the Appraisal District as of January 1 of each year. Breakdowns of the 2020 Estimate of Taxable Assessed Valuation of \$169,782,071, which is subject to review and downward revision prior to certification, and the Estimated Taxable Assessed Valuation as of June 1, 2020, of \$186,681,573 are not available.

Tax Year	Type of Property			Gross Assessed Valuation	Deferments and Exemptions	Certified Taxable Assessed Valuation
	Land	Improvements	Personal Property			
2019	\$ 39,046,142	\$ 114,717,208	\$ 883,900	\$ 154,647,250	\$ (8,642,592)	\$ 146,004,658
2018	37,284,311	86,189,528	887,340	124,361,179	(6,968,308)	117,392,871
2017	37,298,693	54,343,530	456,132	92,098,355	(6,240,768)	85,857,587
2016	36,808,407	21,781,891	267,542	58,857,840	(4,918,548)	53,939,292
2015	12,217,849	37,294	158,139	12,413,282	(5,906,502)	6,506,780

**Principal Taxpayers**

The following table represents the principal taxpayers, the taxable assessed value of such property, and such property’s taxable assessed valuation as a percentage of the 2019 Certified Taxable Assessed Valuation of \$146,004,658, which represents ownership as of January 1, 2019. Principal taxpayer lists related to the 2020 Estimate of Taxable Assessed Valuation, of \$169,782,071, which is subject to review and downward adjustment prior to certification, and the Estimated Taxable Assessed Valuation as of June 1, 2020, of \$186,681,573 are not available.

Taxpayer	2019 Certified Taxable Assessed Valuation	% of 2019 Certified Taxable Assessed Valuation
Lennar Homes of Texas (a)	\$ 10,762,144	7.37%
Trendmaker Homes Inc. (a)	802,997	0.55%
Individual	671,562	0.46%
Individual	637,702	0.44%
Individual	581,909	0.40%
Individual	571,930	0.39%
Individual	559,711	0.38%
Individual	556,495	0.38%
Individual	552,940	0.38%
Individual	551,249	0.38%
Total	\$ 16,248,639	11.13%

(a) See “THE DEVELOPERS.”

**Tax Adequacy for Debt Service**

The tax rate calculations set forth below are presented to indicate the tax rates per \$100 of taxable assessed valuation which would be required to meet average annual and maximum annual debt service requirements if no growth in the District’s tax base occurred beyond the 2020 Estimate of Taxable Assessed Valuation of \$169,782,071 or the Estimated Taxable Assessed Valuation as of June 1, 2020, of \$186,681,573. The calculations contained in the following table merely represent the tax rates required to pay principal of and interest on the Bonds and the Outstanding Bonds when due, assuming no further increase or any decrease in taxable values in the District, collection of ninety-five percent (95%) of taxes levied, the sale of no additional bonds, and no other funds available for the payment of debt service. See “FINANCIAL INFORMATION CONCERNING THE DISTRICT (UNAUDITED)—Debt Service Requirements” and “—Tax Roll Information” in this section and “INVESTMENT CONSIDERATIONS—Possible Impact on District Tax Rates.”

Average Annual Debt Service Requirement (2021-2045) .....	\$1,215,884
\$0.76 Tax Rate on 2020 Estimate of Taxable Assessed Valuation.....	\$1,225,827
\$0.69 Tax Rate on Estimated Taxable Assessed Valuation as of June 1, 2020 .....	\$1,223,698
Maximum Annual Debt Service Requirement (2022).....	\$1,516,000
\$0.94 Tax Rate on 2020 Estimate of Taxable Assessed Valuation.....	\$1,516,154
\$0.86 Tax Rate on Estimated Taxable Assessed Valuation as of June 1, 2020 .....	\$1,525,188

No representations or suggestions are made that 2020 Estimate of Taxable Assessed Valuation, which is subject to review and downward revision prior to certification, or the estimated values of land and improvements provided by the Appraisal District as of June 1, 2020, for the District will be certified as taxable value by the Appraisal District, and no person should rely upon such amounts or their inclusion herein as assurance of their attainment. See “TAXING PROCEDURES.”

**TAXING PROCEDURES**

**Authority to Levy Taxes**

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

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

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

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

**Property Subject to Taxation by the District**

Except for certain exemptions provided by Texas law, all real property, tangible personal property held or used for the production of income, mobile homes and certain categories of intangible personal property with a tax situs in the District are subject to taxation by the District. Principal categories of exempt property include, but are not limited to: property owned by the State of Texas or its political subdivisions if the property is used for public purposes; property exempt from ad valorem taxation by federal law; certain household goods, family supplies, and personal effects; certain goods, wares and merchandise in transit; farm products owned by the producer; certain property of charitable organizations, youth development associations, religious organizations, and qualified schools; designated historical sites; and most individually owned automobiles. In addition, the District may by its own action exempt residential homesteads of persons sixty-five (65) years of age or older and of certain disabled persons to the extent deemed advisable by the Board. The District may be required to call such an election upon petition by twenty percent (20%) of the number of qualified voters who voted in the previous election. The District is authorized by statute to disregard exemptions for the disabled and elderly if granting the exemption would impair the District’s obligation to pay tax supported debt incurred prior to adoption of the exemption by the District. Furthermore, the District must grant exemptions to disabled veterans or certain surviving dependents of disabled veterans, if requested, of between \$3,000 and \$12,000 of taxable valuation depending upon the disability rating of the veteran claiming the exemption, and qualifying surviving spouses of persons 65 years of age or older will be entitled to receive a residential homestead exemption equal to the exemption

received by the deceased spouse. A veteran who receives a disability rating of 100% is entitled to an exemption for the full amount of the veteran's residential homestead. Additionally, subject to certain conditions, the surviving spouse of a disabled veteran who is entitled to an exemption for the full value of the veteran's residence homestead is also entitled to an exemption from taxation of the total appraised value of the same property to which the disabled veteran's exemption applied. A partially disabled veteran or certain surviving spouses of partially disabled veterans are entitled to an exemption from taxation of a percentage of the appraised value of their residence homestead in an amount equal to the partially disabled veteran's disability rating if the residence homestead was donated by a charitable organization. Also, the surviving spouse of a member of the armed forces who was killed 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 spouse. The surviving spouse of a first responder who was killed or fatally injured in the line of duty is, subject to certain conditions, also entitled to an exemption of the total appraised value of the surviving spouse's residence homestead, and, subject to certain conditions, an exemption up to the same amount may be transferred to a subsequent residence homestead of the surviving spouse. See "TAX DATA."

*Residential Homestead Exemptions:* The Property Tax Code authorizes the governing body of each political subdivision in the State of Texas to exempt up to twenty percent (20%) of the appraised value of residential homesteads from ad valorem taxation. Where ad valorem taxes have previously been pledged for the payment of debt, the governing body of a political subdivision may continue to levy and collect taxes against the exempt value of the homesteads until the debt is discharged, if the cessation of the levy would impair the obligations of the contract by which the debt was created. The adoption of a homestead exemption may be considered each year, but must be adopted before July 1. See "TAX DATA."

*Freeport Goods 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 2011 and prior applicable years, such property is acquired in or imported into Texas for assembling, storing, manufacturing, processing, or fabricating purposes and is subsequently forwarded to another location inside or outside of Texas not later than 175 days after acquisition or importation, and the location where said property is detained during that period is not directly or indirectly owned or under the control of the property owner. For tax year 2012 and subsequent years, such Goods-in-Transit Exemption includes tangible personal property acquired in or imported into Texas for storage purposes only if such property is stored under a contract of bailment by a public warehouse operator at one or more public warehouse facilities in Texas that are not in any way owned or controlled by the owner of such property for the account of the person who acquired or imported such property. A property owner who receives the Goods-in-Transit Exemption is not eligible to receive the Freeport Exemption for the same property. Local taxing units such as the District may, by official action and after public hearing, tax goods-in-transit personal property. A taxing unit must exercise its option to tax goods-in-transit property before January 1 of the first tax year in which it proposes to tax the property at the time and in the manner prescribed by applicable law. The District has taken official action to allow taxation of all such goods-in-transit personal property for all prior and subsequent years.

### **Tax Abatement**

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

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

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

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 and taxes for the previous five (5) years for 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% damaged by a disaster and located within an area declared to be a disaster area by the governor of the State of Texas. This temporary exemption is automatic if the disaster is declared prior to a taxing unit, such as the District, adopting its tax rate for the tax year. A taxing unit, such as the District, may authorize the exemption at its discretion if the disaster is declared after the taxing unit has adopted its tax rate for the tax year. The amount of the exemption is based on the percentage of damage and is prorated based on the date of the disaster. Upon receipt of an application submitted within the eligible timeframe by a person who qualifies for a temporary exemption under the Property Tax Code, the Appraisal District is required to complete a damage assessment and assign a damage assessment rating to determine the amount of the exemption. The temporary exemption amounts established in the Property Tax Code range from 15% for property less than 30% damaged to 100% for property that is a total loss. Any such temporary exemption granted for disaster-damaged property expires on January 1 of the first year in which the property is reappraised.

### **District and Taxpayer Remedies**

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

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

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

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

collector in the preceding 24 months. The installment agreement must provide for payments to be made in monthly installments and must extend for a period of at least 12 months and no more than 36 months. Additionally, the owner of a residential homestead property who is (i) sixty-five (65) years of age or older, (ii) disabled, or (iii) a disabled veteran, is entitled by law to pay current taxes on a residential homestead in installments without penalty or to defer the payment of taxes during the time of ownership. In the instance of tax deferral, a tax lien remains on the property and interest continues to accrue during the period of deferral.

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

### **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, are required to hold an election within the district to determine whether to approve the adopted total tax rate. If the adopted total tax rate is not approved at the election, the total tax rate for a Special Taxing Unit is the current year's debt service and contract tax rate plus 1.08 times the previous year's operation and maintenance tax rate.

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

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

*The District:* A determination as to a district's status as a Special Taxing Unit, Developed District or Developing District will be made by the Board of Directors on an annual basis, beginning with the 2020 tax rate. The District cannot give any assurances as to what its classification will be at any point in time or whether the District's future tax rates will result in a total tax rate that will reclassify the District into a new classification and new election calculation.

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

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



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

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

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

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

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

## **INVESTMENT CONSIDERATIONS**

### **Infectious Disease Outlook (COVID-19)**

The World Health Organization has declared a pandemic following the outbreak of COVID-19, a respiratory disease caused by a new strain of coronavirus (the “Pandemic”), which is currently affecting many parts of the world, including the United States and Texas. On January 31, 2020, the Secretary of the United States Health and Human Services Department declared a public health emergency for the United States in connection with COVID-19. On March 13, 2020, the President of the United States (the “President”) declared the Pandemic a national emergency and the Texas Governor (the “Governor”) declared COVID-19 an imminent threat of disaster for all counties in Texas (collectively, the “disaster declarations”). The Governor has issued successive renewals of the state disaster declarations, most recently renewing such declaration on July 10, 2020. On March 25, 2020, in response to a request from the Governor, the President issued a Major Disaster Declaration for the State of Texas.

Pursuant to Chapter 418 of the Texas Government Code, the Governor has broad authority to respond to disasters, including suspending any regulatory statute prescribing the procedures for conducting state business or any order or rule of a state agency that would in any way prevent, hinder, or delay necessary action in coping with this disaster and issuing executive orders that have the force and effect of law. The Governor has issued a number of executive orders relating to COVID-19 preparedness and mitigation. Many of the federal, state and local actions and policies under the aforementioned disaster declarations are focused on limiting instances where the public can congregate or interact with each other, which affects economic growth within Texas.

Since the disaster declarations were made, the Pandemic has negatively affected travel, commerce, and financial markets locally and globally, and is widely expected to continue negatively affecting economic growth and financial markets worldwide and within Texas. Stock values and crude oil prices, in the U.S. and globally, have seen significant declines attributed to COVID-19 concerns. Texas may be particularly at risk from any global slowdown, given the prevalence of international trade in the state and the risk of contraction in the oil and gas industry and spillover effects into other industries.

Such adverse economic conditions, if they continue, 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 Bonds are secured by an unlimited ad valorem tax, and a reduction in property values may require an increase in the ad valorem tax rate required to pay the Bonds as well as the District’s share of operations and maintenance expenses payable from ad valorem taxes.

While the potential impact of COVID-19 on the District cannot be quantified at this time, the continued outbreak of COVID-19 could have an adverse effect on the District’s operations and financial condition. The financial and operating data contained herein are the latest available, but are as of dates and for periods prior to the economic impact of the Pandemic and measures instituted to slow it. Accordingly, they are not indicative of the economic impact of the Pandemic on the District’s financial condition.

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

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

## **Hurricane Harvey**

The greater Houston area, including the District, is subject to occasional severe weather events, including tropical storms and hurricanes. If the District were to sustain damage to its facilities requiring substantial repair or replacement, or if substantial damage were to occur to taxable property within the District as a result of such a weather event, the investment security of the Bonds could be adversely affected. The greater Houston area has experienced three storms exceeding a 0.2% probability (i.e. "500-year flood" events) since 2015. The most recent event was Hurricane Harvey, which made landfall along the Texas Gulf Coast on August 25, 2017, and brought historic levels of rainfall during the successive four days.

According to the Operator and the Engineer, the District's water, sewer and drainage system did not sustain any material damage and there was no interruption of water and sewer service as a result of Hurricane Harvey. Further, according to the Developers, the Operator and the Engineer, no homes within the District experienced structural flooding or other material damage as a result of Hurricane Harvey.

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

## **Specific Flood Type Risks**

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

## **General**

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

### **Economic Factors and Interest Rates**

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

### **Credit Markets and Liquidity in the Financial Markets**

Interest rates and the availability of mortgage and development funding have a direct impact on the construction activity, particularly short-term interest rates at which developers are able to obtain financing for development costs. Interest rate levels may affect the ability of the Developers or property owners to undertake and complete construction activities within the District. Because of the numerous and changing factors affecting the availability of funds, particularly liquidity in the national credit markets, the District is unable to assess the future availability of such funds for continued construction within the District. In addition, since the District is located approximately 33 miles from the central downtown business district of the City of Houston, the success of development within the District and growth of the District's taxable property values are, to a great extent, a function of the Houston metropolitan and regional economies and national credit and financial markets. A downturn in the economic conditions of Houston or a decline in the nation's real estate and financial markets could adversely affect development and home-building plans in the District and restrain the growth of or reduce the District's property tax base.

### **Competition**

The demand for and construction of single-family homes in the District, which is 33 miles from downtown Houston, could be affected by competition from other developments, including other residential and multi-family developments located in the western and northwestern portion of the Houston area market. In addition to competition for new home sales from other developments, there are numerous previously-owned homes in the area of the District. Such homes could represent additional competition for new homes proposed to be sold within the District.

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

### **Landowner Obligation to the District**

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

### **Possible Impact on District Tax Rates**

Assuming no further development, the value of the land and improvements currently within the District will be the major determinant of the ability or willingness of owners of property within the District to pay their taxes. The 2020 Estimate of Taxable Assessed Valuation is \$169,782,071. After issuance of the Bonds, the maximum annual debt service requirement will be \$1,516,000 (2022), and the average annual debt service requirement will be \$1,215,884 (2021-2045 inclusive). Assuming no increase or decrease from the 2020 Estimate of Taxable Assessed Valuation, the issuance of no additional debt, and no other funds available for the payment of debt service, a tax rate of \$0.94 and \$0.76 per \$100 of taxable assessed valuation at a ninety-five percent (95%) collection rate would be necessary to pay the maximum annual debt service requirement and the average annual debt service requirement, respectively. See "FINANCIAL INFORMATION CONCERNING THE DISTRICT (UNAUDITED)—Debt Service Requirements" and "TAX DATA—Tax Adequacy for Debt Service."

The Estimated Taxable Assessed Valuation as of June 1, 2020 is \$186,681,573, which reduces the above tax rate calculations to \$0.86 and \$0.69, respectively. No representation or suggestion is made that the uncertified portion of the 2020 Estimate of Taxable Assessed Valuation or the estimated values of land and improvements provided by the Appraisal District as of June 1, 2020 will be certified as taxable value by the Appraisal District, and no person should rely upon such amounts or their inclusion herein as assurance of their attainment.

## **Tax Collections Limitations and Foreclosure Remedies**

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

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

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

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

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

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

A district may not be forced into bankruptcy involuntarily.

### **Future Debt**

The District has the right to issue obligations other than the Bonds, including tax anticipation notes and bond anticipation notes, and to borrow for any valid corporate purpose. The District's voters have authorized a total of \$157,000,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing water, sewer and drainage facilities and refunding such bonds, \$20,500,000 principal amount of unlimited tax bonds for acquiring or constructing park and recreational facilities and refunding such bonds, and \$51,000,000 principal amount of unlimited tax bonds for acquiring or constructing road facilities and refunding such bonds. After the issuance of the Bonds, \$142,645,000 of principal amount of unlimited tax bonds for water, sewer and drainage facilities and for refunding such bonds will remain authorized but unissued \$42,690,000 principal amount of unlimited tax bonds for road facilities and refunding for such bonds and all of the unlimited tax bonds for park and recreational facilities and refunding for such bonds remains authorized but unissued. In addition, voters may authorize the issuance of additional bonds secured by ad valorem taxes. The issuance of additional obligations may increase the District's tax rate and adversely affect the security for, and the investment quality and value of, the Bonds.

To date, the Developers have advanced certain funds for construction of facilities for which they have not been reimbursed. After payments are made with Bond proceeds, the District will continue to owe the Developers approximately \$10,693,000 plus interest for funds advanced to construct water, sewer, and drainage facilities, park and recreational facilities and roads in the District. The District intends to issue additional bonds in order to reimburse the Developers for the current amount outstanding and to develop the remainder of undeveloped but developable land (approximately 22 acres). The District does not employ any formula with respect to appraised valuations, tax collections or otherwise to limit the amount of parity bonds which it may issue. However, the outstanding principal amount of bonds issued to finance parks and recreational facilities may not exceed 1% of the District's certified value. Any bonds issued by the District, however, must be approved by the Attorney General of Texas and the Board of the District and any bonds issued to acquire or construct water, sanitary sewer and drainage facilities and recreational facilities, but not road facilities, must be approved by the TCEQ.

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

### **Environmental Regulations**

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

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

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

*Air Quality Issues:* Air quality control measures required by the United States Environmental Protection Agency (the “EPA”) and the Texas Commission on Environmental Quality (the “TCEQ”) may impact new industrial, commercial and residential development in the Houston area. Under the Clean Air Act (“CAA”) Amendments of 1990, the eight-county Houston-Galveston-Brazoria area (“HGB Area”)—Harris, Galveston, Brazoria, Chambers, Fort Bend, Waller, Montgomery and Liberty Counties—has been designated a nonattainment area under three separate federal ozone standards: the one-hour (124 parts per billion (“ppb”)) and eight-hour (84 ppb) standards promulgated by the EPA in 1997 (the “1997 Ozone Standards”); the tighter, 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 ozone nonattainment area under the 1997 Ozone Standards. While the EPA has revoked the 1997 Ozone Standards, the EPA historically has not formally redesignated nonattainment areas for a revoked standard. As a result, the HGB Area remained subject to continuing severe nonattainment area “anti-backsliding” requirements, despite the fact that HGB Area air quality has been attaining the 1997 Ozone Standards since 2014. In late 2015, the EPA approved the TCEQ’s “redesignation substitute” for the HGB Area under the revoked 1997 Ozone Standards, leaving the HGB Area subject only to the nonattainment area requirements under the 2008 Ozone Standard (and later, the 2015 Ozone Standard).

In February 2018, the U.S. Court of Appeals for the District of Columbia Circuit issued an opinion in *South Coast Air Quality Management District v. EPA*, 882 F.3d 1138 (D.C. Cir. 2018) vacating the EPA redesignation substitute rule that provided the basis for the EPA’s decision to eliminate the anti-backsliding requirements that had applied in the HGB Area under the 1997 Ozone Standard. The court has not responded to the EPA’s April 2018 request for rehearing of the case. To address the uncertainty created by the *South Coast* court’s ruling, the TCEQ has developed a formal request that the HGB Area be redesignated to attainment under the 1997 Ozone Standards. The TCEQ Commissioners approved publication of a proposed HGB Area redesignation request under the 1997 Ozone Standards on September 5, 2018.

The HGB Area is currently designated as a “moderate” nonattainment area under the 2008 Ozone Standard, with an attainment deadline of July 20, 2018. 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 “marginal” nonattainment area under the 2015 Ozone Standard, with an attainment deadline of August 3, 2021. 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.

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), with an effective date of March 5, 2018, which is a general permit authorizing the discharge of stormwater runoff associated with small and large construction sites and certain nonstormwater discharges into surface water in the state. It has a 5-year permit term, and is then subject to renewal. Moreover, the Clean Water Act (“CWA”) and Texas Water Code require municipal wastewater treatment plants to meet secondary treatment effluent limitations and more stringent water quality-based limitations and requirements to comply with the Texas water quality standards. Any water quality-based limitations and requirements with which a municipal utility district must comply may have an impact on the municipal utility district’s ability to obtain and maintain compliance with TPDES permits.

The District’s stormwater discharges currently maintain permit coverage through the Municipal Separate Storm System Permit (the “Current Permit”) issued to the Storm Water Management Joint Task Force consisting of Harris County, Harris County Flood Control District, the City of Houston, and the Texas Department of Transportation. In the event that at any time in the future the District is not included in the Current Permit, it may be required to seek independent coverage under the TCEQ’s General Permit for Phase II (Small) Municipal Separate Storm Sewer Systems (the “MS4 Permit”), which authorizes the discharge of stormwater to surface water in the state from small municipal separate storm sewer systems. If the District’s inclusion in the MS4 Permit were required at a future date, the District could incur substantial costs to develop, implement, and maintain the necessary plans as well as to install or implement best management practices to minimize or eliminate unauthorized pollutants that may otherwise be found in stormwater runoff in order to comply with the MS4 Permit.

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

In 2015, the EPA and USACE promulgated a rule known as the Clean Water Rule (“CWR”) aimed at redefining “waters of the United States” over which the EPA and USACE have jurisdiction under the CWA. The CWR significantly expanded the scope of the federal government’s CWA jurisdiction over intrastate water bodies and wetlands. The CWR was challenged in numerous jurisdictions, including the Southern District of Texas, causing significant uncertainty regarding the ultimate scope of “waters of the United States” and the extent of EPA and USACE jurisdiction.

On September 12, 2019, the EPA and USACE finalized a rule repealing the CWR, thus reinstating the regulatory text that existed prior to the adoption of the CWR. This repeal officially became final on December 23, 2019, but the repeal has itself become the subject of litigation in multiple jurisdictions.

On January 23, 2020, the EPA and USACE released the Navigable Waters Protection Rule (“NWPR”), which contains a new definition of “waters of the United States.” The stated purpose of the NWPR is to restore and maintain the integrity of the nation’s waters by maintaining federal authority over the waters Congress has determined should be regulated by the federal government, while preserving the states’ primary authority over land and water resources. The new definition outlines four categories of waters that are considered “waters of the United States,” and thus federally regulated under the CWA: (i) territorial seas and traditional navigable waters; (ii) perennial and intermittent tributaries to territorial seas and traditional navigable waters; (iii) certain lakes, ponds, and impoundments of jurisdictional waters; and (iv) wetlands adjacent to jurisdictional waters. The new rule also identifies certain specific categories that are not “waters of the United States,” and therefore not federally regulated under the CWA: (a) groundwater; (b) ephemeral features that flow only in direct response to precipitation; (c) diffuse stormwater runoff and directional sheet flow over upland; (d) certain ditches; (e) prior converted cropland; (f) certain artificially irrigated areas; (g) certain artificial lakes and ponds; (h) certain water-filled depressions and certain pits; (i) certain stormwater control features; (j) certain groundwater recharge, water reuse, and wastewater recycling structures; and (k) waste treatment systems. The NWPR is effective June 22, 2020, and is currently the subject of ongoing litigation.

Due to existing and possible future litigation, there remains uncertainty regarding the ultimate scope of “waters of the United States” and the extent of EPA and USACE jurisdiction. Depending on the final outcome of such proceedings, operations of municipal utility districts, including the District, could potentially be subject to additional restrictions and requirements, including additional permitting requirements.

### **Marketability of the Bonds**

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

## **Changes in Tax Legislation**

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

## **Continuing Compliance with Certain Covenants**

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

## **Risk Factors Related to the Purchase of Municipal Bond Insurance**

The District has applied for a bond insurance policy (the "Policy") to guarantee the scheduled payment of principal and interest on the Bonds. If the Policy is issued, investors should be aware of the following investment considerations:

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

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

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

## **MUNICIPAL BOND RATING AND MUNICIPAL BOND INSURANCE**

Moody's Investors Service ("Moody's") has assigned an underlying rating of "Baa3" to the Bonds. An explanation of the rating may be obtained from Moody's. The rating fees of Moody's will be paid by the District; however, the fees associated with any other rating will be the responsibility of the Underwriter.

The Bonds have qualified for municipal bond insurance and the purchase of municipal bond insurance with an associated rating of at least "AA" from S&P Global Ratings, a business unit of Standard & Poor's Financial Services LLC or "Aa" from Moody's Investors Service is mandatory, at the expense of the Underwriter, including any rating fees associated with the insurance. See "INVESTMENT CONSIDERATIONS—Risk Factors Related to the Purchase of Municipal Bond Insurance."

## **LEGAL MATTERS**

### **Legal Proceedings**

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



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

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

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

### **No Material Adverse Change**

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

### **No-Litigation Certificate**

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

## **TAX MATTERS**

In the opinion of Allen Boone Humphries Robinson LLP, Bond Counsel, under existing law, interest on the Bonds is excludable from gross income for federal income tax purposes and interest on the Bonds is not subject to the alternative minimum tax on individuals.

The Internal Revenue Code of 1986, as amended (the “Code”) imposes a number of requirements that must be satisfied for interest on state or local obligations, such as the Bonds, to be excludable from gross income for federal income tax purposes. These requirements include limitations on the use of proceeds and the source of repayment, limitations on the investment of proceeds prior to expenditure, a requirement that excess arbitrage earned on the investment of proceeds be paid periodically to the United States and a requirement that the 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 which affect the exclusion from gross income of interest on the Bonds for federal income tax purposes and, in addition, will rely on representations by the District, the District’s Financial Advisor and the Underwriter with respect to matters solely within the knowledge of the District, the District’s Financial Advisor and the Underwriter, respectively, which Bond Counsel has not independently verified. If the District should fail to comply with the covenants in the Bond Resolution or if the foregoing representations should be determined to be inaccurate or incomplete, interest on the Bonds could become taxable from the date of delivery of the Bonds, regardless of the date on which the event causing such taxability occurs.

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

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

Prospective purchasers of the Bonds should be aware that the ownership of tax exempt obligations may result in collateral federal income tax consequences to financial institutions, life insurance and property and casualty insurance companies, certain S corporations with Subchapter C earnings and profits, individual recipients of Social Security or Railroad Retirement benefits, taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry tax exempt obligations, taxpayers owning an interest in a FASIT that holds tax-exempt obligations, and individuals otherwise qualifying for the earned income credit. In addition, certain foreign corporations doing business in the United States may be subject to the "branch profits tax" on their effectively-connected earnings and profits, including tax exempt interest such as interest on the Bonds. These categories of prospective purchasers should consult their own tax advisors as to the applicability of these consequences.

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

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

The issue price of certain of the Bonds (the "Original Issue Discount Bonds") may be less than the stated redemption price at maturity. In such case, under existing law, and based upon the assumptions hereinafter stated (a) the difference between (i) the stated amount payable at the maturity of each Original Issue Discount Bond and (ii) the issue price of such Original Issue Discount Bond constitutes original issue discount with respect to such Original Issue Discount Bond in the hands of any owner who has purchased such Original Issue Discount Bond at the initial public offering price in the initial public offering of the Bonds; and (b) such initial owner is entitled to exclude from gross income (as defined in Section 61 of the Code) an amount of income with respect to such Original Issue Discount Bond equal to that portion of the amount of such original issue discount allocable to the period that such Original Issue Discount Bond continues to be owned by such owner.

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

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

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

## **Qualified Tax-Exempt Obligations**

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

The District will designate the Bonds as "qualified tax-exempt obligations" and has represented that the aggregate amount of tax-exempt bonds (including the Bonds) issued by the District and entities aggregated with the District under the Code during calendar year 2020 is not expected to exceed \$10,000,000 and that the District and entities aggregated with the District under the Code have not designated more than \$10,000,000 in "qualified tax-exempt obligations" (including the Bonds) during calendar year 2020.

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

## **PREPARATION OF OFFICIAL STATEMENT**

### **Sources and Compilation of Information**

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

### **Financial Advisor**

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

### **Consultants**

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

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

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

*Auditor:* The District's financial statements for the year ended February 29, 2020, were audited by McGrath & Co., PLLC, Certified Public Accountants. See "APPENDIX A" for a copy of the District's February 29, 2020, financial statements.

### **Updating the Official Statement**

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

### **Certification of Official Statement**

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

## **CONTINUING DISCLOSURE OF INFORMATION**

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

### **Annual Reports**

The District will provide certain financial information and operating data annually to the MSRB. The financial information and operating data which will be provided with respect to the District includes all quantitative financial information and operating data of the general type included in this Official Statement under the headings "FINANCIAL INFORMATION CONCERNING THE DISTRICT (UNAUDITED)," (except for "Estimated Overlapping Debt"), "TAX DATA," and in APPENDIX A (Auditor's Report and Financial Statements of the District and certain supplemental schedules). The District will update and provide this information to the MSRB within six months after the end of each of its fiscal years ending in or after 2021. Any financial statements provided by the District shall be prepared in accordance with generally accepted accounting principles or other such principles as the District may be required to employ from time to time pursuant to state law or regulation, and audited if the audit report is completed within the period during which it must be provided. If the audit report is not complete within such period, then the District shall provide unaudited financial statements for the applicable fiscal year to the MSRB within such six month period, and audited financial statements when the audit report becomes available.

The District's current fiscal year end is February 28. Accordingly, it must provide updated information by August 31 in each year, unless the District changes its fiscal year. If the District changes its fiscal year, it will notify the MSRB of the change.

### **Event Notices**

The District will provide timely notices of certain specified events to the MSRB, but in no event will such notices be provided to the MSRB in excess of ten business days after the occurrence of an event. The District will provide notice of any of the following events with respect to the Bonds: (1) principal and interest payment delinquencies; (2) non-payment related defaults, if material; (3) unscheduled draws on debt service reserves reflecting financial difficulties; (4) unscheduled draws on credit enhancements reflecting financial difficulties; (5) substitution of credit or liquidity providers, or their failure to perform; (6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other events affecting the tax status of the Bonds; (7) modifications to rights of Beneficial Owners of the Bonds, if material; (8) bond calls, if material, and tender offers; (9) defeasances; (10) release, substitution, or sale of property securing repayment of the Bonds, if material; (11) rating changes; (12) bankruptcy, insolvency, receivership or similar event of the District or other obligated person within the meaning of CFR § 240.15c2-12 (the "Rule"); (13) consummation of a merger, consolidation, or

acquisition involving the District or other obligated person within the meaning of the Rule or the sale of all or substantially all of the assets of the District or other obligated person within the meaning of the Rule, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material; (14) appointment of a successor or additional trustee or the change of name of a trustee, if material to a decision to purchase or sell Bonds; (15) incurrence of a financial obligation of the District or other obligated person within the meaning of the Rule, 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 within the meaning of the Rule, 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 within the meaning of the Rule, any of which reflect financial difficulties. The terms “obligated person” and “financial obligation” when used in this paragraph shall have the meanings ascribed to them under SEC Rule 15c2-12 (the “Rule”). The term “material” when used in this paragraph shall have the meaning ascribed to it under federal securities laws. Neither the Bonds nor the Bond Resolution makes any provision for debt service reserves or liquidity enhancement. In addition, the District will provide timely notice of any failure by the District to provide financial information, operating data, or financial statements in accordance with its agreement described above under “Annual Reports.”

### **Availability of Information from the MSRB**

The District has agreed to provide the foregoing updated information only to the MSRB. The MSRB makes the information available to the public without charge through an internet portal at [www.emma.msrb.org](http://www.emma.msrb.org).

### **Limitations and Amendments**

The District has agreed to update information and to provide notices of specified events only as described above. The District has not agreed to provide other information that may be relevant or material to a complete presentation of its financial results of operations, condition, or prospects; nor has the District agreed to update any information that is provided, except as described above. The District makes no representation or warranty concerning such information or concerning its usefulness to a decision to invest in or sell Bonds at any future date. The District disclaims any contractual or tort liability for damages resulting in whole or in part from any breach of its continuing disclosure agreement or from any statement made pursuant to its agreement, although Registered or Beneficial Owners of Bonds may seek a writ of mandamus to compel the District to comply with its agreement.

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

### **Compliance With Prior Undertakings**

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

## **MISCELLANEOUS**

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

/s/ \_\_\_\_\_  
President, Board of Directors

ATTEST:

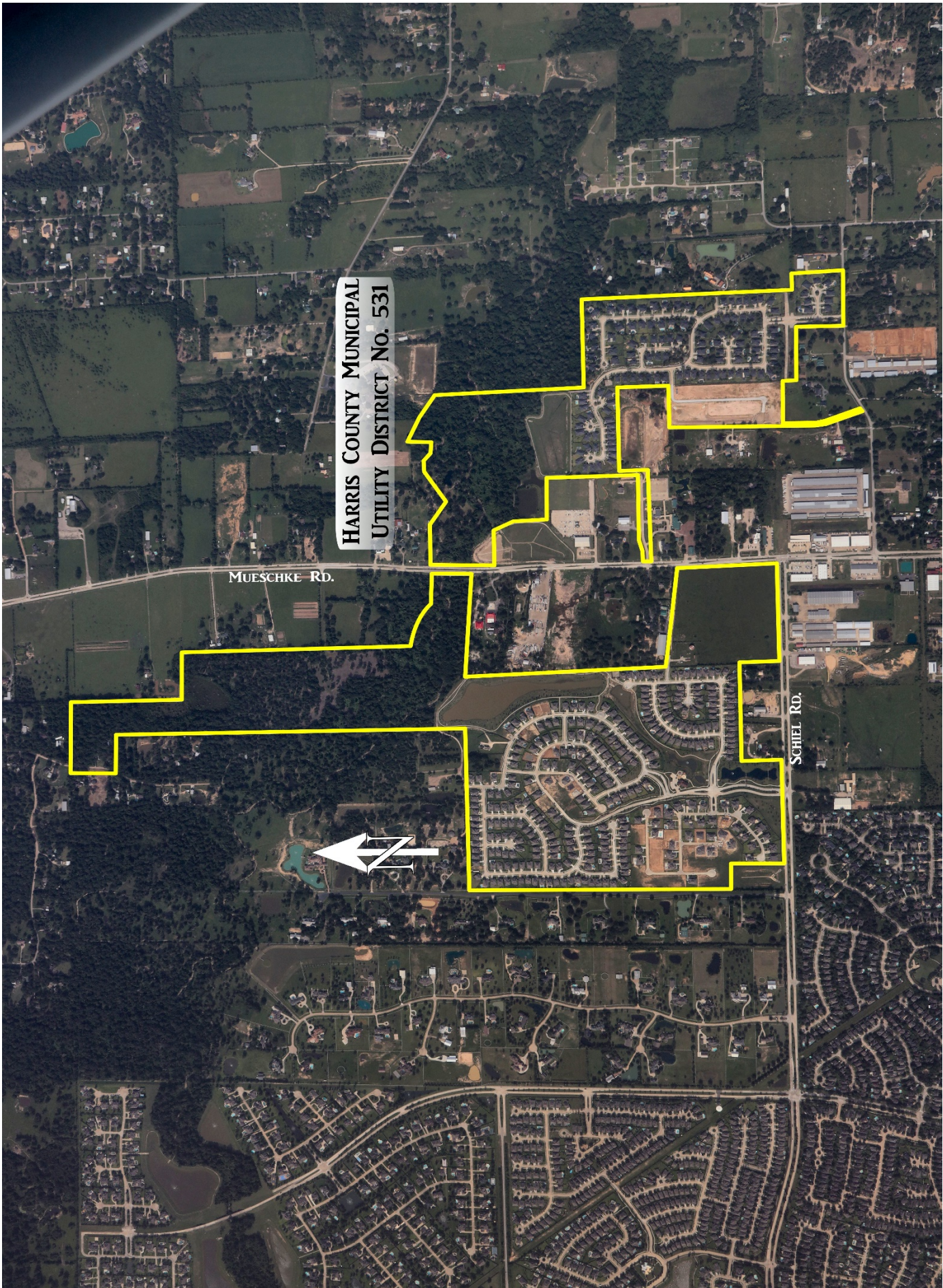
/s/ \_\_\_\_\_  
Secretary, Board of Directors

**AERIAL LOCATION MAP**  
**(As of June 2020)**

**HARRIS COUNTY MUNICIPAL  
UTILITY DISTRICT No. 531**

MUESCHKE RD.

SCHIEL RD.



**PHOTOGRAPHS OF THE DISTRICT**  
**(As of June 2020)**















**APPENDIX A**

**Financial Statement of the District for the period ended February 29, 2020**

**HARRIS COUNTY MUNICIPAL  
UTILITY DISTRICT NO. 531**

**HARRIS COUNTY, TEXAS**

**FINANCIAL REPORT**

**February 29, 2020**





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## Independent Auditors' Report

Board of Directors  
Harris County Municipal Utility District No. 531  
Harris County, Texas

We have audited the accompanying financial statements of the governmental activities and each major fund of Harris County Municipal Utility District No. 531, as of and for the year ended February 29, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

### Auditor's Responsibility

Our responsibility is to express opinions on these basic financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting principles used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient to provide a basis for our audit opinions.

***Board of Directors  
Harris County Municipal Utility District No. 531  
Harris County, Texas***

**Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Harris County Municipal Utility District No. 531, as of February 29, 2020, and the respective changes in financial position thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

**Other Matters**

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

*Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The Texas Supplementary Information is presented for purposes of additional analysis and is not a required part of the basic financial statements. The Texas Supplementary 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. The information has been subjected to the auditing procedures applied to 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 our opinion, the information is fairly stated in all material respects in relation to the financial statements taken as a whole.

*W.C. Galt & Co., P.C.*

Houston, Texas  
June 8, 2020

## **Management's Discussion and Analysis**

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***Harris County Municipal Utility District No. 531  
Management's Discussion and Analysis  
February 29, 2020***

**Using this Annual Report**

Within this section of the financial report of Harris County Municipal Utility District No. 531 (the "District"), the District's Board of Directors provides a narrative discussion and analysis of the financial activities of the District for the fiscal year ended February 29, 2020. This analysis should be read in conjunction with the independent auditors' report and the basic financial statements that follow this section.

In addition to this discussion and analysis, this annual report consists of:

- The District's basic financial statements;
- Notes to the basic financial statements, which provide additional information essential to a full understanding of the data provided in the financial statements;
- Supplementary information required by the Governmental Accounting Standards Board (GASB) concerning the District's budget; and
- Other Texas supplementary information required by the District's state oversight agency, the Texas Commission on Environmental Quality (TCEQ).

**Overview of the Financial Statements**

The District prepares its basic financial statements using a format that combines fund financial statements and government-wide statements onto one financial statement. The combined statements are the *Statement of Net Position and Governmental Funds Balance Sheet* and the *Statement of Activities and Governmental Funds Revenues, Expenditures and Changes in Fund Balances*. Each statement contains an adjustments column which quantifies the differences between the government-wide and fund level statements. Additional details of the adjustments are provided in Note 2 to the basic financial statements.

**Government-Wide Financial Statements**

The focus of government-wide financial statements is on the overall financial position and activities of the District, both long-term and short-term. The District's government-wide financial statements consist of the *Statement of Net Position* and the *Statement of Activities*, which are prepared using the accrual basis of accounting. The *Statement of Net Position* includes all of the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual reported as net position. Over time, changes in net position may provide a useful indicator of whether the financial position of the District as a whole is improving or deteriorating.

Accounting standards establish three components of net position. The net investment in capital assets component represents the District's investments in capital assets, less any outstanding debt or other borrowings used to acquire those assets. Resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities. The restricted component of net position consists of financial resources that are restricted for a specific purpose by enabling legislation or external parties. The unrestricted component of net position represents resources not included in the other components.



***Harris County Municipal Utility District No. 531  
Management's Discussion and Analysis  
February 29, 2020***

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

**Fund Financial Statements**

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

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

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

The District's net position at February 29, 2020, was negative \$9,312,336. The District's net position is negative because the District incurs debt to construct certain road facilities which it conveys to Harris County. A comparative summary of the District's overall financial position, as of February 29, 2020 and February 28, 2019, is as follows:

	2020	2019
Current and other assets	\$ 4,310,300	\$ 3,404,223
Capital assets	17,566,538	17,556,681
Total assets	<u>21,876,838</u>	<u>20,960,904</u>
Current liabilities	845,726	485,569
Long-term liabilities	30,343,448	29,552,911
Total liabilities	<u>31,189,174</u>	<u>30,038,480</u>
Net position		
Net investment in capital assets	(4,239,857)	(3,483,798)
Restricted	1,536,237	1,269,144
Unrestricted	(6,608,716)	(6,862,922)
Total net position	<u>\$ (9,312,336)</u>	<u>\$ (9,077,576)</u>

***Harris County Municipal Utility District No. 531  
Management's Discussion and Analysis  
February 29, 2020***

The total net position of the District decreased during the current fiscal year by \$234,760. A comparative summary of the District's *Statement of Activities* for the past two years is as follows:

	<u>2020</u>	<u>2019</u>
Revenues		
Water and sewer service	\$ 340,523	\$ 260,823
Property taxes, penalties and interest	1,892,615	1,838,343
Other	488,941	352,522
Total revenues	<u>2,722,079</u>	<u>2,451,688</u>
Expenses		
Current service operations	1,115,376	923,014
Debt interest and fees	592,657	425,335
Developer interest	379,403	248,512
Debt issuance costs	428,851	237,612
Depreciation	403,556	392,214
Total expenses	<u>2,919,843</u>	<u>2,226,687</u>
Change in net position before other item	(197,764)	225,001
Other item		
Transfers to other governments	<u>(36,996)</u>	<u>(39,682)</u>
Change in net position	(234,760)	185,319
Net position, beginning of year	<u>(9,077,576)</u>	<u>(9,262,895)</u>
Net position, end of year	<u>\$ (9,312,336)</u>	<u>\$ (9,077,576)</u>

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

The District's combined fund balances, as of February 29, 2020, were \$4,097,772, which consists of \$1,906,870 in the General Fund, \$1,494,327 in the Debt Service Fund, and \$696,575 in the Capital Projects Fund.

*General Fund*

A comparative summary of the General Fund's financial position as of February 29, 2020 and February 28, 2019 is as follows:

	<u>2020</u>	<u>2019</u>
Total assets	<u>\$ 2,074,105</u>	<u>\$ 1,630,561</u>
Total liabilities	\$ 147,343	\$ 116,069
Total deferred inflows	19,892	26,692
Total fund balance	<u>1,906,870</u>	<u>1,487,800</u>
Total liabilities, deferred inflows and fund balance	<u>\$ 2,074,105</u>	<u>\$ 1,630,561</u>

***Harris County Municipal Utility District No. 531  
Management's Discussion and Analysis  
February 29, 2020***

A comparative summary of the General Fund's activities for the current and prior fiscal year is as follows:

	<u>2020</u>	<u>2019</u>
Total revenues	\$ 1,475,594	\$ 1,383,911
Total expenditures	<u>(1,056,524)</u>	<u>(835,290)</u>
Revenues over expenditures	<u>\$ 419,070</u>	<u>\$ 548,621</u>

The District manages its activities with the objectives of ensuring that expenditures will be adequately covered by revenues each year and that an adequate fund balance is maintained. The District's primary financial resources in the General Fund are from a property tax levy, the provision of water and sewer services to customers within the District, and tap connection fees charged to homebuilders in the District. Financial resources are influenced by a variety of factors each year:

- Property tax revenues are dependent upon assessed values in the District and the maintenance tax rate set by the District. Property tax revenues decreased from prior year because the District decreased the maintenance and operations component of the levy.
- Water, sewer and regional water authority fees are dependent upon customer usage, which fluctuates from year to year as a result of factors beyond the District's control.
- Tap connection fees fluctuate with homebuilding activity within the District

*Debt Service Fund*

A comparative summary of the Debt Service Fund's financial position as of February 29, 2020 and February 28, 2019 is as follows:

	<u>2020</u>	<u>2019</u>
Total assets	<u>\$ 1,537,848</u>	<u>\$ 1,273,644</u>
Total liabilities	\$ 1,611	\$ 4,500
Total deferred inflows	41,910	44,826
Total fund balance	<u>1,494,327</u>	<u>1,224,318</u>
Total liabilities, deferred inflows and fund balance	<u>\$ 1,537,848</u>	<u>\$ 1,273,644</u>

A comparative summary of the Debt Service Fund's activities for the current and prior fiscal year is as follows:

	<u>2020</u>	<u>2019</u>
Total revenues	\$ 1,247,583	\$ 1,086,514
Total expenditures	<u>(977,574)</u>	<u>(629,545)</u>
Revenues over expenditures	<u>\$ 270,009</u>	<u>\$ 456,969</u>

***Harris County Municipal Utility District No. 531  
Management's Discussion and Analysis  
February 29, 2020***

The District's financial resources in the Debt Service Fund in both the current year and prior year are from property tax revenues. The difference between these financial resources and debt service requirements resulted in an increase in fund balance each year. It is important to note that the District sets its annual debt service tax rate as recommended by its financial advisor, who monitors projected cash flows in the Debt Service Fund to ensure that the District will be able to meet its future debt service requirements.

***Capital Projects Fund***

A comparative summary of the Capital Projects Fund's financial position as of February 29, 2020 and February 28, 2019 is as follows:

	2020	2019
Total assets	<u>\$ 698,347</u>	<u>\$ 500,018</u>
Total liabilities	\$ 1,772	\$ -
Total fund balance	<u>696,575</u>	<u>500,018</u>
Total liabilities and fund balance	<u>\$ 698,347</u>	<u>\$ 500,018</u>

A comparative summary of activities in the Capital Projects Fund for the current and prior fiscal year is as follows:

	2020	2019
Total revenues	\$ 8,617	\$ 5,383
Total expenditures	<u>(5,112,060)</u>	<u>(2,796,143)</u>
Revenues under expenditures	(5,103,443)	(2,790,760)
Other changes in fund balance	<u>5,300,000</u>	<u>2,690,000</u>
Net change in fund balance	<u>\$ 196,557</u>	<u>\$ (100,760)</u>

The District has had considerable capital asset activity in the last two years, which was financed with proceeds from the issuance of its Series 2019 Unlimited Tax Bonds and Series 2019 Unlimited Tax Road Bonds in the current year and issuance of its Series 2018 Unlimited Tax Roads Bonds in the prior year.

**General Fund Budgetary Highlights**

The Board of Directors adopts an annual unappropriated budget for the General Fund prior to the beginning of each fiscal year. The Board did not amend the budget during the fiscal year.

Since the District's budget is primarily a planning tool, actual results varied from the budgeted amounts. Actual net change in fund balance was \$252,584 greater than budgeted. The *Budgetary Comparison Schedule* on page 34 of this report provides variance information per financial statement line item.

***Harris County Municipal Utility District No. 531  
Management's Discussion and Analysis  
February 29, 2020***

**Capital Assets**

The District has entered into financing agreements with its developers for the financing of the construction of capital assets within the District. Developers will be reimbursed from proceeds of future bond issues or other lawfully available funds. These developer funded capital assets are recorded on the District's financial statements upon completion of construction.

Capital assets held by the District at February 29, 2020 and February 28, 2019 are summarized as follows:

	<u>2020</u>	<u>2019</u>
Capital assets not being depreciated		
Land and improvements	<u>\$ 2,529,641</u>	<u>\$ 2,623,526</u>
Capital assets being depreciated		
Infrastructure	15,151,860	14,644,562
Other facilities	<u>1,669,504</u>	<u>1,669,504</u>
	<u>16,821,364</u>	<u>16,314,066</u>
Less accumulated depreciation		
Infrastructure	(1,492,561)	(1,155,784)
Other facilities	<u>(291,906)</u>	<u>(225,127)</u>
	<u>(1,784,467)</u>	<u>(1,380,911)</u>
Depreciable capital assets, net	<u>15,036,897</u>	<u>14,933,155</u>
Capital assets, net	<u>\$ 17,566,538</u>	<u>\$ 17,556,681</u>

Capital asset additions during the current year include utilities to serve Falls at Dry Creek, Section 3 and Hidden Arbor flap gate modifications.

During the current year, the District revised its estimate of the amounts due to developer for certain capital assets and adjusted the values of those assets accordingly.

Additionally, Harris County assumes responsibility (after a one-year maintenance period) for road facilities constructed within the boundaries of the County. Accordingly, these facilities are not considered assets of the District. The estimated value of these assets is recorded as transfers to other governments upon completion of construction. This estimated cost is trued-up when the developer is reimbursed. For the year ended February 29, 2020, adjustments to the value of capital assets completed in previous years in the amount of \$36,996 have been recorded as transfers to other governments in the government-wide statements. Additional information is presented in Note 9.

**Long-Term Debt and Related Liabilities**

As of February 29, 2020, the District owes \$11,786,524 to developers for completed projects and operating advances. The initial cost of the completed project and related liability is estimated based on actual construction costs plus 10-15% for engineering and other fees and is recorded on the

***Harris County Municipal Utility District No. 531  
Management’s Discussion and Analysis  
February 29, 2020***

District’s financial statements upon completion of construction. As discussed in Note 6, the District has an additional commitment in the amount of \$957,373 for projects under construction by the developers. As noted, the District will owe its developer for these projects upon completion of construction. The District intends to reimburse the developer from proceeds of future bond issues or other lawfully available funds. The estimated cost of amounts owed to the developer is trued up when the developer is reimbursed.

At February 29, 2020 and February 28, 2019, the District had total bonded debt outstanding as shown below:

Series	2020	2019
2016	\$ 7,510,000	\$ 7,710,000
2017 Road	3,955,000	4,120,000
2018 Road	2,690,000	2,690,000
2019	3,800,000	
2019 Road	1,500,000	
	\$ 19,455,000	\$ 14,520,000

During the current year, the District issued \$3,800,000 in unlimited tax bonds and \$1,500,000 in unlimited tax road bonds. At February 29, 2020, the District had \$145,200,000 unlimited tax bonds authorized, but unissued for the purposes of acquiring, constructing and improving the water, sanitary sewer and drainage systems within the District and the refunding of such bonds; \$20,500,000 for parks and recreational facilities and the refunding of such bonds; and \$42,690,000 for road improvements and the refunding of such bonds.

**Next Year’s Budget**

In establishing the budget for the next fiscal year, the Board considered various economic factors that may affect the District, most notably projected revenues from property taxes and water/sewer services and the projected cost of operating the District and providing services to customers. A comparison of next year’s budget to current year actual amounts for the General Fund is as follows:

	2020 Actual	2021 Budget
Total revenues	\$ 1,475,594	\$ 1,399,565
Total expenditures	(1,056,524)	(1,181,189)
Revenues over expenditures	419,070	218,376
Beginning fund balance	1,487,800	1,906,870
Ending fund balance	\$ 1,906,870	\$ 2,125,246

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## **Basic Financial Statements**



*Harris County Municipal Utility District No. 531*  
*Statement of Net Position and Governmental Funds Balance Sheet*  
*February 29, 2020*

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Net Position
<b>Assets</b>						
Cash	\$ 644,946	\$ 1,251,274	\$ 195,773	\$ 2,091,993	\$ -	\$ 2,091,993
Investments	1,269,759	310,475	503,074	2,083,308		2,083,308
Taxes receivable	19,892	41,910		61,802		61,802
Customer service receivables	60,637			60,637		60,637
Internal balances	66,311	(65,811)	(500)			
Other receivables	6,910			6,910		6,910
Prepaid items	5,650			5,650		5,650
Capital assets not being depreciated					2,529,641	2,529,641
Capital assets, net					15,036,897	15,036,897
<b>Total Assets</b>	<b>\$ 2,074,105</b>	<b>\$ 1,537,848</b>	<b>\$ 698,347</b>	<b>\$ 4,310,300</b>	<b>17,566,538</b>	<b>21,876,838</b>
<b>Liabilities</b>						
Accounts payable	\$ 84,133	\$ -	\$ 1,772	\$ 85,905		85,905
Other payables	235	1,611		1,846		1,846
Customer deposits	62,975			62,975		62,975
Due to developers					11,786,524	11,786,524
Long-term debt						
Due within one year					695,000	695,000
Due after one year					18,556,924	18,556,924
<b>Total Liabilities</b>	<b>147,343</b>	<b>1,611</b>	<b>1,772</b>	<b>150,726</b>	<b>31,038,448</b>	<b>31,189,174</b>
<b>Deferred Inflows of Resources</b>						
Deferred property taxes	19,892	41,910		61,802	(61,802)	
<b>Fund Balances/Net Position</b>						
<b>Fund Balances</b>						
Nonspendable	5,650			5,650	(5,650)	
Restricted		1,494,327	696,575	2,190,902	(2,190,902)	
Unassigned	1,901,220			1,901,220	(1,901,220)	
<b>Total Fund Balances</b>	<b>1,906,870</b>	<b>1,494,327</b>	<b>696,575</b>	<b>4,097,772</b>	<b>(4,097,772)</b>	
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances</b>	<b>\$ 2,074,105</b>	<b>\$ 1,537,848</b>	<b>\$ 698,347</b>	<b>\$ 4,310,300</b>		
<b>Net Position</b>						
Net investment in capital assets					(4,239,857)	(4,239,857)
Restricted for debt service					1,536,237	1,536,237
Unrestricted					(6,608,716)	(6,608,716)
<b>Total Net Position</b>					<b>\$ (9,312,336)</b>	<b>\$ (9,312,336)</b>

See notes to basic financial statements.

**Harris County Municipal Utility District No. 531**

**Statement of Activities and Governmental Funds Revenues, Expenditures and Changes in Fund Balances  
For the Year Ended February 29, 2020**

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Activities
<b>Revenues</b>						
Water service	\$ 207,515	\$ -	\$ -	\$ 207,515	\$ -	\$ 207,515
Sewer service	133,008			133,008		133,008
Property taxes	651,375	1,227,596		1,878,971	(8,308)	1,870,663
Penalties and interest	11,418	11,941		23,359	(1,407)	21,952
Regional Water Authority fees	353,174			353,174		353,174
Tap connection and inspection	86,509			86,509		86,509
Miscellaneous	4,220			4,220		4,220
Investment earnings	28,375	8,046	8,617	45,038		45,038
<b>Total Revenues</b>	<b>1,475,594</b>	<b>1,247,583</b>	<b>8,617</b>	<b>2,731,794</b>	<b>(9,715)</b>	<b>2,722,079</b>
<b>Expenditures</b>						
Current service operations						
Professional fees	179,216		53,976	233,192		233,192
Contracted services	177,060	22,340		199,400		199,400
Repairs and maintenance	234,930			234,930		234,930
Utilities	61,578			61,578		61,578
Regional Water Authority fees	334,291			334,291		334,291
Administrative	33,393	6,377		39,770		39,770
Other	11,556	432	227	12,215		12,215
Capital outlay	24,500		4,249,603	4,274,103	(4,274,103)	
Debt service						
Principal		365,000		365,000	(365,000)	
Interest and fees		583,425		583,425	9,232	592,657
Developer interest			379,403	379,403		379,403
Debt issuance costs			428,851	428,851		428,851
Depreciation					403,556	403,556
<b>Total Expenditures/Expenses</b>	<b>1,056,524</b>	<b>977,574</b>	<b>5,112,060</b>	<b>7,146,158</b>	<b>(4,226,315)</b>	<b>2,919,843</b>
<b>Revenues Over/(Under) Expenditures/Expenses</b>	<b>419,070</b>	<b>270,009</b>	<b>(5,103,443)</b>	<b>(4,414,364)</b>	<b>4,216,600</b>	<b>(197,764)</b>
<b>Other Financing Sources</b>						
Proceeds from sale of bonds			5,300,000	5,300,000	(5,300,000)	
<b>Other Item</b>						
Transfers to other governments					(36,996)	(36,996)
<b>Net Change in Fund Balances Change in Net Position</b>	<b>419,070</b>	<b>270,009</b>	<b>196,557</b>	<b>885,636</b>	<b>(885,636)</b> <b>(234,760)</b>	<b>(234,760)</b>
Fund Balance/Net Position						
Beginning of the year	1,487,800	1,224,318	500,018	3,212,136	(12,289,712)	(9,077,576)
<b>End of the year</b>	<b>\$ 1,906,870</b>	<b>\$ 1,494,327</b>	<b>\$ 696,575</b>	<b>\$ 4,097,772</b>	<b>\$(13,410,108)</b>	<b>\$ (9,312,336)</b>

See notes to basic financial statements.

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***Harris County Municipal Utility District No. 531***  
***Notes to Basic Financial Statements***  
***February 29, 2020***

**Note 1 – Summary of Significant Accounting Policies**

The accounting policies of Harris County Municipal Utility District No. 531 (the “District”) conform with accounting principles generally accepted in the United States of America as promulgated by the Governmental Accounting Standards Board (“GASB”). The following is a summary of the most significant policies:

**Creation**

The District was organized, created and established pursuant to Senate Bill No. 751, Acts 2013, 83<sup>rd</sup> Legislature, Regular Session, later codified as an amendment to Chapter 8452, Texas Special District Local Laws Code, dated April 19, 2013, and operates in accordance with Section 52, Article III and Section 59, Article XVI, Texas Constitution and the Texas Water Code, Chapters 49 and 54. The Board of Directors held its first meeting on July 31, 2013, and the first bonds were issued on October 13, 2016.

The District primary activities include construction, maintenance and operation of certain water, sewer, drainage, parks, and road facilities. As further discussed in Note 9, the District transfers the road facilities to Harris County for operation and maintenance upon completion of construction. The District has contracted with various consultants to provide services to operate and administer the affairs of the District. The District has no employees, related payroll or pension costs.

**Reporting Entity**

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

**Government-Wide and Fund Financial Statements**

Government-wide financial statements display information about the District as a whole. These statements focus on the sustainability of the District as an entity and the change in aggregate financial position resulting from the activities of the fiscal period. Interfund activity, if any, has been removed from these statements. These aggregated statements consist of the *Statement of Net Position* and the *Statement of Activities*.

**Note 1 – Summary of Significant Accounting Policies (continued)**

**Government-Wide and Fund Financial Statements**

Fund financial statements display information at the individual fund level. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for a specific purpose. Each fund is considered to be a separate accounting entity. Most governments typically have many funds; however, governmental financial statements focus on the most important or “major” funds with non-major funds aggregated in a single column. The District has three governmental funds, which are all considered major funds.

The following is a description of the various funds used by the District:

- The General Fund is used to account for the operations of the District’s water and sewer system and all other financial transactions not reported in other funds. The principal sources of revenue are property taxes and water and sewer service fees. Expenditures include costs associated with the daily operations of the District.
- The Debt Service Fund is used to account for the payment of interest and principal on the District’s general long-term debt. The primary source of revenue for debt service is property taxes. Expenditures include costs incurred in assessing and collecting these taxes.
- The Capital Projects Fund is used to account for the expenditures of bond proceeds for the construction of the District’s water, sewer, drainage, parks, and road facilities.

As a special-purpose government engaged in a single governmental program, the District has opted to combine its government-wide and fund financial statements in a columnar format showing an adjustments column for reconciling items between the two.

**Measurement Focus and Basis of Accounting**

The government-wide financial statements use the economic resources measurement focus and the full accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenue in the year for which they are levied.

The fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenue is recognized in the accounting period in which it becomes both available and measurable to finance expenditures of the current period. For this purpose, the government considers revenues to be available if they are collected within sixty days of the end of the current fiscal period. Revenues susceptible to accrual include property taxes, interest earned on investments and income from District operations. Property taxes receivable at the end of the fiscal year are treated as deferred inflows because they are not considered available to pay liabilities of the current period. Expenditures are recognized in the accounting period in which the liability is incurred, if measurable, except for unmatured interest on long-term debt, which is recognized when due.

**Note 1 – Summary of Significant Accounting Policies (continued)**

**Measurement Focus and Basis of Accounting (continued)**

Note 2 further details the adjustments from the governmental fund presentation to the government-wide presentation.

**Use of Restricted Resources**

When both restricted and unrestricted resources are available for use, the District uses restricted resources first, then unrestricted resources as they are needed.

**Prepaid Items**

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

**Receivables**

All receivables are reported at their gross value and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible. Receivables from and payables to external parties are reported separately and are not offset, unless a legal right of offset exists. At February 29, 2020, an allowance for uncollectible accounts was not considered necessary.

**Unbilled Service Revenues**

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

**Interfund Activity**

During the course of operations, transactions occur between individual funds. This can include internal transfers, payables and receivables. This activity is combined as internal balances and is eliminated in both the government-wide and fund financial statement presentation.

**Capital Assets**

Capital assets do not provide financial resources at the fund level, and, therefore, are reported only in the government-wide statements. The District defines capital assets as assets with an initial cost of \$5,000 or more and an estimated useful life in excess of one year. Capital assets are recorded at historical cost or estimated historical cost. Donated capital assets are recorded at acquisition value, which is the price that would be paid to acquire the asset on the acquisition date. The District has not capitalized interest incurred during the construction of its capital assets. The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend asset lives are not capitalized.

**Note 1 – Summary of Significant Accounting Policies (continued)**

**Capital Assets (continued)**

Depreciable capital assets, which primarily consist of water, wastewater and drainage facilities, are depreciated using the straight-line method as follows:

Assets	Useful Life
Infrastructure	40-45 years
Other	25 years

The District’s detention facilities and drainage channels are considered improvements to land and are non-depreciable.

**Deferred Inflows and Outflows of Financial Resources**

A deferred inflow of financial resources is the acquisition of resources in one period that is applicable to a future period, while a deferred outflow of financial resources is the consumption of financial resources in one period that is applicable to a future period. A deferred inflow results from the acquisition of an asset without a corresponding revenue or assumption of a liability. A deferred outflow results from the use of an asset without a corresponding expenditure or reduction of a liability.

At the fund level, property taxes receivable not collected within 60 days of fiscal year end do not meet the availability criteria required for revenue recognition and are recorded as deferred inflows of financial resources.

**Net Position – Governmental Activities**

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

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

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

Unrestricted – resources not included in the other components.

**Fund Balances – Governmental Funds**

Governmental accounting standards establish the following fund balance classifications:

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

**Note 1 – Summary of Significant Accounting Policies (continued)**

**Fund Balances – Governmental Funds (continued)**

Restricted - amounts that can be spent only for specific purposes because of constitutional provisions or enabling legislation or because of constraints that are externally imposed by creditors, grantors, contributors, or the laws or regulations of other governments. The District's restricted fund balances consist of unspent bond proceeds in the Capital Projects Fund and property taxes levied for debt service in the Debt Service Fund.

Committed - amounts that can be used only for specific purposes determined by a formal action of the Board of Directors. The Board is the highest level of decision-making authority for the District. Commitments may be established, modified, or rescinded only through ordinances or resolutions approved by the Board. Committed fund balance also incorporates contractual obligations to the extent that existing resources in the fund have been specifically committed for use in satisfying those contractual requirements. The District does not have any committed fund balances.

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

Unassigned - all other spendable amounts in the General Fund.

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

**Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and revenues and expenses/expenditures during the period reported. These estimates include, among others, the collectability of receivables; the value of unbilled utility revenues and receivables; the useful lives of capital assets; the value of amounts due to developer; the value of capital assets transferred to Harris County and the value of capital assets for which the developer has not been fully reimbursed. Estimates and assumptions are reviewed periodically, and the effects of revisions are reflected in the financial statements in the period they are determined to be necessary. Actual results could differ from the estimates.



*Harris County Municipal Utility District No. 531*  
*Notes to Basic Financial Statements*  
*February 29, 2020*

**Note 2 – Adjustment from Governmental to Government-wide Basis**

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

Total fund balances, governmental funds	\$ 4,097,772
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in governmental funds.	
Historical cost	\$ 19,351,005
Less accumulated depreciation	<u>(1,784,467)</u>
Change due to capital assets	17,566,538
Amounts due to the District's developers for prefunded construction and operating advances are recorded as a liability in the <i>Statement of Net Position</i> .	(11,786,524)
Long-term liabilities are not due and payable in the current period and, therefore, are not reported as liabilities in the governmental funds. The difference consists bonds payable, net.	(19,251,924)
Property taxes receivable have been levied and are due, but are not available soon enough to pay current period expenditures and, therefore, are deferred in the funds.	61,802
Total net position - governmental activities	<u><u>\$ (9,312,336)</u></u>

*Harris County Municipal Utility District No. 531*  
*Notes to Basic Financial Statements*  
*February 29, 2020*

**Note 2 – Adjustments from Governmental to Government-wide Basis (continued)**

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

Net change in fund balances - total governmental funds \$ 885,636

Governmental funds do not report revenues that are not available to pay current obligations. In contrast, such revenues are reported in the *Statement of Activities* when earned. The difference is for property taxes and related penalties and interest. (9,715)

Governmental funds report capital outlays for developer reimbursements and construction costs as expenditures in the funds; however, in the *Statement of Activities*, the cost of capital assets is charged to expense over the estimated useful life of the asset.

Capital outlays	\$ 4,274,103	
Depreciation expense	(403,556)	
		3,870,547

The issuance of long-term debt provides current financial resources to governmental funds. However, the transaction has no effect on net assets. Other elements of debt financing are reported differently between the fund and government wide statements.

Issuance of long term debt	(5,300,000)	
Principal payments	365,000	
Interest expense	(9,232)	
		(4,944,232)

Road facilities are acquired by Harris County upon completion of construction. Since these improvements are funded by the developer, financial resources are not expended in the fund financial statements; however, in the *Statement of Activities*, these amounts are reported as transfers to other governments. The District will reimburse the developer for the cost of these roads. (36,996)

Change in net position of governmental activities		\$ (234,760)
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### **Note 3 – Deposits and Investments**

#### **Deposit Custodial Credit Risk**

Custodial credit risk as it applies to deposits (i.e. cash and certificates of deposit) is the risk that, in the event of the failure of the depository institution, a government will not be able to recover its deposits or will not be able to recover collateral securities. The *Public Funds Collateral Act* (Chapter 2257, Texas Government Code) requires that all of the District's deposits with financial institutions be covered by federal depository insurance and, if necessary, pledged collateral held by a third party custodian. The act further specifies the types of securities that can be used as collateral. The District's written investment policy establishes additional requirements for collateralization of deposits.

#### **Investments**

The District is authorized by the *Public Funds Investment Act* (Chapter 2256, Texas Government Code) to invest in the following: (1) obligations, including letters of credit, of the United States or its agencies and instrumentalities, including Federal Home Loan Banks, (2) direct obligations of the State of Texas or its agencies and instrumentalities, (3) certain collateralized mortgage obligations, (4) other obligations, which are unconditionally guaranteed or insured by the State of Texas or the United States or its agencies or instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States, (5) certain A rated or higher obligations of states and political subdivisions of any state, (6) bonds issued, assumed or guaranteed by the State of Israel, (7) certain insured or collateralized certificates of deposit and share certificates, (8) certain fully collateralized repurchase agreements, (9) bankers' acceptances with limitations, (10) commercial paper rated A-1 or P-1 or higher and a maturity of 270 days or less, (11) no-load money market mutual funds and no-load mutual funds, with limitations, (12) certain guaranteed investment contracts, (13) certain qualified governmental investment pools and (14) a qualified securities lending program.

The District has adopted a written investment policy to establish the principles by which the District's investment program should be managed. This policy further restricts the types of investments in which the District may invest.

*Harris County Municipal Utility District No. 531*  
*Notes to Basic Financial Statements*  
*February 29, 2020*

**Note 3 – Deposits and Investments (continued)**

As of February 29, 2020, the District’s investments consist of the following:

Type	Fund	Carrying Value	Rating	Weighted Average Maturity
Certificates of deposit	General	\$ 483,010	N/A	N/A
TexSTAR	General	786,749		
	Debt Service	310,475		
	Capital Projects	503,074		
		<u>1,600,298</u>	AAAm	30 days
Total		<u>\$ 2,083,308</u>		

The District’s investments in certificates of deposit are reported at cost.

**TexSTAR**

The District participates in Texas Short Term Asset Reserve fund (TexSTAR) which is managed by Hilltop Securities, Inc., and J.P. Morgan Investment Management, Inc. Hilltop Securities provides participant and marketing services while J.P. Morgan provides investment management services. Custodial and depository services are provided by J.P. Morgan Chase Bank N.A. or its subsidiary.

The District’s investment in TexSTAR is reported at fair value because TexSTAR uses fair value to report investments. Governmental accounting standards establish the following hierarchy of inputs used to measure fair value: Level 1 inputs are based on quoted prices in active markets, Level 2 inputs are based on significant other observable inputs, and Level 3 inputs are based on significant unobservable inputs. The District’s investment in TexSTAR is measured using published fair value per share (level 1 inputs).

Investments in TexSTAR may be withdrawn via wire transfer on a same day basis, as long as the transaction is executed by 4 p.m. ACH withdrawals made by 4 p.m. will settle on the next business day.

**Investment Credit and Interest Rate Risk**

Investment credit risk is the risk that the investor may not recover the value of an investment from the issuer, while interest rate risk is the risk that the value of an investment will be adversely affected by changes in interest rates. The District’s investment policies do not address investment credit and interest rate risk beyond the rating and maturity restrictions established by state statutes.

**Harris County Municipal Utility District No. 531**  
**Notes to Basic Financial Statements**  
**February 29, 2020**

**Note 4 – Interfund Balances and Transactions**

Amounts due to/from other funds at February 29, 2020, consist of the following:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amounts</u>	<u>Purpose</u>
General Fund	Debt Service Fund	\$ 65,811	Maintenance tax collections not remitted as of year end
General Fund	Capital Projects Fund	500	Bond application fees paid by the General Fund

Amounts reported as internal balances between funds are considered temporary balances and will be paid during the following fiscal year.

**Note 5 – Capital Assets**

A summary of changes in capital assets, for the year ended February 29, 2020, is as follows:

	<u>Beginning Balances</u>	<u>Additions/ Adjustments</u>	<u>Ending Balances</u>
Capital assets not being depreciated			
Land and improvements	\$ 2,623,526	\$ (93,885)	\$ 2,529,641
Capital assets being depreciated			
Infrastructure	14,644,562	507,298	15,151,860
Other facilities	1,669,504		1,669,504
	<u>16,314,066</u>	<u>507,298</u>	<u>16,821,364</u>
Less accumulated depreciation			
Infrastructure	(1,155,784)	(336,777)	(1,492,561)
Other facilities	(225,127)	(66,779)	(291,906)
	<u>(1,380,911)</u>	<u>(403,556)</u>	<u>(1,784,467)</u>
Subtotal depreciable capital assets, net	<u>14,933,155</u>	<u>103,742</u>	<u>15,036,897</u>
Capital assets, net	<u>\$ 17,556,681</u>	<u>\$ 9,857</u>	<u>\$ 17,566,538</u>

Depreciation expense for the current year was \$403,556.

During the current year, the District revised its estimate of the amounts due to developer for certain capital assets and adjusted the values of those assets accordingly.

**Harris County Municipal Utility District No. 531**  
**Notes to Basic Financial Statements**  
**February 29, 2020**

**Note 6 – Due to Developers**

The District has entered into financing agreements with its developers for the financing of the construction of water, sewer, drainage, parks and recreational facilities, and road improvements. Under the agreements, the developers will advance funds for the construction of facilities to serve the District. The developers will be reimbursed from proceeds of future bond issues or other lawfully available funds, subject to approval by TCEQ, as applicable. The District does not record the capital asset and related liability on the government-wide statements until construction of the facilities is complete. The initial cost is estimated based on construction costs plus 10-15% for engineering and other fees. Estimates are trued up when the developer is reimbursed.

The District’s developers have also advanced funds to the District for operating expenses.

Changes in amounts due to developers during the year are as follows:

Due to developers, beginning of year	\$ 15,610,218
Developer reimbursements	(4,249,603)
Developer funded construction and adjustments	425,909
Due to developers, end of year	<u>\$ 11,786,524</u>

As discussed in Note 5, the District revised its estimate of amounts due to developer for certain capital assets and, as a result, has increased the reported liability.

In addition, the District will owe the developers approximately \$957,373, which is included in the following schedule of contractual commitments. The exact amount is not known until approved by the TCEQ and verified by the District’s auditor. As previously noted, these projects will be reported in the government-wide financial statements upon completion of construction.

	Contract Amount	Amounts Paid	Remaining Commitment
Hidden Arbor Expansion - utilities and paving	\$ 957,373	\$ 425,228	\$ 532,145

**Note 7 – Long-Term Debt**

Long-term debt is comprised of the following:

Bonds payable	\$ 19,455,000
Unamortized discounts	(203,076)
	<u>\$ 19,251,924</u>
Due within one year	<u>\$ 695,000</u>

*Harris County Municipal Utility District No. 531*  
*Notes to Basic Financial Statements*  
*February 29, 2020*

**Note 7 – Long-Term Debt (continued)**

The District’s bonds payable at February 29, 2020, consists of unlimited tax bonds as follows:

Series	Amounts Outstanding	Original Issue	Interest Rates	Maturity Date, Serially, Beginning/ Ending	Interest Payment Dates	Call Dates
2016	\$ 7,510,000	\$ 8,000,000	2.00% - 3.50%	September 1, 2017/2041	September 1, March 1	September 1, 2022
2017 Road	3,955,000	4,120,000	2.00% - 4.00%	September 1, 2019/2043	September 1, March 1	September 1, 2023
2018 Road	2,690,000	2,690,000	3.00% - 5.50%	September 1, 2020/2044	September 1, March 1	September 1, 2024
2019	3,800,000	3,800,000	2.00% - 4.50%	September 1, 2021/2044	September 1, March 1	September 1, 2024
2019 Road	1,500,000	1,500,000	2.00% - 4.50%	September 1, 2021/2044	September 1, March 1	September 1, 2025
	<u>\$ 19,455,000</u>					

Payments of principal and interest on all series of bonds are to be provided from taxes levied on all properties within the District. Investment income realized by the Debt Service Fund from investment of idle funds will be used to pay outstanding bond principal and interest. The District is in compliance with the terms of its bond resolutions.

At February 29, 2020, the District had \$145,200,000 unlimited tax bonds authorized, but unissued for the purposes of acquiring, constructing and improving the water, sanitary sewer and drainage systems within the District and the refunding of such bonds; \$20,500,000 for parks and recreational facilities and the refunding of such bonds; and \$42,690,000 for road improvements and the refunding of such bonds.

On June 27, 2019, the District issued its \$3,800,000 Series 2019 Unlimited Tax Bonds at a net effective interest rate of 3.160218%. Proceeds of the bonds were used to reimburse developers for the cost of capital assets constructed within the District plus interest expense at the net effective interest rate of the bonds.

On November 14, 2019, the District issued its \$1,500,000 Series 2019 Unlimited Tax Road Bonds at a net effective interest rate of 2.918701%. Proceeds of the bonds were used to reimburse developers for the cost of capital assets constructed within the District plus interest expense at the net effective interest rate of the bonds.

*Harris County Municipal Utility District No. 531*  
*Notes to Basic Financial Statements*  
*February 29, 2020*

**Note 7 – Long-Term Debt (continued)**

The change in the District’s long-term debt during the year is as follows:

Bonds payable, beginning of year	\$ 14,520,000
Bonds issued	5,300,000
Bonds retired	<u>(365,000)</u>
Bonds payable, end of year	<u>\$ 19,455,000</u>

The debt service payment due March 1 was made during the current fiscal year. The following schedule was prepared presuming this practice will continue. As of February 29, 2020, annual debt service requirements on bonds outstanding are as follows:

Year	Principal	Interest	Totals
2021	\$ 695,000	\$ 636,463	\$ 1,331,463
2022	705,000	613,238	1,318,238
2023	715,000	588,988	1,303,988
2024	725,000	563,713	1,288,713
2025	735,000	537,007	1,272,007
2026	750,000	512,075	1,262,075
2027	760,000	490,825	1,250,825
2028	770,000	469,922	1,239,922
2029	785,000	447,526	1,232,526
2030	800,000	423,491	1,223,491
2031	805,000	398,613	1,203,613
2032	820,000	372,700	1,192,700
2033	835,000	345,784	1,180,784
2034	845,000	317,935	1,162,935
2035	865,000	289,229	1,154,229
2036	880,000	259,763	1,139,763
2037	900,000	229,172	1,129,172
2038	920,000	197,350	1,117,350
2039	935,000	164,738	1,099,738
2040	960,000	131,350	1,091,350
2041	980,000	97,100	1,077,100
2042	1,000,000	62,150	1,062,150
2043	480,000	35,950	515,950
2044	475,000	18,950	493,950
2045	315,000	5,250	320,250
	<u>\$ 19,455,000</u>	<u>\$ 8,209,279</u>	<u>\$ 27,664,279</u>



***Harris County Municipal Utility District No. 531***  
***Notes to Basic Financial Statements***  
***February 29, 2020***

**Note 8 – Property Taxes**

On November 5, 2013, the voters of the District authorized the District’s Board of Directors to levy taxes annually for use in financing general operations limited to \$1.50 per \$100 of assessed value. In addition, the voters of the District authorized the District’s Board of Directors to levy additional maintenance taxes annually for use in financing roads limited to \$0.25 per \$100 of assessed value. The District’s bond resolutions require that property taxes be levied for use in paying interest and principal on long-term debt and for use in paying the cost of assessing and collecting taxes. Taxes levied to finance debt service requirements on long-term debt are without limitation as to rate or amount.

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

Property taxes are collected based on rates adopted in the year of the levy. The District’s 2020 fiscal year was financed through the 2019 tax levy, pursuant to which the District levied property taxes of \$1.35 per \$100 of assessed value, of which \$0.465 was allocated to maintenance and operations, \$0.235 per \$100 was allocated to road debt service and \$0.65 was allocated to debt service. The resulting tax levy was \$1,878,896 on the adjusted taxable value of \$139,177,480.

Property taxes receivable, at February 29, 2020, consisted of the following:

Current year taxes receivable	\$ 57,760
Penalty and interest receivable	<u>4,042</u>
Property taxes receivable	<u>\$ 61,802</u>

**Note 9 – Transfers to Other Governments**

Harris County assumes responsibility for the maintenance of public roads constructed within the county limits. Accordingly, road facilities are considered to be capital assets of Harris County, not the District. The estimated cost of each road project is recorded as a transfer to other government upon completion of construction. This cost is trued-up when the developer is subsequently reimbursed. For the year ended February 29, 2020, the District recorded transfers to other governments in the amount of \$36,996 for adjustments to the value of road facilities constructed by a developer within the District.

**Note 10 – Regional Water Authority**

The District is within the boundaries of the North Harris County Regional Water Authority (the “Authority”), which was created by the Texas Legislature. The Authority is a political subdivision of the State of Texas, governed by an elected five member Board of Directors. The Authority was created to provide a regional entity to acquire surface water and build the necessary facilities to convert from groundwater to surface water in order to meet conversion requirements mandated by the Harris-Galveston Coastal Subsidence District, which regulates groundwater withdrawal.

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*Notes to Basic Financial Statements*  
*February 29, 2020*

**Note 10 – Regional Water Authority (continued)**

As of February 29, 2020, the Authority's rates are \$3.85 per 1,000 gallons of water pumped from the District's wells and \$4.30 for surface water supplied to the District. These rates are subject to future increases. The District passes these costs on to its customers. During the current year, the District recognized \$353,174 in revenues and \$334,291 in expenditures related to surface water conversion.

**Note 11 – Risk Management**

The District is exposed to various risks of loss related to torts: theft of, damage to and destruction of assets; errors and omissions; and personal injuries. The risk of loss is covered by commercial insurance. There have been no significant reductions in insurance coverage from the prior year. Settlement amounts have not exceeded insurance coverage for the current year or the three prior years.

**Note 12 – Subsequent Event**

The World Health Organization has declared a pandemic following the outbreak of COVID-19, a respiratory disease caused by a new strain of coronavirus (the "Pandemic"), which is currently affecting many parts of the world, including the United States and Texas. Federal, state and local governments have all taken actions to respond to the Pandemic, including disaster declarations by both the President of the United States and the Governor of Texas. On March 31, 2020, the Governor issued an executive order closing all non-essential businesses in the State. This order expired on April 30, 2020. Additionally, all the counties in the greater Houston area adopted various "Work Safe – Stay Home." Such actions are focused on limiting instances where the public can congregate or interact with each other. These precautions resulted in the temporary closure of all non-essential businesses in the State.

Since the disaster declarations were made, the Pandemic has negatively affected travel, commerce, and financial markets locally and globally, and is widely expected to continue negatively affecting the economic growth and financial markets worldwide and within Texas. These negative impacts may reduce or negatively affect property taxes and ad valorem tax revenues within the District.

While the potential impact of COVID-19 on the District cannot be quantified at this time, the continued outbreak of COVID-19 could have an adverse effect on the District's operations and financial condition.

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## **Required Supplementary Information**

*Harris County Municipal Utility District No. 531*

*Required Supplementary Information - Budgetary Comparison Schedule - General Fund*

*For the Year Ended February 29, 2020*

	Original and Final Budget	Actual	Variance Positive (Negative)
<b>Revenues</b>			
Water service	\$ 190,000	\$ 207,515	\$ 17,515
Sewer service	100,000	133,008	33,008
Property taxes	556,675	651,375	94,700
Penalties and interest	8,000	11,418	3,418
Regional water authority fees	230,000	353,174	123,174
Tap connection and inspection	80,000	86,509	6,509
Miscellaneous		4,220	4,220
Investment earnings	5,000	28,375	23,375
Total Revenues	<u>1,169,675</u>	<u>1,475,594</u>	<u>305,919</u>
<b>Expenditures</b>			
Current service operations			
Professional fees	171,000	179,216	(8,216)
Contracted services	231,000	177,060	53,940
Repairs and maintenance	221,000	234,930	(13,930)
Utilities	60,000	61,578	(1,578)
Regional water authority fees	250,000	334,291	(84,291)
Administrative	51,189	33,393	17,796
Other	19,000	11,556	7,444
Capital outlay		24,500	(24,500)
Total Expenditures	<u>1,003,189</u>	<u>1,056,524</u>	<u>(53,335)</u>
<b>Revenues Over Expenditures</b>	166,486	419,070	252,584
<b>Fund Balance</b>			
Beginning of the year	1,487,800	1,487,800	
<b>End of the year</b>	<u>\$ 1,654,286</u>	<u>\$ 1,906,870</u>	<u>\$ 252,584</u>

*Harris County Municipal Utility District No. 531*  
*Notes to Required Supplementary Information*  
*February 29, 2020*

**Budgets and Budgetary Accounting**

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

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## **Texas Supplementary Information**



**Harris County Municipal Utility District No. 531**

**TSI-1. Services and Rates**

**February 29, 2020**

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

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

2. Retail Service Providers

(You may omit this information if your district does not provide retail services)

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

	Minimum Charge	Minimum Usage	Flat Rate (Y / N)	Rate per 1,000 Gallons Over Minimum Usage	Usage Levels
Water:	\$ 22.00	7,000	N	\$ 2.25	7,001 to 15,000
				\$ 2.50	15,001 to 25,000
				\$ 3.00	25,000 to no limit
Wastewater:	\$ 30.00		Y		to _____
Surcharge:	\$ -		N	\$ 4.24	1,000 to no limit

District employs winter averaging for wastewater usage?       Yes       No

Total charges per 10,000 gallons usage:      Water \$ 71.10      Wastewater \$ 30.00

b. Water and Wastewater Retail Connections:

Meter Size	Total Connections	Active Connections	ESFC Factor	Active ESFC'S
Unmetered			x 1.0	
less than 3/4"	415	415	x 1.0	415
1"	11	11	x 2.5	28
1.5"	1	1	x 5.0	5
2"	6	6	x 8.0	48
3"			x 15.0	
4"	1	1	x 25.0	25
6"			x 50.0	
8"			x 80.0	
10"			x 115.0	
<b>Total Water</b>	<b>434</b>	<b>434</b>		<b>521</b>
<b>Total Wastewater</b>	<b>419</b>	<b>419</b>	x 1.0	<b>419</b>

See accompanying auditor's report.

**Harris County Municipal Utility District No. 531**  
**TSI-1. Services and Rates**  
**February 29, 2020**

3. Total Water Consumption during the fiscal year (rounded to the nearest thousand):  
 (You may omit this information if your district does not provide water)

Gallons pumped into system:	<u>86,892,000</u>	Water Accountability Ratio:
		(Gallons billed / Gallons pumped)
Gallons billed to customers:	<u>81,373,000</u>	<u>93.65%</u>

4. Standby Fees (authorized only under TWC Section 49.231):  
 (You may omit this information if your district does not levy standby fees)

Does the District have Debt Service standby fees? Yes  No

If yes, Date of the most recent commission Order: \_\_\_\_\_

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

If yes, Date of the most recent commission Order: \_\_\_\_\_

5. Location of District (required for first audit year or when information changes,  
 otherwise this information may be omitted):

Is the District located entirely within one county? Yes  No

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

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

City(ies) in which the District is located: \_\_\_\_\_

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

Entirely  Partly  Not at all

ETJs in which the District is located: City of Houston

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

If Yes, by whom? \_\_\_\_\_

See accompanying auditors' report.

*Harris County Municipal Utility District No. 531  
 TSI-2. General Fund Expenditures  
 For the Year Ended February 29, 2020*

Professional fees		
Legal		\$ 106,897
Audit		11,000
Engineering		61,319
		<u>179,216</u>
Contracted services		
Bookkeeping		12,131
Operator		43,958
Garbage collection		75,409
Tap connection and inspection		45,562
		<u>177,060</u>
Repairs and maintenance		<u>234,930</u>
Utilities		<u>61,578</u>
Regional Water Authority fees		<u>334,291</u>
Administrative		
Directors fees		6,600
Printing and office supplies		7,480
Insurance		13,371
Other		5,942
		<u>33,393</u>
Other		<u>11,556</u>
Capital outlay		<u>24,500</u>
Total expenditures		<u>\$ 1,056,524</u>

Reporting of Utility Services in Accordance with HB 3693:

	<u>Usage</u>	<u>Cost</u>
Electrical	557,521 kWh	\$ 61,578
Water	N/A	N/A
Natural Gas	N/A	N/A

See accompanying auditors' report.

*Harris County Municipal Utility District No. 531*

*TSI-3. Investments*

*February 29, 2020*

Fund	Interest Rate	Maturity Date	Balance at End of Year
General			
TexSTAR	Variable	N/A	\$ 786,749
Certificate of deposit	2.25%	04/23/20	243,010
Certificate of deposit	2.75%	04/24/20	240,000
			<u>1,269,759</u>
Debt Service			
TexSTAR	Variable	N/A	155,238
TexSTAR	Variable	N/A	155,238
			<u>310,475</u>
Capital Projects			
TexSTAR	Variable	N/A	503,074
			<u>503,074</u>
Total - All Funds			<u>\$ 2,083,308</u>

See accompanying auditors' report.

**Harris County Municipal Utility District No. 531**  
**TSI-4. Taxes Levied and Receivable**  
**February 29, 2020**

	Maintenance Taxes	Road Debt Service Taxes	Debt Service Taxes	Totals
Taxes Receivable, Beginning of Year	\$ 26,692	\$ 18,415	\$ 20,962	\$ 66,069
Adjustments to Prior Year Tax Levy	(2,517)	(1,326)	(1,772)	(5,615)
Adjusted Receivable	24,175	17,089	19,190	60,454
2019 Original Tax Levy	591,741	299,052	827,166	1,717,959
Adjustments	55,434	28,015	77,488	160,937
Adjusted Tax Levy	647,175	327,067	904,654	1,878,896
Total to be accounted for	671,350	344,156	923,844	1,939,350
Tax collections:				
Current year	627,283	317,013	876,840	1,821,136
Prior years	24,175	17,089	19,190	60,454
Total Collections	651,458	334,102	896,030	1,881,590
Taxes Receivable, End of Year	\$ 19,892	\$ 10,054	\$ 27,814	\$ 57,760
Taxes Receivable, By Years				
2019	\$ 19,892	\$ 10,054	\$ 27,814	\$ 57,760
	2019	2018	2017	2016
Property Valuations:				
Land	\$ 32,217,890	\$ 37,284,311	\$ 37,298,693	\$ 36,808,407
Improvements	114,717,208	86,189,528	54,343,530	21,781,891
Personal Property	787,461	888,156	456,132	267,542
Exemptions	(8,545,079)	(6,968,308)	(6,240,768)	(4,918,548)
Total Property Valuations	\$ 139,177,480	\$ 117,393,687	\$ 85,857,587	\$ 53,939,292
Tax Rates per \$100 Valuation:				
Maintenance tax rates	\$ 0.465	\$ 0.51	\$ 0.85	\$ 1.04
Road debt service tax rates	0.235	0.42		
Debt service tax rates	0.650	0.42	0.50	0.31
Total Tax Rates per \$100 Valuation	\$ 1.350	\$ 1.35	\$ 1.35	\$ 1.35
Adjusted Tax Levy:	\$ 1,878,896	\$ 1,584,815	\$ 1,159,077	\$ 728,180
Percentage of Taxes Collected to Taxes Levied **	96.93%	100.00%	100.00%	100.00%

\* Maximum Maintenance Tax Rate Approved by Voters: \$1.50 on November 5, 2013

\* Maximum Road Maintenance Tax Rate Approved by Voters: \$0.25 on November 5, 2013

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

See accompanying auditors' report.

*Harris County Municipal Utility District No. 531  
 TSI-5. Long-Term Debt Service Requirements  
 Series 2016--by Years  
 February 29, 2020*

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due September 1, March 1</u>	<u>Total</u>
2021	\$ 205,000	\$ 234,950	\$ 439,950
2022	215,000	230,750	445,750
2023	225,000	226,350	451,350
2024	235,000	221,750	456,750
2025	245,000	215,725	460,725
2026	260,000	208,150	468,150
2027	270,000	200,200	470,200
2028	280,000	191,950	471,950
2029	295,000	183,325	478,325
2030	310,000	174,250	484,250
2031	320,000	164,600	484,600
2032	335,000	154,156	489,156
2033	350,000	143,024	493,024
2034	365,000	131,178	496,178
2035	385,000	118,522	503,522
2036	400,000	105,275	505,275
2037	420,000	91,175	511,175
2038	440,000	76,125	516,125
2039	455,000	60,463	515,463
2040	480,000	44,100	524,100
2041	500,000	26,950	526,950
2042	520,000	9,100	529,100
	<u>\$ 7,510,000</u>	<u>\$ 3,212,068</u>	<u>\$ 10,722,068</u>

See accompanying auditors' report.

*Harris County Municipal Utility District No. 531*  
*TSI-5. Long-Term Debt Service Requirements*  
*Series 2017 Road --by Years*  
*February 29, 2020*

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due September 1, March 1</u>	<u>Total</u>
2021	\$ 165,000	\$ 134,275	\$ 299,275
2022	165,000	130,975	295,975
2023	165,000	126,850	291,850
2024	165,000	121,900	286,900
2025	165,000	116,944	281,944
2026	165,000	112,000	277,000
2027	165,000	107,050	272,050
2028	165,000	101,997	266,997
2029	165,000	96,738	261,738
2030	165,000	91,272	256,272
2031	165,000	85,600	250,600
2032	165,000	79,825	244,825
2033	165,000	73,947	238,947
2034	165,000	67,863	232,863
2035	165,000	61,675	226,675
2036	165,000	55,488	220,488
2037	165,000	49,197	214,197
2038	165,000	42,700	207,700
2039	165,000	36,100	201,100
2040	165,000	29,500	194,500
2041	165,000	22,900	187,900
2042	165,000	16,300	181,300
2043	165,000	9,700	174,700
2044	160,000	3,200	163,200
	<u>\$ 3,955,000</u>	<u>\$ 1,773,996</u>	<u>\$ 5,728,996</u>

See accompanying auditors' report.

*Harris County Municipal Utility District No. 531  
 TSI-5. Long-Term Debt Service Requirements  
 Series 2018 Road --by Years  
 February 29, 2020*

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2021	\$ 110,000	\$ 106,250	\$ 216,250
2022	110,000	100,200	210,200
2023	110,000	94,150	204,150
2024	110,000	88,100	198,100
2025	110,000	82,050	192,050
2026	110,000	77,375	187,375
2027	110,000	74,075	184,075
2028	110,000	70,775	180,775
2029	110,000	67,338	177,338
2030	110,000	63,694	173,694
2031	110,000	59,913	169,913
2032	110,000	55,994	165,994
2033	110,000	51,938	161,938
2034	105,000	47,906	152,906
2035	105,000	43,969	148,969
2036	105,000	39,900	144,900
2037	105,000	35,700	140,700
2038	105,000	31,500	136,500
2039	105,000	27,300	132,300
2040	105,000	23,100	128,100
2041	105,000	18,900	123,900
2042	105,000	14,700	119,700
2043	105,000	10,500	115,500
2044	105,000	6,300	111,300
2045	105,000	2,100	107,100
	<u>\$ 2,690,000</u>	<u>\$ 1,293,727</u>	<u>\$ 3,983,727</u>

See accompanying auditors' report.



*Harris County Municipal Utility District No. 531  
 TSI-5. Long-Term Debt Service Requirements  
 Series 2019--by Years  
 February 29, 2020*

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due September 1, March 1</u>	<u>Total</u>
2021	\$ 155,000	\$ 117,488	\$ 272,488
2022	155,000	110,513	265,513
2023	155,000	103,538	258,538
2024	155,000	96,563	251,563
2025	155,000	89,588	244,588
2026	155,000	84,550	239,550
2027	155,000	81,450	236,450
2028	155,000	78,350	233,350
2029	155,000	74,475	229,475
2030	155,000	69,825	224,825
2031	150,000	65,250	215,250
2032	150,000	60,750	210,750
2033	150,000	56,250	206,250
2034	150,000	51,750	201,750
2035	150,000	47,250	197,250
2036	150,000	42,750	192,750
2037	150,000	38,250	188,250
2038	150,000	33,750	183,750
2039	150,000	29,250	179,250
2040	150,000	24,750	174,750
2041	150,000	20,250	170,250
2042	150,000	15,750	165,750
2043	150,000	11,250	161,250
2044	150,000	6,750	156,750
2045	150,000	2,250	152,250
	<u>\$ 3,800,000</u>	<u>\$ 1,412,588</u>	<u>\$ 5,212,588</u>

See accompanying auditors' report.

*Harris County Municipal Utility District No. 531  
 TSI-5. Long-Term Debt Service Requirements  
 Series 2019 Road--by Years  
 February 29, 2020*

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due September 1, March 1</u>	<u>Total</u>
2021	\$ 60,000	\$ 43,500	\$ 103,500
2022	60,000	40,800	100,800
2023	60,000	38,100	98,100
2024	60,000	35,400	95,400
2025	60,000	32,700	92,700
2026	60,000	30,000	90,000
2027	60,000	28,050	88,050
2028	60,000	26,850	86,850
2029	60,000	25,650	85,650
2030	60,000	24,450	84,450
2031	60,000	23,250	83,250
2032	60,000	21,975	81,975
2033	60,000	20,625	80,625
2034	60,000	19,238	79,238
2035	60,000	17,813	77,813
2036	60,000	16,350	76,350
2037	60,000	14,850	74,850
2038	60,000	13,275	73,275
2039	60,000	11,625	71,625
2040	60,000	9,900	69,900
2041	60,000	8,100	68,100
2042	60,000	6,300	66,300
2043	60,000	4,500	64,500
2044	60,000	2,700	62,700
2045	60,000	900	60,900
	<u>\$ 1,500,000</u>	<u>\$ 516,900</u>	<u>\$ 2,016,900</u>

See accompanying auditors' report.

*Harris County Municipal Utility District No. 531  
 TSI-5. Long-Term Debt Service Requirements  
 All Bonded Debt Series--by Years  
 February 29, 2020*

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due September 1, March 1</u>	<u>Total</u>
2021	\$ 695,000	\$ 636,463	\$ 1,331,463
2022	705,000	613,238	1,318,238
2023	715,000	588,988	1,303,988
2024	725,000	563,713	1,288,713
2025	735,000	537,007	1,272,007
2026	750,000	512,075	1,262,075
2027	760,000	490,825	1,250,825
2028	770,000	469,922	1,239,922
2029	785,000	447,526	1,232,526
2030	800,000	423,491	1,223,491
2031	805,000	398,613	1,203,613
2032	820,000	372,700	1,192,700
2033	835,000	345,784	1,180,784
2034	845,000	317,935	1,162,935
2035	865,000	289,229	1,154,229
2036	880,000	259,763	1,139,763
2037	900,000	229,172	1,129,172
2038	920,000	197,350	1,117,350
2039	935,000	164,738	1,099,738
2040	960,000	131,350	1,091,350
2041	980,000	97,100	1,077,100
2042	1,000,000	62,150	1,062,150
2043	480,000	35,950	515,950
2044	475,000	18,950	493,950
2045	315,000	5,250	320,250
	<u>\$ 19,455,000</u>	<u>\$ 8,209,279</u>	<u>\$ 27,664,279</u>

See accompanying auditors' report.

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**Harris County Municipal Utility District No. 531**  
**TSI-6. Change in Long-Term Bonded Debt**  
**February 29, 2020**

	Bond Issue			
	Series 2016	Series 2017 Road	Series 2018 Road	Series 2019
Interest rate	2.00% - 3.50%	2.00% - 4.00%	3.00% - 5.50%	2.00% - 4.50%
Dates interest payable	9/1; 3/1	9/1; 3/1	9/1; 3/1	9/1; 3/1
Maturity dates	9/1/17 - 9/1/41	9/1/19 - 9/1/43	9/1/20 - 9/1/44	9/1/20 - 9/1/44
Beginning bonds outstanding	\$ 7,710,000	\$ 4,120,000	\$ 2,690,000	\$ -
Bonds issued				3,800,000
Bonds retired	(200,000)	(165,000)		
Ending bonds outstanding	<u>\$ 7,510,000</u>	<u>\$ 3,955,000</u>	<u>\$ 2,690,000</u>	<u>\$ 3,800,000</u>
Interest paid during fiscal year	<u>\$ 239,000</u>	<u>\$ 137,575</u>	<u>\$ 109,275</u>	<u>\$ 90,732</u>
Paying agent's name and city All Series	<u>The Bank of New York Mellon Trust Company, N.A., Dallas, Texas</u>			

Bond Authority:	Water, Sewer, Drainage and Refunding Bonds	Park and Recreational and Refunding Bonds	Road and Refunding Bonds
	Amount Authorized by Voters	\$ 157,000,000	\$ 20,500,000
Amount Issued	(11,800,000)		(8,310,000)
Remaining To Be Issued	<u>\$ 145,200,000</u>	<u>\$ 20,500,000</u>	<u>\$ 42,690,000</u>

All bonds are secured with tax revenues. Bonds may also be secured with other revenues in combination with taxes.

Debt Service Fund cash and investment balances as of February 29, 2020:	<u>\$ 1,561,749</u>
Average annual debt service payment (principal and interest) for remaining term of all debt:	<u>\$ 1,106,571</u>

See accompanying auditors' report.

Series 2019 Road	Totals
2.00% - 4.50%	
9/1; 3/1	
9/1/20 - 9/1/44	
\$ -	\$ 14,520,000
1,500,000	5,300,000
	(365,000)
<u>\$ 1,500,000</u>	<u>\$ 19,455,000</u>
<u>\$ 14,950</u>	<u>\$ 591,532</u>

**Harris County Municipal Utility District No. 531**  
**TSI-7a. Comparative Schedule of Revenues and Expenditures - General Fund**  
**For the Last Five Fiscal Years**

	Amounts				
	2020	2019	2018	2017	2016
<b>Revenues</b>					
Water service	\$ 207,515	\$ 157,377	\$ 160,437	\$ 117,499	\$ 30,092
Sewer service	133,008	103,446	79,706	44,962	11,172
Property taxes	651,375	771,249	816,040	287,313	123,549
Penalties and interest	11,418	10,400	8,330	5,933	607
Regional Water Authority fees	353,174	228,053	177,155	102,630	15,776
Tap connection and inspection	86,509	74,282	180,276	236,748	119,640
Miscellaneous	4,220	28,844	5,605	6,433	4,580
Investment earnings	28,375	10,260	666	88	52
<b>Total Revenues</b>	<b>1,475,594</b>	<b>1,383,911</b>	<b>1,428,215</b>	<b>801,606</b>	<b>305,468</b>
<b>Expenditures</b>					
<b>Current service operations</b>					
Professional fees	179,216	178,818	118,874	114,012	159,612
Contracted services	177,060	139,939	176,460	133,963	114,366
Repairs and maintenance	234,930	198,384	226,259	178,293	131,738
Utilities	61,578	53,317	50,019	44,120	13,797
Regional Water Authority fees	334,291	219,551	161,895	110,082	26,992
Administrative	33,393	34,167	28,793	25,099	24,921
Other	11,556	11,114	4,650	11,869	6,718
Capital outlay	24,500				
<b>Total Expenditures</b>	<b>1,056,524</b>	<b>835,290</b>	<b>766,950</b>	<b>617,438</b>	<b>478,144</b>
<b>Revenues Over/(Under) Expenditures</b>	<b>\$ 419,070</b>	<b>\$ 548,621</b>	<b>\$ 661,265</b>	<b>\$ 184,168</b>	<b>\$ (172,676)</b>
<b>Total Active Retail Water Connections</b>	<b>434</b>	<b>372</b>	<b>313</b>	<b>217</b>	<b>106</b>
<b>Total Active Retail Wastewater Connections</b>	<b>419</b>	<b>357</b>	<b>299</b>	<b>204</b>	<b>98</b>

\*Percentage is negligible  
See accompanying auditors' report.

Percent of Fund Total Revenues

2020	2019	2018	2017	2016
14%	11%	11%	15%	10%
9%	7%	6%	6%	4%
44%	57%	57%	34%	40%
1%	1%	1%	1%	*
24%	16%	12%	13%	5%
6%	5%	13%	30%	40%
*	2%	*	1%	1%
2%	1%	*	*	*
100%	100%	100%	100%	100%

12%	13%	8%	14%	52%
12%	10%	12%	17%	37%
16%	14%	16%	22%	43%
4%	4%	4%	6%	5%
23%	16%	11%	14%	9%
2%	2%	2%	3%	8%
1%	1%	*	1%	2%
2%				
72%	60%	53%	77%	156%
28%	40%	47%	23%	(56%)



*Harris County Municipal Utility District No. 531*

*TSI-7b. Comparative Schedule of Revenues and Expenditures - Debt Service Fund*

*For the Last Four Fiscal Years*

	Amounts			
	2020	2019	2018	2017
Revenues				
Property taxes	\$ 1,227,596	\$ 1,063,988	\$ 396,923	\$ 85,417
Penalties and interest	11,941	16,826	17,563	425
Miscellaneous				10
Investment earnings	8,046	5,700	1,101	300
Total Revenues	<u>1,247,583</u>	<u>1,086,514</u>	<u>415,587</u>	<u>86,152</u>
Expenditures				
Tax collection services	28,717	23,055	25,518	8,890
Other	432	386	252	72
Debt service				
Principal	365,000	190,000	100,000	
Interest and fees	583,425	416,104	277,102	94,606
Total Expenditures	<u>977,574</u>	<u>629,545</u>	<u>402,872</u>	<u>103,568</u>
Revenues Over/(Under) Expenditures	<u>\$ 270,009</u>	<u>\$ 456,969</u>	<u>\$ 12,715</u>	<u>\$ (17,416)</u>

\*Percentage is negligible

See accompanying auditors' report.

Percent of Fund Total Revenues			
2020	2019	2018	2017
98%	97%	96%	100%
1%	2%	4%	*
			*
1%	1%	*	*
100%	100%	100%	100%
2%	2%	6%	10%
*	*	*	*
29%	17%	24%	
47%	38%	67%	110%
78%	57%	97%	120%
22%	43%	3%	(20%)

**Harris County Municipal Utility District No. 531**  
**TSI-8. Board Members, Key Personnel and Consultants**  
**For the Year Ended February 29, 2020**

Complete District Mailing Address: 3200 Southwest Freeway, Suite 2600, Houston, Texas 77027  
 District Business Telephone Number: (713) 860-6400  
 Submission Date of the most recent District Registration Form  
 (TWC Sections 36.054 and 49.054): February 10, 2020  
 Limit on Fees of Office that a Director may receive during a fiscal year: \$ 7,200  
 (Set by Board Resolution -- TWC Section 49.0600)

Names:	Term of Office (Elected or Appointed) or Date Hired	Fees of Office Paid *	Expense Reimburse- ments	Title at Year End
<b>Board Members</b>				
Paul White	6/16 to 5/20	\$ 1,500	\$ 472	President
Tanya Goytia	4/17 to 5/20	1,650	313	Vice President
Bradley Wojcik	5/18 to 5/22	1,800	319	Secretary
Shane Herzog	6/16 to 5/20	1,500	99	Assistant Secretary
Antoinette Hanson	5/18 to 8/19	450	108	Former Director
<b>Consultants</b>				
Allen Boone Humphries Robinson, LLP	8/2013	Amounts Paid		Attorney
<i>General legal fees</i>		\$ 122,349		
<i>Bond counsel</i>		155,423		
Environmental Development Partners, LLC	10/2013	164,530		Operator
Myrtle Cruz, Inc.	9/2013	19,755		Bookkeeper
Assessments of the Southwest, Inc.	9/2013	7,744		Tax Collector
Harris County Appraisal District	Legislation	13,096		Property Valuation
Perdue, Brandon, Fielder, Collins & Mott, LLP	3/2014	4,897		Delinquent Tax Attorney
LJA Engineering, Inc.	8/2013	96,384		Engineer
Sweitzer & Associates	1/2014			Landscape Architect
McGrath & Co., PLLC	Annual	25,250		Auditor
Masterson Advisors LLC	5/2018	116,837		Financial Advisor

\* *Fees of Office* are the amounts actually paid to a director during the District's fiscal year.  
 See accompanying auditors' report.