

**HARRIS COUNTY MUNICIPAL  
UTILITY DISTRICT NO. 500**  
(Harris County, Texas)

**OFFICIAL NOTICE OF SALE AND  
PRELIMINARY OFFICIAL STATEMENT**  
Dated: November 2, 2022

**\$14,440,000**  
**CONTRACT REVENUE BONDS**  
**(WATER, SEWER AND DRAINAGE FACILITIES)**  
**SERIES 2023**

**BIDS TO BE SUBMITTED: 9:00 A.M., Central Time**  
**Wednesday, December 7, 2022**

**BIDS TO BE PRESENTED: 12:00 P.M., Central Time**  
**Wednesday, December 7, 2022**



**Capital  
Markets**

**FINANCIAL ADVISOR**

This OFFICIAL NOTICE OF SALE does not alone constitute an invitation for bids on the Bonds but is merely notice of sale of the Bonds described herein. The invitation for bids is being made by means of this OFFICIAL NOTICE OF SALE, the PRELIMINARY OFFICIAL STATEMENT and the OFFICIAL BID FORM attached hereto. Information contained in this OFFICIAL NOTICE OF SALE is qualified in its entirety by the detailed information contained in the PRELIMINARY OFFICIAL STATEMENT.

**NEW ISSUE – Book-Entry-Only**

**OFFICIAL NOTICE OF SALE**

**\$14,440,000**

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**

(A Political Subdivision of the State of Texas  
Located in Harris County, Texas)

**CONTRACT REVENUE BONDS (WATER, SEWER AND DRAINAGE FACILITIES)  
SERIES 2023**

**Sealed Bids Due by: Wednesday, December 7, 2022, at 9:00 A.M., Central Time**

The Bonds are obligations solely of Harris County Municipal Utility District No. 500 (the “Master District” or the “District”) and are not obligations of the State of Texas, Harris County, the City of Houston or any entity other than the Master District.

**THE BONDS ARE NOT “QUALIFIED TAX-EXEMPT OBLIGATIONS” FOR FINANCIAL INSTITUTIONS”**

**THE SALE**

**Bonds Offered for Sale at Competitive Bidding . . .** The District is offering for sale \$14,440,000 Contract Revenue Bonds (Water, Sewer and Drainage Facilities), Series 2023 (the “Bonds”).

**Place and Time of Sale . . .** The Board of Directors of Harris County Municipal Utility District No. 500 (the “Master District” or the “District”) will publicly receive bids on up to \$14,440,000 Contract Revenue Bonds (Water, Sewer and Drainage Facilities), Series 2023 (the “Bonds”), on Wednesday, December 7, 2022, at 9:00 A.M., Central Time, at the offices of the District’s Financial Advisor, RBC Capital Markets, LLC, Attn: Loren Morales, 609 Main St., Suite 3600, Houston, Texas 77002. Any bid received after 9:00 A.M., Central Time, December 7, 2022, will not be accepted and will be returned unopened. At a Board of Directors meeting on Wednesday, December 7, 2022, at 12:00 P.M., Central Time, the Board will immediately take action to reject any and all bids or accept the bid resulting in the lowest net interest cost to the District. The meeting will be held at The Lakehouse, 10000 Towne Lake Parkway, Cypress, Texas 77433. Please consult the public notice for said meeting for details regarding public access or alternate meeting location. The District reserves the right to postpone the bond sale, if needed.

**Electronic Bidding Procedure . . .** Any prospective bidder that intends to submit an electronic bid must submit its electronic bid through the facilities of PARITY. Bidders must submit, prior to 9:00 A.M., Central Time, December 7, 2022, SIGNED Official Bid Forms, in duplicate, to Loren Morales, RBC Capital Markets, LLC, 609 Main St., Suite 3600, Houston, Texas, 77002. Subscription to i-Deal’s BIDCOMP Competitive Bidding System is required in order to submit an electronic bid. The District will neither confirm any subscription nor be responsible for the failure of any prospective bidder to subscribe. Electronic bids must be received via PARITY in the manner described below, prior to 9:00 A.M., Central Time, December 7, 2022.

Electronic bids must be submitted via PARITY in accordance with this Official Notice of Sale, until 9:00 A.M., Central Time, and no bid will be received after the time for receiving bids specified above. An electronic bid made through the facilities of PARITY shall be deemed an irrevocable offer to purchase the Bonds on the terms provided in the Official Notice of Sale, and shall be binding upon the bidder as if made by a signed, sealed bid delivered to the District. The District shall not be responsible for any malfunction or mistake made by, or as a result of the use of the facilities of, PARITY, the use of such facilities being the sole risk of the prospective bidder.

If any provisions of the Official Notice of Sale shall conflict with information provided by PARITY as the approved provider of electronic bidding services, this Official Notice of Sale shall control. Further information about PARITY, including any fee charged, may be obtained from i-Deal, 395 Hudson Street, New York, New York 10014, (212) 806-8304.

**For purposes of both the written bid process and the electronic bidding process, the time as maintained by PARITY shall constitute the official time.** For information purposes only, bidders are requested to state in their electronic bids the net effective interest rate to the District, as described under “CONDITIONS OF SALE – Basis of Award” below. All electronic bids shall be deemed to incorporate the provisions of this Official Notice of Sale and the Official Bid Form.

**Bids by Telephone . . .** Bidders must submit, prior to 9:00 A.M., Central Time, December 7, 2022, duplicate SIGNED Official Bid Forms to Loren Morales, RBC Capital Markets, LLC, 609 Main St., Suite 3600, Houston, Texas 77002 and submit their bid by telephone on the date of sale. The District will not accept bids submitted by facsimile.

Loren Morales of RBC Capital Markets, LLC will call telephone bidders who have submitted SIGNED Official Bid Forms prior to the date of the sale.

**Late Bids and Irregularities . . .** RBC Capital Markets, LLC is not authorized to receive and will not be responsible for the submission of any bids made after the time prescribed nor does the District or RBC Capital Markets, LLC assume any responsibility or liability with respect to any irregularities associated with the submission, transcription, delivery, or electronic transmission of any bid. The District reserves the right to waive any irregularity except time of bid.

**Award of Bonds . . .** The District will take action to award the Bonds or reject all bids promptly upon the Board of Directors reviewing and approving the bids. Upon awarding the Bonds, the District also will adopt the resolution authorizing issuance of the Bonds (the “Bond Resolution”) and will approve the Official Statement. Sale of the Bonds will be made subject to the terms, conditions and provisions of the Bond Resolution, to which reference is hereby made for all purposes, and subject to compliance with Texas Government Code § 2252.908 as more fully described below. The District reserves the right to reject any and all bids and to waive any irregularities, except the time of filing of the bids.

## THE BONDS

**Description of Bonds . . .** The Bonds will be dated and interest on the Bonds will accrue from January 12, 2023 (the “Date of Delivery”) and be payable June 1, 2023 and semiannually thereafter on each December 1 and June 1 (“Interest Payment Date”) until maturity or earlier redemption. The Bonds will be delivered to the Initial Purchaser (defined below) as one Bond for each maturity, in fully registered form, and may be exchanged for Bonds in the denomination of \$5,000 or any integral multiple thereof. Principal and semiannual interest will be paid by The Bank of New York Mellon Trust Company, N.A., Houston, Texas, the paying agent/registrar (the “Registrar” or “Paying Agent/Registrar”). Principal and redemption price of the Bonds will be payable to the registered owners (“Registered Owners”) at maturity or earlier redemption upon presentation and surrender to the Registrar. Interest on the Bonds will be payable by check or draft, dated as of the interest payment date, and mailed on each interest payment date by the Registrar to each registered owner of record as of the fifteenth day of the month next preceding each Interest Payment Date. The Bonds mature serially on December 1 in the years and amounts shown below.

Due (Dec. 1)	Principal Amount	Interest Rate	Due (Dec. 1)	Principal Amount	Interest Rate
2023	\$295,000	_____%	2036 <sup>(a)</sup>	\$570,000	_____%
2024	320,000	_____%	2037 <sup>(a)</sup>	600,000	_____%
2025	335,000	_____%	2038 <sup>(a)</sup>	630,000	_____%
2026	350,000	_____%	2039 <sup>(a)</sup>	660,000	_____%
2027	370,000	_____%	2040 <sup>(a)</sup>	695,000	_____%
2028	385,000	_____%	2041 <sup>(a)</sup>	730,000	_____%
2029 <sup>(a)</sup>	405,000	_____%	2042 <sup>(a)</sup>	765,000	_____%
2030 <sup>(a)</sup>	425,000	_____%	2043 <sup>(a)</sup>	805,000	_____%
2031 <sup>(a)</sup>	445,000	_____%	2044 <sup>(a)</sup>	845,000	_____%
2032 <sup>(a)</sup>	470,000	_____%	2045 <sup>(a)</sup>	885,000	_____%
2033 <sup>(a)</sup>	490,000	_____%	2046 <sup>(a)</sup>	930,000	_____%
2034 <sup>(a)</sup>	515,000	_____%	2047 <sup>(a)</sup>	975,000	_____%
2035 <sup>(a)</sup>	545,000	_____%			

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(a) Bonds maturing on December 1, 2029, and thereafter, shall be subject to optional redemption in whole or in part on December 1, 2028, or on any date thereafter, at a price equal to the principal amount thereof plus accrued interest.

**Redemption Provisions . . .** The District reserves the right, at its option, to redeem Bonds maturing on or after December 1, 2029, in whole or from time to time in part in integral multiples of \$5,000, on December 1, 2028, or on any date thereafter at a price of par from the most recent interest payment date to the date fixed for redemption. If less than all the Bonds are redeemed, the District shall determine the maturity or maturities and the amounts thereof to be redeemed in integral multiples of \$5,000 within a maturity. If less than all of the Bonds within a maturity are redeemed, the particular Bonds or portions thereof to be redeemed shall be selected by the Paying Agent/Registrar by method of random selection.

**Source and Security of Payment . . .** The Bonds will constitute valid and legally binding special obligations of the District, with principal and interest payable from and secured by separate obligations of the Participants to make certain pro-rata payments pursuant to the Master District Contract as defined in the Preliminary Official Statement.

**Other Terms and Covenants . . .** Other terms of the Bonds and various covenants of the District contained in the Bond Resolution are described in the Preliminary Official Statement, to which reference is made for all purposes.

**Municipal Bond Insurance and Ratings: . . .** The District has made application to Moody's Investor Services, Inc. ("Moody's") for an underlying rating on the Bonds and Moody's has assigned a rating of "A3." The District will pay the cost of the Moody's rating associated with the underlying rating of the Bonds. If the Initial Purchaser chooses to purchase municipal bond guaranty insurance on the Bonds, separate rating(s), including a rating by Moody's, may at the election of the Initial Purchaser be assigned to the Bonds based upon the understanding that upon delivery of the Bonds a guaranty insurance policy insuring the timely payment of the principal of and interest on the Bonds will be issued by the insurer.

Applications have been made for a commitment to issue a policy of municipal bond guaranty insurance on the Bonds. The purchase of such insurance, if available, and payment of all associated costs, including the premium charged by the insurer, and fees charged by any rating companies, will be at the option and expense of the Initial Purchaser. The Initial Purchaser understands, by submission of its bid, that the Initial Purchaser is solely responsible for the selection of any insurer and for all negotiations with (i) the insurer as to the premium to be paid, and (ii) the insurer and any and all rating companies as to selection of such rating companies, the ratings to be assigned to the Bonds as a consequence of the issuance of the municipal bond guaranty insurance policy, and the payment of fees in connection with such ratings as is described above. See "GENERAL CONSIDERATIONS – Municipal Bond Rating And Insurance."

## **CONDITIONS OF SALE**

**Types of Bids and Interest Rates . . .** The Bonds will be sold in one block, all or none, and no bid of less than 97% of par value to the date of delivery will be considered. Bidders must specify the rate or rates of interest the Bonds will bear, but no bid which results in a net effective interest rate, as defined by Chapter 1204, Texas Government Code (the IBA method), of more than 5.941% will be considered (more than two percent points (2%) above the highest "20 Bond Index" as reported by the "Bond Buyer" during the thirty (30) day period prior to the date of this OFFICIAL NOTICE OF SALE). The difference between the highest interest rate bid and the lowest interest rate bid shall not exceed 3%. Interest rates must be in multiples of 1/8 or 1/20 of 1%. Any number of interest rates and rate changes may be named, but graduating or declining interest rates within a maturity, split interest rates within a maturity, or supplemental or zero interest rates will not be acceptable. No bid generating a cash premium greater than \$5,000 will be accepted.

**Serial Bonds and/or Term Bonds . . .** Bidders have the option of specifying that the principal amount of the Bonds payable in any two or more consecutive years may, in lieu of maturing in each of such years, be combined into one or more term bonds. Term bonds may be used for any of the maturities in the years 2029 through 2047, both inclusive.

In the event that bidders choose to specify one or more term bonds, such term bonds will be subject to mandatory redemption by the District prior to their scheduled maturities on December 1 in the years and in the amounts set forth in the maturity schedule of the serial bonds. The term bonds, along with the serial bonds maturing on and after December 1, 2029, will be subject to optional redemption on December 1, 2028, or any date thereafter, in whole or from time to time in part, at a price of par from the most recent interest payment date to the date fixed for redemption.

**Basis of Award . . .** For the purpose of awarding sale of the Bonds, the total interest cost of each bid will be computed by determining, at the interest rate or rates specified, the total dollar value of all interest on the Bonds from the date thereof to their respective maturities and adding thereto the dollar amount of the discount bid, if any, or deducting therefrom the premium bid, if any. The District reserves the right to reject any or all bids and to waive any and all irregularities except time of filing. Subject to such rights, the Bonds will be awarded to the bidder whose bid, based on the above computation, produces the lowest net effective interest rate to the District, subject to compliance with Texas Government Code § 2252.908. In the event of mathematical discrepancies between the interest rate or rates and the interest rate cost determined therefrom, as both appear on the Official Bid Form, the bid will be solely governed by the interest rates shown on the Official Bid Form.

**Good Faith Deposit . . .** Each bid must be accompanied by a bank cashier's check payable to the order of "Harris County Municipal Utility District No. 500," in the amount of \$288,800 which is 2% of the principal amount of the Bonds. The check will be considered as a Good Faith Deposit, and the check of the successful bidder (the "Initial Purchaser") will be retained uncashed by the District until the Bonds are delivered. No interest will be paid on the Good Faith Deposit. Upon payment for and delivery of the Bonds in immediately available funds, the Good Faith Deposit will be returned uncashed to the Initial Purchaser. If the Initial Purchaser should fail or refuse to make payment for or accept delivery of the Bonds in accordance with its bid, then the check will be cashed and accepted by the District as full and complete liquidated damages. Such check may accompany the Official Bid Form or it may be submitted separately. If submitted separately, it shall be made available to the District prior to the opening of the bids and shall be accompanied by instructions from the bank on which it is drawn which authorize its use as a Good Faith Deposit. The checks of the unsuccessful bidders will be returned immediately after bids are opened and sale of the Bonds has been awarded.

**Provision of Texas Ethics Commission Form 1295 ("TEC Form 1295") by Bidders. . .** Effective January 1, 2016, pursuant to Texas Government Code § 2252.908 (the "Interested Party Disclosure Act" or the "Act"), the District may not award the Bonds to a bidder unless the bidder, and each syndicate member listed on the Official Bid Form, unless such bidder or syndicate member is exempt from such requirements pursuant to Texas Government Code §2252.908(c)(4), have provided to the District a completed and signed TEC Form 1295 which has been assigned a certificate number by the Texas Ethics Commission (the "TEC"). Pursuant to the rules prescribed by the TEC, the TEC Form 1295 must be completed online through the TEC's website, assigned a certificate number, printed, signed, and provided to the District. The TEC Form 1295 may accompany the Official Bid Form or may be submitted separately, but must be provided to the District prior to the time prescribed for the award of the Bonds. The TEC Form 1295 may be provided to the District electronically, however, the original signed TEC Form 1295 complete with certificate number must be physically delivered to the District within two business days of the award. Following the award of the Bonds, the District will notify the TEC of the receipt of each completed TEC Form 1295. The District reserves the right to reject any bid that does not comply with the requirements prescribed herein or to waive any such requirements. For purposes of completing the TEC Form 1295, the entity's name is "Harris County Municipal Utility District No. 500" and the contract ID number is HCMUD500 – S2023 – B. Neither the District nor its consultants have the ability to verify the information included in a TEC Form 1295, and neither have an obligation nor undertake responsibility for advising any bidder with respect to the proper completion of the TEC Form 1295. Consequently, an entity intending to bid on the Bonds should consult its own advisors to the extent it deems necessary and be prepared to submit the completed form promptly upon notification from the District that its bid is the apparent winning bid.

**Compliance with laws prohibiting contracts with certain companies...** The District will not award the Bonds to a bidder unless the bidder verifies on behalf of itself and each syndicate member listed on the Official Bid Form that, to the extent the Official Bid Form represents a contract for goods or services within the meaning of Section 2271.002 of the Texas Government Code, as amended, solely for purposes of Chapter 2271 of the Texas Government Code, and except to the extent otherwise required by applicable federal law, at the time of execution and delivery of its bid and through the delivery date of the Bonds, neither the bidder nor a syndicate member listed on the Official Bid Form is a Company<sup>1</sup> that boycotts or will boycott Israel. The terms "boycotts Israel" and "boycott Israel" as used in this paragraph have the meaning assigned to the term "boycott Israel" in Section 808.001 of the Texas Government Code, as amended.

Additionally, the District will not award the Bonds to a bidder unless the bidder certifies that, to the extent the Official Bid Form represents a governmental contract within the meaning of Section 2252.151 of the Texas Government Code, as amended, solely for purposes of Chapter 2252 of the Texas Government Code, and except to the extent otherwise required by applicable federal law, at the time of execution and delivery of its bid, neither the bidder nor a syndicate member listed on the Official Bid Form is a Company<sup>2</sup> (i) that engages in business with Iran, Sudan, or any foreign terrorist organization as described in Chapter 2270 of the Texas Government Code, or Subchapter F of Chapter 2252 of the Texas Government Code, or (ii) listed by the Texas Comptroller of Public Accounts under Section 2270.0201 or 2252.153 of the Texas Government Code. The term "foreign terrorist organization" as used in this paragraph has the meaning assigned to such term in Section 2252.151 of the Texas Government Code.

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<sup>1</sup> "Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or business associations that exists to make a profit, but does not mean a sole proprietorship.

<sup>2</sup> "Company" means a sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, limited liability company, or other entity or business association whose securities are publicly traded, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or business associations, that exists to make a profit.

Additionally, the District will not award the Bonds to a bidder unless the bidder verifies on behalf of itself and each syndicate member listed on the Official Bid Form that, to the extent the Official Bid Form represents a contract for goods or services within the meaning of Section 2274.002 of the Texas Government Code (as added by Senate Bill 13, 87th Texas Legislature, Regular Session), as amended, solely for purposes of Chapter 2274 of the Texas Government Code, and except to the extent otherwise required by applicable Texas or federal law, at the time of execution and delivery of its bid and through the delivery date of the Bonds, neither the bidder nor a syndicate member listed on the Official Bid Form is a Company1 that boycotts or will boycott energy companies. The terms “boycotts energy companies” and “boycott energy companies” shall have the meaning assigned to the term “boycott energy company” in Section 809.001 of the Texas Government Code, as amended.

Additionally, the District will not award the Bonds to a bidder unless the bidder verifies on behalf of itself and each syndicate member listed on the Official Bid Form that, to the extent the Official Bid Form represents a contract for the purchase of goods or services within the meaning of Section 2274.002 of the Texas Government Code (as added by Senate Bill 19, 87th Texas Legislature, Regular Session, "SB 19"), as amended, solely for purposes of Chapter 2274 of the Texas Government Code, and except to the extent otherwise required by applicable Texas or federal law, at the time of execution and delivery of its bid and through the delivery date of the Bonds, neither the bidder nor a syndicate member listed on the Official Bid Form is a Company1 that has a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association or will discriminate against a firearm entity or firearm trade association. The term “discriminates against a firearm entity or firearm trade association” as used in this paragraph has the meaning assigned to the term “discriminate against a firearm entity or firearm trade association” in Section 2274.001(3) of the Texas Government Code (as added by SB 19).

**Competitive Bidding and Certificate of Underwriter . . .** In the event that the District does not receive sufficient qualified bids to satisfy the competitive sale requirements of Treasury Regulation § 1.148-1(f)(3)(i), allowing the District to treat the reasonably expected initial offering price to the public as of the sale date as the issue price of the Bonds, the "hold-the-offering-price rule" shall apply, which will allow the District to treat the initial offering price to the public of each maturity as of the sale date as the issue price of that maturity (the "hold-the-offering-price rule"). So long as the hold-the-offering-price rule applies to any maturity of the Bonds, the Underwriter will neither offer nor sell that maturity to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following: (i) the date on which the Underwriter has sold at least 10 percent of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public or (b) the close of the fifth business day after the sale date. The Underwriter agrees to promptly report to the District's financial advisor when it has sold 10 percent of a maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public if that occurs prior to the close of the fifth business day after the sale date. Alternative Certificates of Underwriter are attached for use (I) when the competitive sale requirements of Treasury Regulation § 1.148-1(f)(3)(i) are met and (II) when such requirements are not met.

**Contracting Information . . .** The District will not award the Bonds to a bidder unless the bidder verifies on behalf of itself and each syndicate member listed on the Official Bid Form that, to the extent the Official Bid Form represents a contract for goods or services within the meaning of Section 552.371 of the Texas Government Code, as amended, the bidder and each syndicate member listed on the Official Bid Form will (i) preserve all contracting information related to the bid as provided by the records retention requirements applicable to the District through the delivery date of the Bonds, (ii) promptly provide to the District any contracting information related to the bid that is in the custody or possession of the bidder or any syndicate member on request of the District, and (iii) upon delivery of the Bonds to the bidder, either (a) provide at no cost to the District all contracting information related to the bid that is in the custody or possession of the bidder or any syndicate member or (b) preserve the contracting information related to the bid as provided by the records retention requirements applicable to the District. The term “contracting information” as used in this paragraph has the meaning assigned to such term in Section 552.003 of the Texas Government Code.

**Rule G-36 Requirements . . .** It is the responsibility of the Initial Purchaser to comply with the Municipal Securities Rule Making Board’s Rule G-36 within the required time frame.

## OFFICIAL STATEMENT

By accepting the winning bid, the District agrees to the following representations and covenants to assist the Initial Purchaser in complying with Rule 15c2-12 of the Securities and Exchange Commission ("SEC").

**Final Official Statement . . .** The District has prepared the accompanying Preliminary Official Statement for dissemination to potential purchasers of the Bonds, but will not prepare any other document or version for such purpose, except as described below. The District will be responsible for completing the Official Statement by inserting the interest rates bid, the purchase price bid, any ratings assigned to the Bonds (if not currently included), the purchase of municipal bond insurance and the initial public offering yields as set forth in the Official Bid Form, or otherwise supplied by the Initial Purchaser, and for preparing and inserting the final debt service schedule. The District does not intend to amend or supplement the Official Statement otherwise, except to take into account certain subsequent events, if any, as described below. Accordingly, the District deems the accompanying Preliminary Official Statement to be final as of its date, within the meaning of SEC Rule 15c2-12(b)(1), except for the omission of the foregoing items.

**Changes to Official Statement . . .** If, subsequent to the date of the Official Statement, the District learns, through the ordinary course of business and without undertaking any investigation or examination for such purposes, or is notified by the Initial Purchaser, of any adverse event which causes any of the key representations in the Official Statement to be materially misleading, the District will promptly prepare and supply to the Initial Purchaser a supplement to the Official Statement which corrects such representation to the reasonable satisfaction of the Initial Purchaser, unless the Initial Purchaser elects to terminate its obligation to purchase the Bonds as described below. See "DELIVERY OF THE BONDS AND ACCOMPANYING DOCUMENTS - Conditions to Delivery." The obligation of the District to do so will terminate when the District delivers the Bonds to the Initial Purchaser, unless the Initial Purchaser notifies the District that less than all of the Bonds have been sold to ultimate customers on or before such date, in which case the obligation will extend for an additional period of time (but not for more than 90 days after the sale date) until all of the Bonds have been sold to ultimate customers.

**Delivery of Official Statements . . .** The District shall furnish to the Initial Purchaser (and to each participating Initial Purchaser of the Bonds, within the meaning of SEC Rule 15c2-12(a), designated by the Initial Purchaser), within seven (7) business days after the sale date, the aggregate number of Official Statements specified in the winning bid. The District also shall furnish to the Initial Purchaser a like number of any supplements or amendments approved and authorized for distribution by the District for dissemination to potential purchasers of the Bonds, as well as such additional copies of the Official Statement or any such supplements or amendments as the Initial Purchaser may request prior to the 90th day after the end of the underwriting period described in SEC Rule 15c2-12(f)(2). The District shall pay the expense of preparing the number of copies of the Official Statement specified in the winning bid and an equal number of any supplements or amendments issued on or before the delivery date, but the Initial Purchaser shall pay for all other copies of the Official Statement or any supplement or amendment thereto.

**Continuing Disclosure . . .** The District will agree in the Bond Resolution to provide certain periodic information and notices of certain specified events in accordance with Rule 15c2-12, as described in the Preliminary Official Statement under "CONTINUING DISCLOSURE OF INFORMATION." The Initial Purchaser's obligation to accept and pay for the Bonds is conditioned upon delivery to the Initial Purchaser of the certified copy of the Bond Resolution containing the agreement described under such heading. During the last five years, the District has complied in all material respects with its previous continuing disclosure undertakings made in accordance with SEC Rule 15c2-12.

## DELIVERY OF THE BONDS AND ACCOMPANYING DOCUMENTS

**Initial Delivery of Initial Bonds . . .** Delivery will be accomplished by the issuance of one initial bond for each maturity (collectively called the "Initial Bonds" or sometimes called the "Bonds"), either in typed or printed form, in the aggregate principal amount of \$14,440,000, payable to Cede & Co., manually signed by the President or Vice President and Secretary or Assistant Secretary of the Board, approved by the Attorney General of Texas, and registered and manually signed by an authorized representative of the Comptroller of Public Accounts of the State of Texas. Unless otherwise agreed with the Initial Purchaser, delivery of the Initial Bonds will be made at the corporate trust office of the Paying Agent/Registrar in Dallas, Texas. Payment for the Initial Bonds must be made in immediately available funds for unconditional credit to the District, or as otherwise directed by the District. The Initial Purchaser will be given three (3) business days' notice of the time fixed for delivery of the Initial Bonds. It is anticipated that initial delivery can be made on or about January 12, 2023, and subject to the aforesaid notice, it is understood and agreed that the Initial Purchaser will accept delivery of and make payment for the Initial Bonds by 9:00 A.M., Central Time, on January 12, 2023 or thereafter on the date the Initial Bonds are tendered for delivery, up to February 13, 2023. If for any reason the District is unable to make delivery on or before February 13, 2023, then the District

immediately shall contact the Initial Purchaser and offer to allow the Initial Purchaser to extend its offer for an additional thirty (30) calendar days. If the Initial Purchaser does not elect to extend its offer within six (6) calendar days thereafter, then the Good Faith Deposit will be returned, and both the District and the Initial Purchaser shall be relieved of any further obligation.

**Delivery of Exchange Bonds . . .** Upon presentment of the Initial Bonds and upon payment for the Initial Bonds at the time of the Initial Delivery, the Paying Agent/Registrar shall cancel the Initial Bonds and deliver the exchange Bonds in denominations of \$5,000 or any integral multiple of \$5,000 for any one maturity registered in the name of Cede & Co. through the Book-Entry-Only System of the DTC. It is understood that all costs and expenses for the shipping, packing, insuring and delivery of the exchange Bonds shall be borne by the Initial Purchaser if the Initial Purchaser requests delivery of the exchange Bonds at any location other than the corporate trust office of the Paying Agent/Registrar.

**CUSIP Numbers . . .** It is anticipated that CUSIP identification numbers will be printed on the Bonds, but neither the failure to print such number on any Bond nor any error with respect thereto shall constitute cause for a failure or refusal by the Initial Purchaser to accept delivery of and pay for the Bonds in accordance with the terms of this OFFICIAL NOTICE OF SALE. CUSIP identification numbers will be made available to the Initial Purchaser at the time the Bonds are awarded or as soon thereafter as practicable. The CUSIP Service Bureau charge for the assignment of the numbers shall be the responsibility of and shall be paid by the Initial Purchaser.

**Conditions to Delivery . . .** The Initial Purchaser's obligation to accept delivery of and pay for the Bonds is subject to the issuance of the legal opinion of the Attorney General of Texas as to the legality of the Bonds, and the legal opinion of Allen Boone Humphries Robinson LLP ("Bond Counsel"), the No-Litigation Certificate, and the non-occurrence of the events indicated under "No Material Adverse Change" all as described below.

**Legal Opinions . . .** The District will furnish without cost to the Initial Purchaser a transcript of certain certified proceedings incident to the issuance and authorization of the Bonds, including a certified copy of the unqualified approving legal opinion of the Attorney General of Texas, as recorded in the Bond Register of the Comptroller of Public Accounts of the State of Texas, to the effect that the Bonds are valid and binding special obligations of the District, payable from the Water, Sewer and Drainage Pledged Revenues as defined in the Preliminary Official Statement, and, based upon an examination of such transcript, the approving legal opinion of Bond Counsel to a like effect and to the effect that, under existing law, interest on the bonds is excludable from gross income for federal income tax purposes and interest on the Bonds is not subject to the alternative minimum tax on individuals; however, such interest is taken into account in determining the annual adjusted financial statement income of applicable corporations for the purpose of determining the alternative minimum tax imposed on corporations for tax years beginning after December 31, 2022.

**No-Litigation Certificate . . .** The District will furnish the Initial Purchaser a certificate executed by both the President or Vice President and Secretary or Assistant Secretary of the Board, 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, the Master District Contract, the levy and/or collection of the funds from which the Bonds are payable, or the organization or boundaries of the District or the title of the offices thereof to their respective offices.

**No Material Adverse Change . . .** The obligation of the District to deliver the Bonds and of the Initial Purchaser to accept delivery of and pay for the Bonds are subject to the condition that to the time of delivery of and receipt of payment for the Bonds, there shall have been no material adverse change in the conditions of the District (financial or otherwise) from those set forth in or contemplated by the PRELIMINARY OFFICIAL STATEMENT, as it may have been supplemented or amended through the date of sale.

## **GENERAL CONSIDERATIONS**

**Book-Entry-Only System . . .** The District intends to utilize the Book-Entry-Only System of the DTC. See "BOOK-ENTRY-ONLY SYSTEM" in the Preliminary Official Statement.

**Future Registration . . .** In the event the Book-Entry-Only System should be discontinued, the Bonds may be transferred, registered and exchanged only on the registration books of the Paying Agent/Registrar, and such registration shall be at the expense of the District, although the District or the Paying Agent/Registrar may require payment of a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with any transfer or exchange of any Bond. A Bond may be transferred or exchanged upon surrender to the Paying Agent/Registrar accompanied by a written instrument of transfer acceptable to the Paying Agent/Registrar duly executed by the registered owner thereof or his attorney duly authorized in writing. Upon surrender for transfer of any Bond to the Paying Agent/Registrar, the Paying Agent/Registrar shall authenticate and deliver, in the name of the designated transferee or transferees, one or more new Bonds of the same stated maturity and of any authorized denomination and of a like aggregate principal amount.



**Investment Considerations . . .** The Bonds involve certain Investment Considerations. Prospective bidders are urged to examine carefully the entire Preliminary Official Statement, made a part hereof, with respect to the investment security of the Bonds. Particular attention should be given to the information set forth therein under the caption "INVESTMENT CONSIDERATIONS."

**Reservation of Rights . . .** The District reserves the right to reject any and all bids and to waive any and all irregularities except time of filing.

**Not an Offer to Sell . . .** This Official Notice of Sale does not alone constitute an offer to sell the Bonds but is merely notice of sale of the Bonds. The invitation for bids on the Bonds is being made by means of this Official Notice of Sale, the Preliminary Official Statement and the Official Bid Form.

**Municipal Bond Rating and Insurance . . .** The District has made application to Moody's Investor Services, Inc. ("Moody's") for an underlying rating on the Bonds and Moody's has assigned a rating of "A3." The District will pay the cost of the Moody's rating associated with the underlying rating of the Bonds. If the Initial Purchaser chooses to purchase municipal bond guaranty insurance on the Bonds, separate rating(s), including a rating by Moody's, may at the election of the Initial Purchaser be assigned to the Bonds based upon the understanding that upon delivery of the Bonds a guaranty insurance policy insuring the timely payment of the principal of and interest on the Bonds will be issued by the insurer.

Applications have been made for a commitment to issue a policy of municipal bond guaranty insurance on the Bonds. The purchase of such insurance, if available, and payment of all associated costs, including the premium charged by the insurer, and fees charged by any rating companies, will be at the option and expense of the Initial Purchaser. The Initial Purchaser understands, by submission of its bid, that the Initial Purchaser is solely responsible for the selection of any insurer and for all negotiations with (i) the insurer as to the premium to be paid, and (ii) the insurer and any and all rating companies as to selection of such rating companies, the ratings to be assigned to the Bonds as a consequence of the issuance of the municipal bond guaranty insurance policy, and the payment of fees in connection with such ratings as is described above.

**Registration and Qualification of Bonds for Sale . . .** The offer and sale of the Bonds have not been registered or qualified under the Securities Act of 1933, as amended, or under the Securities Act of Texas in reliance upon the exemptions provided thereunder; nor have the Bonds been registered or qualified under the securities acts of any other jurisdiction. The District assumes no responsibility for registration or qualification of the Bonds under the securities laws of any jurisdiction in which the Bonds may be sold, assigned, pledged, hypothecated or otherwise transferred. This disclaimer of responsibility for registration or qualification for the 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. By submission of its bid, the Initial Purchaser represents that the sale of the Bonds in states other than the State of Texas will be made pursuant to exemptions from registration or qualification, or where necessary, the Initial Purchaser will register the Bonds in accordance with the securities laws of the state in which the Bonds are offered or sold. The District agrees to cooperate with the Initial Purchaser, at the Initial Purchaser's written request and expense, in registering or qualifying the Bonds or obtaining an exemption from registration or qualification (other than filing a consent to service of process in such state), in any state where such action is necessary.

**Additional Copies of Documents . . .** Additional copies of this Official Notice of Sale, the Preliminary Official Statement and the Official Bid Form may be obtained from the Financial Advisor, RBC Capital Markets, LLC, 609 Main Street, Suite 3600, Houston, TX 77002.

Joanne E. Quintero, Vice President  
Board of Directors  
Harris County Municipal  
Utility District No. 500

## OFFICIAL BID FORM

President and Board of Directors  
Harris County Municipal Utility District No. 500  
c/o Allen Boone Humphries Robinson LLP  
3200 Southwest Freeway, Suite 2600  
Houston, Texas 77027

Members of the Board:

We have read in detail the Official Notice of Sale and Preliminary Official Statement of Harris County Municipal Utility District No. 500 (the "District") relating to its \$14,440,000 Contract Revenue Bonds (Water, Sewer and Drainage Facilities), Series 2023 (the "Bonds"), which by reference are made a part hereof. We recognize the special investment risks involved in these securities, and have made such inspections and investigations as we deem necessary in order to evaluate the investment quality of the Bonds. Accordingly, we offer to purchase the District's legally issued Bonds, upon the terms and conditions set forth in the Bond Resolution, the Official Notice of Sale and the Preliminary Official Statement, for a cash price of \$\_\_\_\_\_ (which represents \_\_\_\_\_% of the principal amount thereof) to the date of delivery of the Bonds to us, provided such Bonds mature December 1 and bear interest in each year at the following rates:

Due (Dec. 1)	Principal Amount	Interest Rate	Due (Dec. 1)	Principal Amount	Interest Rate
2023	\$295,000	_____ %	2036 <sup>(a)</sup>	\$570,000	_____ %
2024	320,000	_____ %	2037 <sup>(a)</sup>	600,000	_____ %
2025	335,000	_____ %	2038 <sup>(a)</sup>	630,000	_____ %
2026	350,000	_____ %	2039 <sup>(a)</sup>	660,000	_____ %
2027	370,000	_____ %	2040 <sup>(a)</sup>	695,000	_____ %
2028	385,000	_____ %	2041 <sup>(a)</sup>	730,000	_____ %
2029 <sup>(a)</sup>	405,000	_____ %	2042 <sup>(a)</sup>	765,000	_____ %
2030 <sup>(a)</sup>	425,000	_____ %	2043 <sup>(a)</sup>	805,000	_____ %
2031 <sup>(a)</sup>	445,000	_____ %	2044 <sup>(a)</sup>	845,000	_____ %
2032 <sup>(a)</sup>	470,000	_____ %	2045 <sup>(a)</sup>	885,000	_____ %
2033 <sup>(a)</sup>	490,000	_____ %	2046 <sup>(a)</sup>	930,000	_____ %
2034 <sup>(a)</sup>	515,000	_____ %	2047 <sup>(a)</sup>	975,000	_____ %
2035 <sup>(a)</sup>	545,000	_____ %			

- (a) Bonds maturing on December 1, 2029, and thereafter, shall be subject to optional redemption in whole or in part on December 1, 2028, or on any date thereafter, at a price equal to the principal amount thereof plus accrued interest.

Our calculation (which is not a part of this bid) of the interest cost from the above bid is:

Total Interest Cost.....	\$ _____
Plus: Cash Discount .....	\$ _____
Net Interest Cost .....	\$ _____
Net Effective Interest Rate .....	_____ %

Of such principal maturities set forth above, we have created term bonds as indicated in the following table (which may include multiple term bonds, one term bond, or no term bonds if none is indicated.) For those years which have been combined into a term bond, the principal amount shown in the table above shall be the mandatory sinking fund redemption amounts in such years. The term bonds created are as follows:

Term Bond Maturity Date (December 1)	First Year of Mandatory Redemption	Principal Amount of Term Bonds	Interest Rate
_____	_____	\$ _____	_____ %
_____	_____	_____	_____ %
_____	_____	_____	_____ %
_____	_____	_____	_____ %

The initial and definitive bonds shall be registered in the name of Cede & Co. and delivered through the Book-Entry-Only System of the Depository Trust Company.

Cashier's Check No. \_\_\_\_\_, issued by \_\_\_\_\_ Bank, \_\_\_\_\_, Texas and payable to your order in the amount of \$288,800 (is attached hereto) (has been made available to you prior to the opening of this bid) as the Good Faith Deposit for disposition in accordance with the terms and conditions set forth in the Official Notice of Sale. Should we fail or refuse to make payment for the Bonds in accordance with the terms and conditions of such Official Notice of Sale, such check shall be cashed and the proceeds retained as complete liquidated damages against us. We hereby represent that sale of the Bonds in states other than Texas will be made only pursuant to exemptions from registration or qualification and that, where necessary, we will register or qualify the Bonds in accordance with the securities laws of the states in which the Bonds are offered or sold.

The District may not accept this bid until it has received from the bidder a completed and signed TEC Form 1295, unless the bidder is exempt from such requirements pursuant to Texas Government Code §2252.908(c)(4), complete with a certificate number assigned by the Texas Ethics Commission ("TEC"), pursuant to Texas Government Code §2252.908 and the rules promulgated thereunder by the TEC. The undersigned understands that failure to provide said form complete with a certificate number assigned by the TEC as provided for in the Official Notice of Sale will result in a non-conforming bid and will prohibit the District from considering this bid for acceptance.

By executing this Official Bid Form, the bidder represents and verifies that, to the extent this Official Bid Form represents a contract for goods or services within the meaning of Section 2271.002 of the Texas Government Code, as amended, solely for purposes of Chapter 2271 of the Texas Government Code, and except to the extent otherwise required by applicable federal law, at the time of execution and delivery of its bid and through the delivery date of the Bonds, neither the bidder nor a syndicate member listed on the Official Bid Form is a Company<sup>1</sup> that boycotts or will boycott Israel. The terms "boycotts Israel" and "boycott Israel" as used in this paragraph have the meaning assigned to the term "boycott Israel" in Section 808.001 of the Texas Government Code, as amended.

Additionally, by executing this Official Bid Form, the bidder also represents and certifies that, to the extent the Official Bid Form represents a governmental contract within the meaning of Section 2252.151 of the Texas Government Code, as amended, solely for purposes of Chapter 2252 of the Texas Government Code, and except to the extent otherwise required by applicable federal law, at the time of execution and delivery of its bid, neither the bidder nor a syndicate member listed on the Official Bid Form is a Company<sup>2</sup> (i) that engages in business with Iran, Sudan, or any foreign terrorist organization as described in Chapter 2270 of the Texas Government Code, or Subchapter F of Chapter 2252 of the Texas Government Code, or (ii) listed by the Texas Comptroller of Public Accounts under Section 2270.0201 or 2252.153 of the Texas Government Code. The term "foreign terrorist organization" as used in this paragraph has the meaning assigned to such term in Section 2252.151 of the Texas Government Code. The undersigned agrees to execute, at the request of the District, further written certifications as may be necessary or convenient for the District to establish compliance with these laws.

Additionally, by executing this Official Bid Form, the bidder also represents and verifies that, to the extent this Official Bid Form represents a contract for goods or services within the meaning of Section 2274.002 of the Texas Government Code (as added by Senate Bill 13, 87th Texas Legislature, Regular Session), as amended, solely for purposes of Chapter 2274 of the Texas Government Code, and except to the extent otherwise required by applicable Texas or federal law, at the time of execution and delivery of its bid and through the delivery date of the Bonds, neither the bidder nor a syndicate member listed on the Official Bid Form is a Company<sup>1</sup> that boycotts or will boycott energy companies. The terms "boycotts energy companies" and "boycott energy companies" as used in this paragraph have the meaning assigned to the term "boycott energy company" in Section 809.001 of the Texas Government Code, as amended.

Additionally, by executing this Official Bid Form, the bidder also represents and verifies that, to the extent this Official Bid Form represents a contract for the purchase of goods or services within the meaning of Section 2274.002 of the Texas Government Code (as added by Senate Bill 19, 87th Texas Legislature, Regular Session, "SB 19"), as amended, solely for purposes of Chapter 2274 of the Texas Government Code, and except to the extent otherwise required by applicable Texas or federal law, at the time of execution and delivery of its bid and through the delivery date of the Bonds, neither the bidder nor a syndicate member listed on the Official Bid Form is a Company<sup>1</sup> that has a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association or will discriminate against a firearm entity or firearm trade association. The term "discriminates against a firearm entity or firearm trade association" as used in this paragraph has the meaning assigned to the term "discriminate against a firearm entity or firearm trade association" in Section 2274.001(3) of the Texas Government Code (as added by SB 19).

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<sup>1</sup> "Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or business associations that exists to make a profit, but does not mean a sole proprietorship.

<sup>2</sup> "Company" means a sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, limited liability company, or other entity or business association whose securities are publicly traded, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or business associations, that exists to make a profit.

The undersigned agrees to complete, execute and deliver to the District, by the Date of Delivery of the Bonds, a certificate relating to the "issue price" of the Bonds in the form accompanying the Official Notice of Sale.

The undersigned agrees to execute, at the request of the District, further written certifications as may be necessary or convenient for the District to establish compliance with these laws. We agree to make payment for the Initial Bond in immediately available funds at the offices of The Bank of New York Mellon Trust Company, N.A., in Houston, Texas, not later than 9:00 A.M. Central Time, on January 12, 2023, or thereafter on the date the Bonds are tendered for delivery pursuant to the terms set forth in the Official Notice of Sale.

(Syndicate members, if any)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Respectfully submitted,

By:

\_\_\_\_\_  
\_\_\_\_\_  
Authorized Representative

#### **ACCEPTANCE CLAUSE**

The above and foregoing bid is hereby accepted by Harris County Municipal Utility District No. 500 this \_\_\_\_ day of \_\_\_\_, 2022.

ATTEST:

\_\_\_\_\_  
Secretary, Board of Directors

\_\_\_\_\_  
President, Board of Directors

# **CERTIFICATE OF INITIAL PURCHASER – FEDERAL INCOME TAX COMPETITIVE BIDDING REQUIREMENTS MET**

The undersigned hereby certifies as follows with respect to the sale of \$14,440,000 Harris County Municipal Utility District No. 500 Contract Revenue Bonds (Water, Sewer and Drainage Facilities), Series 2023 (the “Bonds”):

1. The undersigned is the initial purchaser or the manager of the syndicate of initial purchasers (the “Initial Purchaser”) that has purchased the Bonds from Harris County Municipal Utility District No. 500 (the “District”) at competitive sale.
2. The Initial Purchaser was not given the opportunity to review other bids prior to submitting its bid, and the bid submitted by the Initial Purchaser constituted a firm bid to purchase the Bonds.
3. As of the sale date, the reasonably expected initial offering prices of the Bonds to the public by the Initial Purchaser (expressed as a percentage of principal amount and exclusive of accrued interest) is as set forth below:

Due (Dec. 1)	Principal Amount	Interest Rate	Due (Dec. 1)	Principal Amount	Interest Rate
2023	\$295,000	_____ %	2036 <sup>(a)</sup>	\$570,000	_____ %
2024	320,000	_____ %	2037 <sup>(a)</sup>	600,000	_____ %
2025	335,000	_____ %	2038 <sup>(a)</sup>	630,000	_____ %
2026	350,000	_____ %	2039 <sup>(a)</sup>	660,000	_____ %
2027	370,000	_____ %	2040 <sup>(a)</sup>	695,000	_____ %
2028	385,000	_____ %	2041 <sup>(a)</sup>	730,000	_____ %
2029 <sup>(a)</sup>	405,000	_____ %	2042 <sup>(a)</sup>	765,000	_____ %
2030 <sup>(a)</sup>	425,000	_____ %	2043 <sup>(a)</sup>	805,000	_____ %
2031 <sup>(a)</sup>	445,000	_____ %	2044 <sup>(a)</sup>	845,000	_____ %
2032 <sup>(a)</sup>	470,000	_____ %	2045 <sup>(a)</sup>	885,000	_____ %
2033 <sup>(a)</sup>	490,000	_____ %	2046 <sup>(a)</sup>	930,000	_____ %
2034 <sup>(a)</sup>	515,000	_____ %	2047 <sup>(a)</sup>	975,000	_____ %
2035 <sup>(a)</sup>	545,000	_____ %			

(a) The Bonds maturing on or after December 1, 2029, are subject to optional redemption in whole or in part on December 1, 2028 or on any date thereafter, at a price equal to the principal amount thereof plus accrued interest.

4. The Initial Purchaser [has] [has not] purchased bond insurance for the Bonds. The bond insurance has been purchased from \_\_\_\_\_ (the “Insurer”) for a fee of \$\_\_\_\_\_ (net of any nonguarantee cost, e.g., rating agency fees). The amount of such fee is set forth in the Insurer’s commitment and does not include any payment for any direct or indirect services other than the transfer of credit risk, unless the compensation for those other services is separately stated, reasonable, and excluded from such fee. Such fee does not exceed a reasonable, arms-length charge for the transfer of credit risk. The present value of the debt service savings expected to be realized as a result of such insurance exceeds the amount of the fee set forth above. For this purpose, present value is computed using the yield on the Bonds, determined by taking into account the amount of the fee set forth above, as the discount rate. No portion of the fee payable to the Insurer is refundable upon redemption of any of the Bonds in an amount which would exceed the portion of such fee that had not been earned.

5. The term “public” means any person (including an individual, trust, estate, partnership, association, company or corporation) other than an initial purchaser or a related party to an initial purchaser. A related party generally means two or more persons with greater than 50 percent common ownership, directly or indirectly.

6. Sale date means the first date on which there is a binding contract in writing for the sale of the Bonds. The sale date of the Bonds is December 7, 2022.

The undersigned understands that the statements made herein will be relied upon by the District and Allen Boone Humphries Robinson LLP in complying with the conditions imposed by the Internal Revenue Code of 1986, as amended, on the exclusion of interest on the Bonds from the gross income of their owners for federal income tax purposes.

EXECUTED and DELIVERED this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
(Name of Initial Purchaser)

By: \_\_\_\_\_  
Title: \_\_\_\_\_

**CERTIFICATE OF INITIAL PURCHASER – FEDERAL INCOME TAX COMPETITIVE BIDDING  
REQUIREMENTS NOT MET**

The undersigned hereby certifies as follows with respect to the sale of \$14,440,000 Harris County Municipal Utility District No. 500 Contract Revenue Bonds (Water, Sewer and Drainage Facilities), Series 2023 (the “Bonds”):

1. The undersigned is the initial purchaser or the manager of the syndicate of initial purchasers (the “Initial Purchaser”) that has purchased the Bonds from Harris County Municipal Utility District No. 500 (the “District”).

2. As of the date of this Certificate, for each of the following maturities (the “Sold Maturities”), the first price at which a substantial amount (at least ten percent) of such maturity was sold to the public (expressed as a percentage of principal amount and exclusive of accrued interest) is set forth below:

<u>Due (Dec. 1)</u>	<u>Principal Amount</u>	<u>Interest Rate</u>	<u>Due (Dec. 1)</u>	<u>Principal Amount</u>	<u>Interest Rate</u>
2023	\$295,000	_____%	2036 <sup>(a)</sup>	\$570,000	_____%
2024	320,000	_____%	2037 <sup>(a)</sup>	600,000	_____%
2025	335,000	_____%	2038 <sup>(a)</sup>	630,000	_____%
2026	350,000	_____%	2039 <sup>(a)</sup>	660,000	_____%
2027	370,000	_____%	2040 <sup>(a)</sup>	695,000	_____%
2028	385,000	_____%	2041 <sup>(a)</sup>	730,000	_____%
2029 <sup>(a)</sup>	405,000	_____%	2042 <sup>(a)</sup>	765,000	_____%
2030 <sup>(a)</sup>	425,000	_____%	2043 <sup>(a)</sup>	805,000	_____%
2031 <sup>(a)</sup>	445,000	_____%	2044 <sup>(a)</sup>	845,000	_____%
2032 <sup>(a)</sup>	470,000	_____%	2045 <sup>(a)</sup>	885,000	_____%
2033 <sup>(a)</sup>	490,000	_____%	2046 <sup>(a)</sup>	930,000	_____%
2034 <sup>(a)</sup>	515,000	_____%	2047 <sup>(a)</sup>	975,000	_____%
2035 <sup>(a)</sup>	545,000	_____%			

(a) The Bonds maturing on or after December 1, 2029, are subject to optional redemption in whole or in part on December 1, 2028 or on any date thereafter, at a price equal to the principal amount thereof plus accrued interest.

3. As of the sale date for the Bonds, each of the following maturities (the “Unsold Maturities”) was offered to the public for purchase at the price (expressed as a percentage of principal amount and exclusive of accrued interest) set forth below:

<u>Principal Amount</u>	<u>Year of Maturity</u>	<u>Issue Price</u>	<u>Principal Amount</u>	<u>Year of Maturity</u>	<u>Issue Price</u>
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\$

4. As set forth in the Notice of Sale, the Initial Purchaser has agreed in writing that, for each of the Unsold Maturities, the Initial Purchaser would neither offer nor sell any of the Bonds of such maturity to any person at a price that is higher than the initial offering price for each maturity, as set forth in the pricing wire or equivalent communication for the Bonds attached to this Certificate, during the Offering Period for such maturity, nor would the Initial Purchaser permit a related party to do so. Pursuant to such agreement, the Initial Purchaser has neither offered nor sold any of the Unsold Maturities at a price higher than the respective initial offering price for that maturity of the Bonds during the Offering Period.

5. The Initial Purchaser [has] [has not] purchased bond insurance for the Bonds. The bond insurance has been purchased from \_\_\_\_\_ (the “Insurer”) for a fee of \$\_\_\_\_\_ (net of any nonguarantee cost, e.g., rating agency fees). The amount of such fee is set forth in the Insurer’s commitment and does not include any payment for any direct or indirect services other than the transfer of credit risk, unless the compensation for those other services is separately stated, reasonable, and excluded from such fee. Such fee does not exceed a reasonable, arms-length charge for the transfer of credit risk. The present value of the debt service savings expected to be realized as a result of such insurance exceeds the amount of the fee set forth above. For this purpose, present value is computed using the yield on the Bonds, determined by taking into account the amount of the fee set forth above, as the discount rate. No portion of the fee payable to the Insurer is refundable upon redemption of any of the Bonds in an amount which would exceed the portion of such fee that had not been earned.

6. The term “public” means any person (including an individual, trust, estate, partnership, association, company or corporation) other than an initial purchaser or a related party to an initial purchaser. A related party generally means two or more persons with greater than 50 percent common ownership, directly or indirectly.

7. Sale date means the first date on which there is a binding contract in writing for the sale of the Bonds. The sale date of the Bonds is December 7, 2022.

8. Offering Period means, with respect to an Unsold Maturity, the period beginning on the Sale Date and ending on the earlier of (a) the close of the fifth business day after the Sale Date or (b) the date on which the Initial Purchaser has sold at least 10 percent of such Unsold Maturity to the public at a price that is no higher than the initial offering price for such Unsold Maturity.

The undersigned understands that the statements made herein will be relied upon by the District and Allen Boone Humphries Robinson LLP in complying with the conditions imposed by the Internal Revenue Code of 1986, as amended, on the exclusion of interest on the Bonds from the gross income of their owners for federal income tax purposes.

EXECUTED and DELIVERED this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
(Name of Initial Purchaser)

By: \_\_\_\_\_

Title: \_\_\_\_\_

## PRELIMINARY OFFICIAL STATEMENT DATED NOVEMBER 2, 2022

*This Preliminary Official Statement is subject to completion and amendment, as provided in the Official Notice of Sale, and is intended for the solicitation of initial bids to purchase the Bonds. Upon the sale of the Bonds, the Official Statement will be completed and delivered to the Initial Purchaser (hereinafter defined).*

*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 the Bonds is not subject to the alternative minimum tax on individuals; however, such interest is taken into account in determining the annual adjusted financial statement income of applicable corporations for the purpose of determining the alternative minimum tax imposed on corporations for tax years beginning after December 31, 2022. See "TAX MATTERS" for a discussion of the opinion of Bond Counsel.*

The Bonds are not "qualified tax-exempt obligations" for financial institutions.

**NEW ISSUE – Book-Entry-Only**

**RATINGS: Moody's (Underlying)....."A3"**

**(Insured)....."**

See "MUNICIPAL BOND RATINGS" and "MUNICIPAL BOND INSURANCE"

**\$14,440,000**

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**

*(A Political Subdivision of the State of Texas, located within Harris County)*

### **CONTRACT REVENUE BONDS (WATER, SEWER AND DRAINAGE FACILITIES) SERIES 2023**

**Dated Date: Date of Delivery (defined herein)**

**Due: December 1, as shown inside the cover page hereof**

The \$14,440,000 Harris County Municipal Utility District No. 500 Contract Revenue Bonds (Water, Sewer and Drainage Facilities), Series 2023 (the "Bonds") are special obligations solely of Harris County Municipal Utility District No. 500 (the "Master District" or the "District") payable solely from and to the extent of payments required to be made to the Trustee (as herein defined) by the municipal utility districts within the Master District Service Area (the "Service Area") that have executed Master District Contracts (the "Participants") from proceeds of an annual ad valorem tax, without legal limit as to rate or amount, levied by each Participant or from other revenues available to such Participant (the "Water, Sewer and Drainage Contract Payment"). Payment of Water, Sewer and Drainage Contract Payments by Participants and use of such proceeds by the Master District to pay debt service on the Bonds is governed by the Contract for Financing, Operation, and Maintenance of Regional Facilities, as amended (the "Master District Contract"), as described more fully herein under "MASTER DISTRICT CONTRACT." The Bonds are special obligations of the Master District payable solely from the Water, Sewer and Drainage Contract Payments and are not obligations of the State of Texas, Harris County, the City of Houston, any of the Participants (except the Master District), or any entity other than the Master District.

The Bonds will be issued in fully registered form only, in denominations of \$5,000 or any integral multiple of \$5,000. Principal of the Bonds will be payable upon presentation of the Bonds at the principal payment office of the paying agent/registrars, initially The Bank of New York Mellon Trust Company, N.A. (the "Paying Agent/Registrar"), in Houston, Texas. Interest accrues from the date of delivery (expected January 12, 2023) (the "Date of Delivery"), and is payable June 1, 2023, and each December 1 and June 1 thereafter until the earlier of maturity or redemption.

The Bonds will be initially registered and delivered only in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York ("DTC"), which will act as securities depository for the bonds. Beneficial owners 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."

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### **SEE MATURITIES, PRINCIPAL AMOUNTS, INTEREST RATES AND INITIAL REOFFERING YIELDS ON THE INSIDE COVER**

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The Bonds are offered when, as and if issued by the District and accepted by the Initial Purchaser, 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. Certain legal matters will be passed upon for the District by Norton Rose Fulbright US LLP, Houston, Texas, Disclosure Counsel. Delivery of the Bonds in book-entry form through the facilities of DTC is expected on or about January 12, 2023, in Houston, Texas. See "LEGAL MATTERS."

**SEALED BIDS TO BE SUBMITTED: 9:00 A.M., Central Time**

**SEALED BIDS TO BE OPENED: 12:00 P.M., Central Time**

**Wednesday, December 7, 2022**



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

Due (Dec. 1)	Principal Amount	Interest Rate <sup>(a)</sup>	Initial Reoffering Yield <sup>(b)</sup>	CUSIP <sup>(c)</sup>	Due (Dec. 1)	Principal Amount	Interest Rate <sup>(a)</sup>	Initial Reoffering Yield <sup>(b)</sup>	CUSIP <sup>(c)</sup>
2023	\$295,000	_____ %	_____ %		2036 <sup>(d)</sup>	\$570,000	_____ %	_____ %	
2024	320,000	_____ %	_____ %		2037 <sup>(d)</sup>	600,000	_____ %	_____ %	
2025	335,000	_____ %	_____ %		2038 <sup>(d)</sup>	630,000	_____ %	_____ %	
2026	350,000	_____ %	_____ %		2039 <sup>(d)</sup>	660,000	_____ %	_____ %	
2027	370,000	_____ %	_____ %		2040 <sup>(d)</sup>	695,000	_____ %	_____ %	
2028	385,000	_____ %	_____ %		2041 <sup>(d)</sup>	730,000	_____ %	_____ %	
2029 <sup>(d)</sup>	405,000	_____ %	_____ %		2042 <sup>(d)</sup>	765,000	_____ %	_____ %	
2030 <sup>(d)</sup>	425,000	_____ %	_____ %		2043 <sup>(d)</sup>	805,000	_____ %	_____ %	
2031 <sup>(d)</sup>	445,000	_____ %	_____ %		2044 <sup>(d)</sup>	845,000	_____ %	_____ %	
2032 <sup>(d)</sup>	470,000	_____ %	_____ %		2045 <sup>(d)</sup>	885,000	_____ %	_____ %	
2033 <sup>(d)</sup>	490,000	_____ %	_____ %		2046 <sup>(d)</sup>	930,000	_____ %	_____ %	
2034 <sup>(d)</sup>	515,000	_____ %	_____ %		2047 <sup>(d)</sup>	975,000	_____ %	_____ %	
2035 <sup>(d)</sup>	545,000	_____ %	_____ %						

- (a) After requesting competitive bids for purchase of the Bonds, the District has accepted the lowest net effective interest rate bid to purchase the Bonds, bearing interest as shown, at a price of \_\_\_\_\_% of par, resulting in a net effective interest rate to the District of \_\_\_\_\_%.
- (b) Initial reoffering yield represents the initial offering yield to the public which has been established by the Initial Purchaser (as herein defined) for offers to the public and which may be subsequently changed by the Initial Purchaser and is the sole responsibility of the Initial Purchaser. The initial reoffering yields indicated above represent the lower of the yields resulting when priced to maturity or to the first call date.
- (c) CUSIP numbers have been assigned to the Bonds by CUSIP Global Services on behalf of the American Bankers Association by FactSet Research Systems Inc. and are included solely for the convenience of the owners of the Bonds. Neither the District nor the Initial Purchaser shall be responsible for the selection or correctness of the CUSIP Numbers set forth herein.
- (d) Bonds maturing on or after December 1, 2029, are subject to redemption prior to maturity at the option of the District, in whole or from time-to-time in part, on December 1, 2028, or on any date thereafter, at a price equal to the par value thereof plus accrued interest from the most recent interest payment date to the date fixed for redemption. See “THE BONDS – Optional Redemption.” The yield on Bonds maturing on and after December 1, 2029, is calculated to the lower of yield to redemption or maturity. In addition, the Initial Purchaser may designate one or more of the Bonds as term bonds. See accompanying “Official Notice of Sale.”

## USE OF INFORMATION IN OFFICIAL STATEMENT

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

*This document, when further supplemented by adding additional information specifying the interest rates and certain other information relating to the Bonds, shall constitute a "final official statement" of the District with respect to the Bonds, as such term is defined in SEC 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 does not constitute, and is not authorized by the District for use in connection with, an offer to sell or the solicitation of any offer to buy in any state in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make such offer or solicitation.

All of the summaries of the statutes, orders, resolutions, contracts, audits, and engineering and other related reports set forth in the Official Statement are made subject to all of the provisions of such documents. These summaries do not purport to be complete statements of such provisions, and reference is made to such documents, copies of which are available from RBC Capital Markets, LLC, 609 Main Street, Suite 3600, Houston, TX 77002, the Financial Advisor to the District.

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

## TABLE OF CONTENTS

	<u>Page</u>		<u>Page</u>
USE OF INFORMATION IN OFFICIAL STATEMENT .....	3	THE SYSTEM .....	45
SALE AND DISTRIBUTION OF THE BONDS .....	4	THE ROAD SYSTEM .....	48
MUNICIPAL BOND RATINGS .....	5	THE PARK SYSTEM .....	48
MUNICIPAL BOND INSURANCE .....	5	DISTRICT DEBT .....	49
MUNICIPAL BOND INSURANCE RISK FACTORS .....	5	TAXING PROCEDURES .....	52
OFFICIAL STATEMENT SUMMARY .....	6	TAX DATA .....	56
SELECTED FINANCIAL INFORMATION (UNAUDITED) .....	13	THE DEVELOPER .....	60
PRELIMINARY DEBT SERVICE REQUIREMENTS .....	16	LEGAL MATTERS .....	62
INTRODUCTION .....	17	TAX MATTERS .....	63
INVESTMENT CONSIDERATIONS .....	17	CONTINUING DISCLOSURE OF INFORMATION .....	65
THE BONDS .....	27	PREPARATION OF OFFICIAL STATEMENT .....	66
BOOK-ENTRY-ONLY SYSTEM .....	32	AERIAL PHOTOGRAPH .....	68
SOURCE AND USES OF FUNDS .....	35	GROUND PHOTOGRAPHY .....	69
THE INDENTURE OF TRUST .....	36		
THE PARTICIPANTS .....	39	APPENDIX A – Certain Financial Information Regarding the Participants	
MASTER DISTRICT CONTRACT .....	42	APPENDIX B – Financial Statements of the Participants	
THE MASTER DISTRICT .....	43		

## SALE AND DISTRIBUTION OF THE BONDS

### Award of the Bonds

After requesting competitive bids for the Bonds, the District has accepted the lowest net effective interest rate bid, which was tendered by \_\_\_\_\_ (the “Initial Purchaser”). The Initial Purchaser has agreed to purchase the Bonds, bearing the interest rates on the cover page of this Official Statement, at a price of \_\_\_\_\_% of the par value thereof, which resulted in a net effective interest rate of \_\_\_\_\_%, calculated pursuant to Chapter 1204, Texas Government Code, as amended.

### Prices and Marketability

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

The prices and other terms with respect to the offering and sale of the Bonds may be changed from time-to-time by the Initial Purchaser after the Bonds are released for sale, and the Bonds may be offered and sold at prices other than the initial reoffering prices, including sales to dealers who may sell the Bonds into investment accounts. IN CONNECTION WITH THE OFFERING OF THE BONDS, THE INITIAL PURCHASER 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 Bonds has been filed with the Securities and Exchange Commission under the Securities Act of 1933, as amended, in reliance upon exemptions provided thereunder. The Bonds have not been registered or qualified under the Securities Act of Texas in reliance upon various exemptions contained therein; nor have the Bonds been registered or qualified under the securities acts of any other jurisdictions. The District assumes no responsibility for registration or qualification of the Bonds under the securities laws of any jurisdiction in which the Bonds may be offered, sold, or otherwise transferred. This disclaimer of responsibility for registration or qualification for sale or other disposition of the Bonds should not be construed as an interpretation of any kind with regard to the availability of any exemption from securities registration or qualification provisions in such other jurisdictions.

## **MUNICIPAL BOND RATINGS**

The District has made application to Moody's Investors Services ("Moody's") for an underlying rating on the Bonds and Moody's has assigned a rating of "A3." The District will pay the cost of the Moody's rating associated with the underlying rating of the Bonds. Any explanation of the significance of such rating may be obtained from the rating service furnishing the rating. There is no assurance that any rating given to the Bonds will be maintained for any period of time or that the rating may not be lowered or withdrawn entirely by such rating agencies if, in the judgment of such agencies, circumstances so warrant. Any such downward change or withdrawal of such rating may have an adverse effect on the market price of the Bonds. A securities rating is not a recommendation to buy, sell or hold the Bonds.

## **MUNICIPAL BOND INSURANCE**

The District has made an application to Build America Mutual Assurance Company and Assured Guaranty Municipal Corp. for a commitment for municipal bond guaranty insurance on the Bonds. The purchase of such insurance, if available, and payment of all associated costs, including the premium charged by the insurer, and fees charged by any rating companies, will be at the option of the Initial Purchaser.

## **MUNICIPAL BOND INSURANCE RISK FACTORS**

The District has applied for a bond insurance policy to guarantee the scheduled payment of principal and interest on the Bonds. The Initial Purchaser has yet to determine whether an insurance policy will be purchased with the Bonds. If an insurance policy is purchased, the following are risk factors relating to bond insurance.

In the event the bond insurer (the "Bond Insurer") becomes obligated to make payments with respect to the Bonds, no assurance is given that such event will not adversely affect the market price of the Bonds or the marketability (liquidity) for the Bonds.

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

The obligations of the Bond Insurer are general obligations of the Bond Insurer and in an event of default by the Bond Insurer, the remedies available to the bondholder may be limited by applicable bankruptcy law or other similar laws related to insolvency.

Neither the District nor the Initial Purchaser has made independent investigation into the claims paying ability of the Bond Insurer and no assurance or representation regarding the financial strength or projected financial strength of the Bond Insurer is given. Thus, when making an investment decision, potential investors should carefully consider the ability of the District to pay principal and interest on the Bonds and the claims paying ability of the Bond Insurer, particularly over the life of the investment.

*(Remainder of Page Left Blank Intentionally)*

## OFFICIAL STATEMENT SUMMARY

The following material is a summary of certain information contained herein and is qualified in its entirety by the more detailed information and financial statements appearing elsewhere in this Official Statement.

### THE MASTER DISTRICT

Description .....	Harris County Municipal Utility District No. 500 (the “District,” the “Master District,” or “MUD 500”), a political subdivision of the State of Texas, was created by order of the Texas Commission on Environmental Quality (the “TCEQ” or the “Commission”), dated June 25, 2007, and operates pursuant to Chapters 49 and 54 of the Texas Water Code, as amended. The District is located within the extra-territorial jurisdiction of the City of Houston approximately 25 miles northwest of the central business district, and lies wholly within Harris County, Texas. The District is accessed via State Highway 290, exiting Barker-Cypress Road, and traveling south to Tuckerton Road. The Master District also serves as a provider of regional water, sanitary sewer, drainage, park/recreational and road facilities to the approximately 2,123.59 acre service area (the “Service Area”) comprised of the District (91.72 total acres), Harris County Municipal Utility District No. 501 (“MUD 501”) (929.17 total acres), Harris County Municipal Utility District No. 502 (“MUD 502”) (882.75 total acres), and Harris County Municipal Utility District No. 503 (“MUD 503”) (219.95 total acres). The District, MUD 501, MUD 502, and MUD 503 have executed Contracts for the Financing, Operation, and Maintenance of Regional Facilities, as amended (the “Master District Contract”), and are referred to herein collectively as the “Participants.” See “MASTER DISTRICT CONTRACT.”
Authority.....	The rights, powers, privileges, authority and functions of the District are established by Article XVI, Section 59 and Article III, Section 52 of the Texas Constitution and the general laws of the State of Texas pertaining to municipal utility districts, including particularly Chapters 49 and 54 of the Texas Water Code, as amended. See “MASTER DISTRICT CONTRACT.”
Status of Development.....	Development of the Service Area currently consists of residential and commercial development within the District, MUD 501, MUD 502 and MUD 503. The District, in its capacity as a Participant, has approximately 63.45 developed acres, approximately 20.63 acres undeveloped but developable and approximately 7.6 acres that are undevelopable. As of October 1, 2022, MUD 501 has been developed as 1,540 lots, one elementary school and one middle school (Sections 5, 7-10, 13-20, 22-32, 37, 39 Replat 1, 40, 41, 44 and 60). As of October 1, 2022, there were 1,406 occupied homes, 10 unoccupied homes, 57 homes under construction and 67 vacant, developed lots. To date, MUD 501 has approximately 618 developed acres, approximately 19 acres undeveloped but developable and approximately 292 acres that are undevelopable. To date, MUD 502 has been developed as 1,588 lots (Sections 32, 32 Replat 1, 33-36, 38, 42-43, 45-47, 49-55, 56-59 and 61-63). As of October 1, 2022, there were 1,383 occupied homes, 21 unoccupied homes, 61 homes under construction, and 123 vacant, developed lots. MUD 502 has 413 developed acres, approximately 158 acres undeveloped but developable and approximately 312.3 acres that are undevelopable. To date, MUD 503 has been developed as 293 lots (Sections 64 and 65). As of October 1, 2022, there were 0 occupied homes, 0 unoccupied homes, 2 homes under construction, and 291 vacant, developed lots. MUD 503 has 62.38 developed acres and approximately 157.62 acres that remain undeveloped.

In the District, commercial development includes a 136,000 square foot Kroger grocery store with retail space, a 5,000 square foot HSD Learning Academy, a Bank of America, a McDonald’s restaurant, a Chick-Fil-A restaurant, a Torchys Tacos, an Avanti senior living facility, a North Cypress Emergency Care Clinic, and a car care center. Twelve acres have been developed as the Lakeview Lofts Apartments (366 units, approximately 95% leased). The Boardwalk at Towne Lake Phase I, which is on approximately 10.5 acres and includes approximately 116,000 square foot of retail, restaurant and office space, opened in March 2016. Phase II of the Boardwalk was completed in 2019 and is open to the public. There is no single-family residential development in the District. See “THE MASTER DISTRICT – Status of Development.”

The Developer .....	The principal developer of land within the Service Area is CW SCOA West, L.P. See “THE DEVELOPER.”
Homebuilders .....	The homebuilders active within the Service Area are Lennar Homes, Partners in Building, Jamestown Estate Homes, David Weekley Homes, Coventry Homes (MHI), Newmark Homes, Braziel Building Group, Brickland Homes, Legend Homes, Ravenna Homes, Drees Homes, and Caldwell Homes. See “THE DEVELOPER – Lot Sales Contracts.”
Master Facilities .....	The Master District, in its capacity as the provider of facilities for regional water, sanitary sewer, and drainage (“Master District Water/Sewer/Drainage Facilities”), park/recreational and road purposes necessary to serve the Service Area (collectively referred to as the “Master District Facilities”), has or will construct the Master District Facilities and provide service from those Master District Facilities. See “INVESTMENT CONSIDERATIONS – Maximum Impact on Contract Tax Rate” and “THE SYSTEM – Master Facilities.”

## THE BONDS

The Issuer .....	The Master District, a political subdivision of the State of Texas, is located in Harris County, Texas. See “THE MASTER DISTRICT.”
The Issue.....	Harris County Municipal Utility District No. 500 \$14,440,000 Contract Revenue Bonds (Water, Sewer and Drainage Facilities), Series 2023 (the “Bonds”). Interest accrues from the Date of Delivery (expected January 12, 2023), and the Bonds mature in serial installments on December 1, 2023 through December 1, 2047, inclusive. Interest is payable June 1, 2023, and on each December 1 and June 1 thereafter until maturity or prior redemption. Bonds maturing on or after December 1, 2029, are subject to redemption prior to maturity at the option of the Master District, in whole or from time to time in part, on December 1, 2028, or on any date thereafter, at the par value thereof plus accrued interest from the most recent interest payment date to the date fixed for redemption. See “THE BONDS – General” and “– Optional Redemption.”
Source of Payment.....	Principal of and interest on the Bonds are payable from and secured by unconditional obligations of the Participants to make certain payments pursuant to the Master District Contract (the “Water/Sewer/Drainage Contract Payments”). By execution of the Master District Contract, each Participant has agreed to pay a pro rata share of the debt service on the Bonds based upon the appraised value subject to taxation plus amounts equal to any optional exemption or special appraisal value granted or adopted by a Participant, and any optional exemption or special value claimed by a landowner due to use for agricultural, open space, timberland, or other similar uses (the “Gross Certified Appraised

Valuation”) of each Participant as a percentage of the Gross Certified Appraised Valuation of all Participants, calculated annually. Each Participant is obligated to make such payments from the proceeds of an annual ad valorem tax, without legal limit as to rate or amount, levied by such Participant for such purpose on taxable property within its boundaries (the “Water/Sewer/Drainage Contract Tax”), or from any other lawful source of such Participant’s income. No Participant is liable for the payments owed by any other Participant; however, failure of any Participant to make its Water/Sewer/Drainage Contract Payment, as required by the Master District Contract, could result in an increase in the Water/Sewer/Drainage Contract Payment amount paid by each of the other Participants during the time that such Participant’s payment is delinquent. The Bonds are obligations of the Master District and are not obligations of the State of Texas, Harris County, the City of Houston, any of the Participants except the Master District, or any entity other than the Master District. See “THE BONDS – Source and Security of Payment,” “– Unconditional Obligation to Pay” and “MASTER DISTRICT CONTRACT.”

The Bonds, and the contract revenue bonds that have been previously issued or are hereafter issued by the Master District for the purpose of purchasing or acquiring regional water, sewer, and drainage facilities and refunding purposes (collectively, the “Water/Sewer/Drainage Contract Revenue Bonds”), are secured by a November 1, 2010, Indenture of Trust (the “Water/Sewer/Drainage Indenture”) by and between the Master District and The Bank of New York Mellon Trust Company, N.A., Houston, Texas, as trustee (the “Trustee”). Pursuant to the Water/Sewer/Drainage Indenture, the Master District has assigned to the Trustee for the benefit of the Bonds and all other Water/Sewer/Drainage Contract Revenue Bonds issued by the Master District under the terms of the Water/Sewer/Drainage Indenture all of the Master District’s right, title and interest in and to the Water/Sewer/Drainage Contract Payments under the Master District Contract, and the Trustee has the right to assert and enforce all of the Master District’s rights and remedies under the Master District Contract relating to the Water/Sewer/Drainage Contract Revenue Bonds in the event of a default. Under the Water/Sewer/Drainage Indenture, the Trustee maintains a debt service fund for deposit of the Water/Sewer/Drainage Contract Payments in an amount equal to principal and interest due on the Water/Sewer/Drainage Contract Revenue Bonds (the “Water/Sewer/Drainage Debt Service Fund”), and a reserve fund to be used to pay principal of and interest on the Water/Sewer/Drainage Contract Revenue Bonds when insufficient funds are available for such purpose in the Water/Sewer/Drainage Debt Service Fund, or to pay the principal of and interest on the Water/Sewer/Drainage Contract Revenue Bonds in connection with refunding or redemption (the “Water/Sewer/Drainage Reserve Fund”). See “THE INDENTURE OF TRUST.” The Water/Sewer/Drainage Reserve Requirement has been established in the resolution authorizing the issuance of the Bonds to be a sum of money equal to one-half of the maximum annual debt service requirements on the Water/Sewer/Drainage Contract Revenue Bonds then outstanding. Any funds in excess of the Water/Sewer/Drainage Reserve Requirement held in the Water/Sewer/Drainage Reserve Fund may be deposited into the Water/Sewer/Drainage Debt Service Fund, as directed by the Master District’s Board of Directors.

Use of Proceeds .....	<p>Proceeds of the Bonds will be used by the Master District to pay for the items shown herein under “SOURCE AND USES OF FUNDS.” In addition, Bond proceeds will be used (1) to deposit into the Water/Sewer/Drainage Reserve Fund an amount needed to satisfy the Reserve Requirement associated with the issuance of the Bonds, (2) to pay interest on funds advanced by a developer on behalf of the District, and (3) to pay certain other costs related to the issuance of the Bonds. See “SOURCE AND USES OF FUNDS.”</p>
Authority for Issuance .....	<p>The Bonds are the twelfth series of contract revenue bonds issued by the Master District pursuant to the Master District Contract for the purpose of purchasing and constructing the Master District Water/Sewer/Drainage Facilities. The Master District has previously issued four series of Road Contract Revenue Bonds (defined herein) and one series of Park Contract Revenue Bonds. The Master District also has issued three series of Water/Sewer/Drainage Contract Revenue Refunding Bonds. To provide facilities for the entire Service Area, the Master District is authorized by the Master District Contract to issue contract revenue bonds (“Contract Revenue Bonds”): (i) in an amount not to exceed \$754,660,000 in principal amount for the purpose of constructing and acquiring all regional water, sanitary sewer and drainage facilities and for the purpose of refunding same; (ii) in an amount not to exceed \$64,550,000 in principal amount for the purpose of constructing and acquiring all regional park/recreational facilities and for the purpose of refunding same; and (iii) in an amount not to exceed \$350,600,000 in principal amount for the purpose of constructing and acquiring all regional road facilities and for the purpose of refunding same. Any additional Water/Sewer/Drainage Contract Revenue Bonds, Road Contract Revenue Bonds or Park Contract Revenue Bonds issued by the Master District will be on parity with the Bonds.</p> <p>The Bonds are issued pursuant to the Master District Contract, an order of the TCEQ, a resolution authorizing the issuance of the Bonds (the “Bond Resolution”), the Water/Sewer/Drainage Indenture, the Texas Constitution and the general laws of the State of Texas. See “THE BONDS – Authority for Issuance,” – “Issuance of Additional Debt” and “INVESTMENT CONSIDERATIONS – Future Debt.”</p>
Tax-Exempt Obligations.....	<p>The Bonds will <b><u>not</u></b> be “qualified tax-exempt obligations” within the meaning of the Internal Revenue Code of 1986, as amended.</p>
Other Contract Revenue Bonds .....	<p>Pursuant to an Indenture of Trust dated January 1, 2015 (The “Road Indenture”) between the Master District and The Bank of New York Mellon Trust Company, N.A., the Master District has issued, and is expected to further issue in the future, Contract Revenue Bonds for the purpose of purchasing or acquiring regional road facilities and for refunding purposes (“Road Contract Revenue Bonds”). The Master District Contract obligates each Participant to pay a pro rata share of the debt service on the Contract Revenue Bonds issued under the Road Indenture based upon the Gross Certified Appraised Valuation of each Participant as a percentage of the Gross Certified Appraised Valuation of all Participants, calculated annually. Each Participant is obligated to make such payments (“Road Contract Payments”) from the proceeds of an annual ad valorem tax, without legal limit as to rate or amount, levied by such Participant for such purpose on taxable property within its boundaries (“Road Contract Tax”), or from any other lawful source of such Participant’s income.</p>



Pursuant to an Indenture of Trust dated October 6, 2021 (The “Park Indenture”) between the Master District and The Bank of New York Mellon Trust Company, N.A., the Master District has, and is expected to further issue in the future, Contract Revenue Bonds for the purpose of purchasing or acquiring regional park facilities and for refunding purposes (“Park Contract Revenue Bonds”). The Master District Contract obligates each Participant to pay a pro rata share of the debt service on the Contract Revenue Bonds issued under the Park Indenture based upon the Gross Certified Appraised Valuation of each Participant as a percentage of the Gross Certified Appraised Valuation of all Participants, calculated annually. Each Participant is obligated to make such payments (“Park Contract Payments”) from the proceeds of an annual ad valorem tax, without legal limit as to rate or amount, levied by such Participant for such purpose on taxable property within its boundaries (“Park Contract Tax”), or from any other lawful source of such Participant’s income.

Road Contract Payments (all of which are derived from the Road Contract Tax or other legally available funds of a Participant) are not pledged for and are not available to be used to: (i) pay debt service on the Bonds or any additional Water/Sewer/Drainage Contract Revenue Bonds; or (ii) fund or maintain the Water/Sewer/Drainage Reserve Fund.

Park Contract Payments (all of which are derived from the Park Contract Tax or other legally available funds of a Participant) are not pledged for and are not available to be used to: (i) pay debt service on the Bonds or any additional Water/Sewer/Drainage Contract Revenue Bonds; or (ii) fund or maintain the Water/Sewer/Drainage Reserve Fund.

Water/Sewer/Drainage Contract Payments (all of which are derived from the Water/Sewer/Drainage Contract Tax or other legally available funds of a Participant) are not pledged for and are not available to be used to: (i) pay debt service on the Road Contract Revenue Bonds or Park Contract Revenue Bonds; or (ii) fund or maintain the Road Reserve Fund or the Park Reserve Fund.

The Water/Sewer/Drainage Contract Tax, the Park Contract Tax, and the Road Contract Tax are referred to herein collectively as the “Contract Tax” the Road Contract Revenue Bonds, Water/Sewer/Drainage Contract Revenue Bonds, and Park Contract Revenue Bonds are referred to herein collectively as the “Contract Revenue Bonds;” and the Road Contract Payment, Water/Sewer/Drainage Contract Payment, and Park Contract Payment are referred to herein collectively as the “Contract Payment.”

Payment Record..... The Master District has previously issued \$173,375,000 in principal amount over nineteen separate issuances, sixteen of which remain outstanding. Of those sixteen issuances, \$141,100,000 in principal amount remains outstanding (the “Outstanding Bonds”). The District has never defaulted in the timely payment of principal of or interest on any of its bonds issued to date.

Municipal Bond Rating and Insurance ..... The District has made application to Moody’s for an underlying rating on the Bonds and Moody’s has assigned a rating of “A3.” The District will pay the cost of the Moody’s rating associated with the underlying rating of the Bonds. If the Initial Purchaser chooses to purchase municipal bond guaranty insurance on the Bonds, separate rating(s), including a rating by Moody’s may, at the election of the Initial Purchaser, be assigned to the Bonds based upon the understanding that upon delivery of the bonds a guaranty insurance policy insuring the

timely payment of the principal of and interest on the Bonds will be issued by the insurer.

Applications have been made for a commitment to issue a policy of municipal bond guaranty insurance on the Bonds. The purchase of such insurance, if available, and payment of all associated costs, including the premium charged by the insurer, and fees charged by any rating companies, will be at the option and expense of the Initial Purchaser. The Initial Purchaser understands, by submission of its bid, that the Initial Purchaser is solely responsible for the selection of any insurer and for all negotiations with (i) the insurer as to the premium to be paid, and (ii) the insurer and any and all rating companies as to selection of such rating companies, the ratings to be assigned to the Bonds as a consequence of the issuance of the municipal bond guaranty insurance policy, and the payment of fees in connection with such ratings as is described above. See “MUNICIPAL BOND RATINGS” and “MUNICIPAL BOND INSURANCE.”

Legal Opinion ..... Allen Boone Humphries Robinson LLP, Houston, Texas, Bond Counsel.  
See “LEGAL MATTERS.”

Disclosure Counsel ..... Norton Rose Fulbright US LLP, Houston, Texas.

Financial Advisor ..... RBC Capital Markets, LLC, Houston, Texas.

Paying Agent/Registrar/Trustee..... The Bank of New York Mellon Trust Company, N.A., Houston, Texas.

#### THE MASTER DISTRICT CONTRACT

Participants ..... The District (in its capacity as a Participant), MUD 501, MUD 502, and MUD 503 have contracted with the Master District as Participants. Each Participant is a municipal utility district organized and operating pursuant to Article XVI, Section 59 and Article III, Section 52 of the Constitution of Texas and Chapters 49 and 54, Texas Water Code, as amended, to provide water supply and distribution, wastewater collection and treatment, storm drainage, road, and park and recreational services to the area within their boundaries. See “THE PARTICIPANTS” and “APPENDIX A.”

Water and Sewer Revenue..... In addition to obligating each Participant to pay its Water/Sewer/Drainage Contract Payments, Park Contract Payments, and Road Contract Payments, the Master District Contract also obligates each Participant to pay monthly charges to the Master District for water and sewer services rendered pursuant to the Master District Contract. The monthly charges paid by each Participant to the Master District will be used to pay operations and maintenance expenses and to provide an operation and maintenance reserve equivalent to three months of operations and maintenance expenses. The Master District Contract provides that each Participant will establish, maintain and from time to time adjust its rates, fees and charges for use of its wastewater collection system and water distribution system, or for the availability of such services, to the end that the gross revenues therefrom together with any taxes levied in support thereof and funds received from any other lawful source will be sufficient at all times to pay all operation and maintenance expenses of the Participant’s water distribution and wastewater collection system and its obligations to the Master District under the Master District Contract, including its obligation to pay its Contract Payment. The Master District does not expect that revenues from the Participants’ wastewater collection and water distribution system will

ever be sufficient to pay a significant portion of Contract Payments for application to debt service on the Contract Revenue Bonds. See “MASTER DISTRICT CONTRACT.”

#### INVESTMENT CONSIDERATIONS

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

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**SELECTED FINANCIAL INFORMATION**  
(UNAUDITED)

**Contract Revenue Bonds of the Master District**

2022 Certified Taxable Assessed Valuation of the Participants <sup>(a)</sup> .....	\$1,692,229,151
2022 Estimated Taxable Assessed Valuation of the Participants as of July 1, 2022 <sup>(b)</sup> .....	\$1,907,418,061

Direct Debt:

Outstanding Bonds .....	\$141,100,000
The Bonds .....	<u>14,440,000</u>
Total.....	\$155,540,000

Estimated Overlapping Debt <sup>(c)</sup> .....	<u>\$125,974,883</u>
Total Direct and Estimated Overlapping Debt.....	<u>\$281,514,883</u>

Ratios of Direct Debt to:

2022 Certified Taxable Assessed Valuation .....	9.19%
2022 Estimated Taxable Assessed Valuation as of July 1, 2022 .....	8.15%

Ratios of Direct Debt and Estimated Overlapping Debt to:

2022 Certified Taxable Assessed Valuation .....	16.64%
2022 Estimated Taxable Assessed Valuation as of July 1, 2022 .....	14.76%

- (a) The 2022 Certified Taxable Assessed Value shown herein is provided by Harris County Appraisal District ("HCAD").
- (b) Provided by the HCAD for informational purposes only. This amount is an estimate of the assessed valuation of all taxable property located within the District as of July 1, 2022, and includes an estimate of valuations resulting from the construction of taxable improvements from January 1, 2022, through July 1, 2022. No taxes will be levied against this amount. See "TAXING PROCEDURES."
- (c) See "DISTRICT DEBT – Estimated Overlapping Debt."

**Assessed Valuations of the Participants**

<b>District</b>	<b><u>January 1, 2022</u> Certified Value <sup>(a)</sup></b>	<b><u>% of</u> Total</b>	<b><u>July 1, 2022</u> Estimate of Value <sup>(b)</sup></b>	<b><u>% of</u> Total</b>
MUD 500	\$163,359,685	9.65%	\$172,567,930	9.05%
MUD 501	814,542,642	48.13%	888,316,066	46.57%
MUD 502	697,496,423	41.22%	830,695,633	43.55%
MUD 503	16,830,401	1.00%	15,838,432	0.83%
<b>Total</b>	<u>\$1,692,229,151</u>	100.00%	<u>\$1,907,418,061</u>	100.00%

- (a) The 2022 Certified Taxable Assessed Value shown herein is provided by Harris County Appraisal District ("HCAD").
- (b) Provided by the HCAD for informational purposes only. This amount is an estimate of the assessed valuation of all taxable property located within the District as of July 1, 2022, and includes an estimate of valuations resulting from the construction of taxable improvements from January 1, 2022, through July 1, 2022. No taxes will be levied against this amount. See "TAXING PROCEDURES."

## Status of Development as of October 1, 2022

District	Total Acreage	Completed Lots	Occupied Completed Homes	Unoccupied Completed Homes	Homes Under Construction	Vacant Developed Lots	Total Active Water Accounts
Harris Co. MUD No. 500 <sup>(a)</sup>	91.72	1	1 <sup>(b)</sup>	0	0	0	46
Harris Co. MUD No. 501	929.17	1,540	1,406	10	57	67	1,547
Harris Co. MUD No. 502	882.75	1,588	1,383	21	61	123	1,540
Harris Co. MUD No. 503	<u>219.95</u>	<u>293</u>	<u>0</u>	<u>0</u>	<u>2</u>	<u>291</u>	<u>1</u>
Total	<u>2,123.59</u>	<u>3,422</u>	<u>2,790</u>	<u>31</u>	<u>120</u>	<u>481</u>	<u>3,134</u>

(a) There is no single-family residential development in Harris County MUD 500.

(b) Includes one multi-family apartment project consisting of 366 units.

## Master District Water/Sewer/Drainage Debt Service Funds Available as of November 2, 2022

Water/Sewer/Drainage Reserve Fund <sup>(a) (b)</sup> .....	\$2,981,672
Water/Sewer/Drainage Debt Service Fund <sup>(a) (b)</sup> .....	<u>\$7,808,275</u>
Total.....	\$10,789,947

## Master District Road Debt Service Funds Available as of November 2, 2022

Road Reserve Fund <sup>(a) (b)</sup> .....	\$1,676,902
Road Debt Service Fund <sup>(a) (b)</sup> .....	<u>\$2,745,340</u>
Total.....	\$4,422,242

## Master District Park Debt Service Funds Available, as of November 2, 2022

Park Reserve Fund <sup>(a) (b)</sup> .....	\$385,911
Park Debt Service Fund <sup>(a) (b)</sup> .....	<u>\$797,053</u>
Total.....	\$1,182,964

## Master District Operating Funds Available as of November 2, 2022.....

\$1,285,610

## Master District Capital Projects Funds Available as of November 2, 2022

Water/Sewer/Drainage Fund.....	\$1,759,081
Road Fund.....	\$1,791,566
Park Fund.....	<u>\$673,822</u>

(a) All of the Master District's Contract Revenue Bond debt is payable from Contract Taxes as follows: (i) the Road Contract Tax with respect to Road Contract Revenue Bonds, (ii) the Water/Sewer/Drainage Contract Tax with respect to the Water/Sewer/Drainage Contract Revenue Bonds, including the Bonds; and (iii) the Park Contract Tax with respect to the Park Contract Revenue Bonds. The revenues from the Water/Sewer/Drainage Contract Tax will be allocated to the Water/Sewer/Drainage Contract Revenue Bonds, including the Bonds, the revenues from the Road Contract Tax will be allocated to the Road Contract Revenue Bonds, and the revenues from the Park Contract Tax will be allocated to the Park Contract Revenue Bonds. The Road Debt Service Fund and Road Reserve Fund are not pledged to the Park Contract Revenue Bonds or the Water/Sewer/Drainage Contract Revenue Bonds, including the Bonds, the Water/Sewer/Drainage Debt Service Fund and Water/Sewer/Drainage Reserve Fund are not pledged to the Road Contract Revenue Bonds or the Park Contract Revenue Bonds, and the Park Debt Service Fund and Park Reserve Fund are not pledged to the Road Contract Revenue Bonds or the Water/Sewer/Drainage Contract Revenue Bonds, including the Bonds. See "SOURCE AND USES OF FUNDS" and "SELECTED FINANCIAL INFORMATION (UNAUDITED) – Projected Debt Service Requirements for Water/Sewer/Drainage Contract Revenue Bonds, Road Contract Revenue Bonds, and Park Contract Revenue Bonds."

(b) Each Participant is obligated to pay a pro rata share of debt service on the Water/Sewer/Drainage Contract Revenue Bonds, Road Contract Revenue Bonds, and Park Contract Revenue Bonds by the dates specified by the Master District. See "THE BONDS - Water/Sewer/Drainage Contract Payments by the Participants", "– Unconditional Obligation to Pay" and "MASTER DISTRICT CONTRACT." The Master District has specified March 1 and September 1 as the dates by which the Participants are required to pay contract payments that are due for Water/Sewer/Drainage Contract Revenue Bonds, Road Contract Revenue Bonds, and Park Contract Revenue Bonds. The Water/Sewer/Drainage Indenture provides that the Water/Sewer/Drainage Contract Payments will be paid directly to the Trustee semiannually on or before June 1 and December 1 of each year, the Road Indenture provides that the Road Contract Payments will be paid directly to the Trustee semiannually on or before June 1 and December 1 of each year, and the Park Indenture provides that the Park Contract Payments will be paid directly to the Trustee semiannually on or before June 1 and December 1 of each year.

**Projected Debt Service Requirements for Water/Sewer/Drainage Contract Revenue Bonds,  
Road Contract Revenue Bonds, and Park Contract Revenue Bonds**

Projected Maximum Annual Debt Service Requirement (2042) ("MADS")* .....	\$9,865,683
Projected Average Annual Debt Service Requirement (2022 – 2047)* .....	\$8,736,334

\* Preliminary; subject to change. Interest on the Bonds estimated at 5.000%.

**Selected Tax Data**

<b>District</b>	<b>2022 Debt Service Tax <sup>(a)</sup></b>	<b>2022 Maintenance Tax <sup>(a)</sup></b>	<b>2022 Contract Tax <sup>(a)</sup></b>	<b>Total 2022 Direct Tax Rate <sup>(a)</sup></b>
Harris Co. MUD No. 500	\$0.0270	\$0.1700	\$ 0.7500	\$0.9470
Harris Co. MUD No. 501	0.2000	0.0500	0.6789	0.9289
Harris Co. MUD No. 502	0.2900	0.1500	0.7400	1.1800
Harris Co. MUD No. 503	--	0.9000	0.6000	1.5000

(a) The 2022 tax rates for MUD 500, MUD 501 and MUD 502 and the 2021 tax rates for MUD 503 are shown above. MUD 503 authorized notice of a proposed 2022 tax rate of \$1.50 per \$100 of assessed valuation, with \$0.68 allocated to its contract tax and \$0.82 allocated to its maintenance tax. Such tax rate is subject to change and may be revised downward prior to official levy. The District makes no representation regarding the final 2022 tax rate MUD 503 will levy.

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## PRELIMINARY DEBT SERVICE REQUIREMENTS

Year Ending 12/31	Outstanding Debt Service	The Bonds*				Total*
		Principal Due 12/1*	Interest Due 6/1*	Interest Due 12/1*	Total Principal & Interest*	
2022	\$6,310,726.86	-	-	-	-	\$6,310,726.86
2023	8,626,831.22	\$295,000.00	\$346,961.11	\$361,000.00	\$1,002,961.11	9,629,792.33
2024	8,600,931.22	320,000.00	353,625.00	353,625.00	1,027,250.00	9,628,181.22
2025	8,598,143.72	335,000.00	345,625.00	345,625.00	1,026,250.00	9,624,393.72
2026	8,591,461.22	350,000.00	337,250.00	337,250.00	1,024,500.00	9,615,961.22
2027	8,571,736.22	370,000.00	328,500.00	328,500.00	1,027,000.00	9,598,736.22
2028	8,562,406.22	385,000.00	319,250.00	319,250.00	1,023,500.00	9,585,906.22
2029	8,564,037.48	405,000.00	309,625.00	309,625.00	1,024,250.00	9,588,287.48
2030	8,570,237.48	425,000.00	299,500.00	299,500.00	1,024,000.00	9,594,237.48
2031	8,572,562.48	445,000.00	288,875.00	288,875.00	1,022,750.00	9,595,312.48
2032	8,586,837.48	470,000.00	277,750.00	277,750.00	1,025,500.00	9,612,337.48
2033	8,593,031.24	490,000.00	266,000.00	266,000.00	1,022,000.00	9,615,031.24
2034	8,600,975.00	515,000.00	253,750.00	253,750.00	1,022,500.00	9,623,475.00
2035	8,601,983.76	545,000.00	240,875.00	240,875.00	1,026,750.00	9,628,733.76
2036	8,619,938.76	570,000.00	227,250.00	227,250.00	1,024,500.00	9,644,438.76
2037	8,634,413.76	600,000.00	213,000.00	213,000.00	1,026,000.00	9,660,413.76
2038	8,639,988.76	630,000.00	198,000.00	198,000.00	1,026,000.00	9,665,988.76
2039	8,626,651.26	660,000.00	182,250.00	182,250.00	1,024,500.00	9,651,151.26
2040	8,693,213.76	695,000.00	165,750.00	165,750.00	1,026,500.00	9,719,713.76
2041	8,824,588.74	730,000.00	148,375.00	148,375.00	1,026,750.00	9,851,338.74
2042	8,840,432.50	765,000.00	130,125.00	130,125.00	1,025,250.00	9,865,682.50
2043	8,124,532.50	805,000.00	111,000.00	111,000.00	1,027,000.00	9,151,532.50
2044	8,168,480.00	845,000.00	90,875.00	90,875.00	1,026,750.00	9,195,230.00
2045	5,944,185.00	885,000.00	69,750.00	69,750.00	1,024,500.00	6,968,685.00
2046	233,500.00	930,000.00	47,625.00	47,625.00	1,025,250.00	1,258,750.00
2047	236,900.00	975,000.00	24,375.00	24,375.00	1,023,750.00	1,260,650.00
	<u>\$201,538,726.64</u>	<u>\$14,440,000.00</u>	<u>\$5,575,961.11</u>	<u>\$5,590,000.00</u>	<u>\$25,605,961.11</u>	<u>\$227,144,687.75</u>

\* Preliminary; subject to change. Interest estimated at 5.000%.

## INTRODUCTION

This Official Statement provides certain information in connection with the issuance by Harris County Municipal Utility District No. 500 (the “Master District,” the “District,” or “HC MUD 500”) of its \$14,440,000 Contract Revenue Bonds (Water, Sewer and Drainage Facilities), Series 2023 (the “Bonds”).

The Bonds are issued pursuant to the Contract for Financing, Operation, and Maintenance of Regional Facilities, as amended (the “Master District Contract”), between the Master District and each of the Participants (as defined below), Article XVI, Section 59 of the Texas Constitution, the general laws of the State of Texas, a resolution authorizing the issuance of the Bonds (the “Bond Resolution”) adopted by the Board of Directors of the Master District (the “Board”) and an Indenture of Trust (the “Water, Sewer and Drainage Indenture”) by and between the Master District and The Bank of New York Mellon Trust Company, N.A., Houston, Texas, as trustee (the “Trustee”).

This Official Statement includes descriptions, among others, of the Bonds, the Bond Resolution, and the Water, Sewer and Drainage Indenture, certain other information about the “Participants” currently the District, Harris County Municipal Utility District No. 501 (“MUD 501”), Harris County Municipal Utility District No. 502 (“MUD 502”) and Harris County Municipal Utility District No. 503 (“MUD 503”), certain other information about the District, in both its capacity as the Master District and as a Participant, the approximate 2,123.59 acre area (the “Service Area”) to be provided with services by the Master District through its regional water, wastewater, drainage, road, and park and recreational facilities (the “Master District Facilities”) and the Master District Contract. All descriptions of documents contained herein are only summaries and are qualified in their entirety by reference to each document. Copies of documents referenced herein may be obtained from the District, c/o Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas 77027.

## INVESTMENT CONSIDERATIONS

### General

The Bonds are limited obligations solely of the Master District and are not obligations of the State of Texas; Harris County, Texas; the City of Houston, Texas; any of the Participants except the Master District; or any entity other than the Master District. The Water/Sewer/Drainage Contract Revenue Bonds, including the Bonds, are payable solely from and to the extent of certain contract payments received by the Master District from the Participants pursuant to the Master District Contract, with each Participant’s annual contract payment being equal to its pro rata share of annual debt service on the Water/Sewer/Drainage Contract Revenue Bonds, including the Bonds, plus all charges and expenses of paying agents, registrars and trustees, and all amounts required to establish and maintain funds, including the Water/Sewer/Drainage Reserve Fund, established under the Bond Resolution or the Water/Sewer/Drainage Indenture, based upon the Gross Certified Appraised Valuation of each such Participant as a percentage of the total Gross Certified Appraised Valuation of all Participants (the “Water/Sewer/Drainage Contract Payment(s)”). The obligations of the Participants to make Water/Sewer/Drainage Contract Payments are several, not joint, obligations pro-rated among the Participants based upon the proportion of the Gross Certified Appraised Valuation of property within their respective boundaries to the total Gross Certified Appraised Valuation of property within all of the Participants as described herein. No Participant is obligated to pay the Water/Sewer/Drainage Contract Payments allocated to any other Participant; however, lack of payment by any Participant could result in an increase in the Water/Sewer/Drainage Contract Payment amount paid by each of the other Participants during the time that such Participant’s payment is delinquent. The security for payment of the principal of and interest on the Bonds by the Master District therefore depends on the ability of each Participant to collect annual ad valorem taxes (without legal limit as to rate or amount) levied on taxable property within its boundaries sufficient to make its Water/Sewer/Drainage Contract Payments. See “Registered Owners’ Remedies and Bankruptcy Limitations” below and “THE BONDS – Source and Security of Payment.”

Pursuant to an Indenture of Trust dated January 1, 2015 (the “Road Indenture”), by and between the Master District and The Bank of New York Mellon Trust Company, N.A., the Master District has issued, and is expected to issue, contract revenue bonds for the purpose of purchasing or acquiring regional road facilities (“Road Contract Revenue Bonds”). The Master District Contract obligates each Participant to pay a pro rata share of the debt service on the Road Contract Revenue Bonds based upon the Gross Certified Appraised Valuation of each Participant as a percentage of the Gross Certified Appraised Valuation of all Participants, calculated annually. Each Participant is obligated to make such payments (“Road Contract Payments”) from the proceeds of an annual ad valorem tax, without legal limit as to rate or amount, levied by such Participant for such purpose on taxable property within its boundaries (“Road Contract Tax”), or from any other lawful source of such Participant’s income.



Pursuant to an Indenture of Trust dated October 6, 2021 (The “Park Indenture”) between the Master District and The Bank of New York Mellon Trust Company, N.A., the Master District has, and is expected to further issue in the future, Contract Revenue Bonds for the purpose of purchasing or acquiring regional park facilities and refunding purposes (“Park Contract Revenue Bonds”). The Master District Contract obligates each Participant to pay a pro rata share of the debt service on the Contract Revenue Bonds issued under the Park Indenture based upon the Gross Certified Appraised Valuation of each Participant as a percentage of the Gross Certified Appraised Valuation of all Participants, calculated annually. Each Participant is obligated to make such payments (“Park Contract Payments”) from the proceeds of an annual ad valorem tax, without legal limit as to rate or amount, levied by such Participant for such purpose on taxable property within its boundaries (“Park Contract Tax”), or from any other lawful source of such Participant’s income.

Road Contract Payments (all of which are derived from the Road Contract Tax or other legally available funds of a Participant) are not pledged for and are not available to be used to: (i) pay debt service on the Park Contract Revenue Bonds or the Water/Sewer/Drainage Contract Revenue Bonds, including the Bonds; or (ii) fund or maintain the Park Reserve Fund or the Water/Sewer/Drainage Reserve Fund. Park Contract Payments (all of which are derived from the Park Contract Tax or other legally available funds of a Participant) are not pledged for and are not available to be used to: (i) pay debt service on the Road Contract Revenue Bonds or the Water/Sewer/Drainage Contract Revenue Bonds, including the Bonds; or (ii) fund or maintain the Road Reserve Fund or the Water/Sewer/Drainage Reserve Fund. Water/Sewer/Drainage Contract Payments (all of which are derived from the Water/Sewer/Drainage Contract Tax or other legally available funds of a Participant) are not pledged for and are not available to be used to: (i) pay debt service on the Road Contract Revenue Bonds or Park Contract Revenue Bonds; or (ii) fund or maintain the Road Reserve Fund or the Park Reserve Fund.

The Water/Sewer/Drainage Contract Tax, the Park Contract Tax, and the Road Contract Tax are referred to herein collectively as the “Contract Tax;” the Water/Sewer/Drainage Contract Revenue Bonds, Park Contract Revenue Bonds, and Road Contract Revenue Bonds are referred to herein collectively as the “Contract Revenue Bonds;” and the Water/Sewer/Drainage Contract Payment, Park Contract Payment, and Road Contract Payment are referred to herein collectively as the “Contract Payment.”

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

In March 2020, the World Health Organization and the President of the United States separately declared the outbreak of a respiratory disease caused by a novel coronavirus (“COVID-19”) to be a public health emergency. On March 13, 2020, the Governor of Texas (the “Governor”) declared a state of disaster for all counties in the State of Texas (the “State”) because of the effects of COVID-19. Subsequently, in response to a rise in COVID-19 infections in the State and pursuant to the Chapter 418 of the Texas Government Code, the Governor issued a number of executive orders intended to help limit the spread of COVID-19 and mitigate injury and the loss of life, including limitations imposed on business operations, social gatherings, and other activities.

There are currently no COVID-19 related operating limits imposed by executive order of the Governor for any business or other establishment in the State of Texas. The Governor retains the right to impose restrictions on activities if needed to mitigate the effects of COVID-19. Additional information regarding executive orders issued by the Governor is accessible on the website of the Governor at <https://gov.texas.gov/>. Neither the information on, nor accessed through, such website of the Governor is incorporated by reference into this Official Statement.

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

The recent fluctuations 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 Greater Houston area has, in the past, been particularly affected by adverse conditions in the oil and gas industry, and such conditions and their collateral impact to other industries could result in declines in the demand for residential and commercial property in the Greater Houston area and could reduce or negatively affect property values or homebuilding activity within the Service Area. As previously stated, the Bonds are secured by the unconditional obligations of the Participants to make certain payments from the proceeds of an unlimited ad valorem tax or other revenues lawfully available to each such Participant, and a reduction in property values may require an increase in the ad valorem tax rate required to make such payments, as well as the Participant’s share of operations and maintenance expenses payable from ad valorem taxes.

## **Overlapping Debt and Tax Rates**

The Master District and each Participant may independently issue additional debt which may change the projected and actual tax rates in the future.

Landowners are or will be responsible for the payment of ad valorem taxes levied by each Participant for payment of Contract Payments. In addition, owners of property located within the Participants are responsible for the payment of ad valorem taxes levied by each Participant for the payment of debt service on unlimited tax bonds issued by each Participant and ad valorem taxes levied by each Participant for the purpose of paying the Participant's operation and maintenance costs. "APPENDIX A" herein includes information related to each Participant's indebtedness and taxation requirements.

In addition, property located within the Service Area is subject to taxation by various other governmental entities. See "TAX DATA – Estimated Overlapping Taxes."

## **Environmental and Air Quality Regulations**

### **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.

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 developed a formal request that the HGB Area be redesignated to attainment under the 1997 Ozone Standards. The TCEQ Commissioners adopted the request and maintenance plan for the 1997 one-hour and eight-hour standards on December 12, 2018. On May 16, 2019, the EPA proposed a determination that the HGB Area has met the redesignation criteria and continues to attain

the 1997 one-hour and eight-hour standards, the termination of the anti-backsliding obligations, and approval of the proposed maintenance plan.

The HGB Area is currently designated as a “serious” nonattainment area under the 2008 Ozone Standard, with an attainment deadline of July 20, 2021. 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 non-stormwater 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 became effective June 22, 2020, and is currently the subject of ongoing litigation.

On June 9, 2021, the EPA and USACE announced plans to further revise the definition of "waters of the United States." On August 30, 2021, the United States District Court for the District of Arizona issued an order vacating the NWPR while the EPA and USACE make plans to replace it. On November 18, 2021, the EPA and USACE issued a Notice Proposed Rulemaking to put back into place the pre-2015 definition of "waters of the United States." Due to existing and possible future litigation and regulatory action, 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.

### **Economic Factors, Interest Rates, Credit Availability and Residential Foreclosures**

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

Interest rates and the availability of credit, including mortgage and development funding, have a direct impact on the construction activity, particularly short-term interest rates at which the Developer and homebuilders are able to obtain financing for development and construction costs. Because of the numerous and changing factors affecting the availability of funds, the District is unable to assess the future availability of such funds for continued development

and construction within the Service Area. In addition, the success of development within the Service Area and growth of the Participants taxable property values are, to a great extent, a function of the Houston metropolitan and regional economies.

The Houston area is particularly dependent upon the energy industry, and continued lower oil and gas prices could adversely affect the demand for and values of single-family housing in the Houston area.

### **Competition**

The demand for and construction of single-family homes in the Service Area, which is approximately 25 miles from downtown Houston, could be affected by competition from other residential developments including other residential developments located in the northwestern portion of the Houston metropolitan area. In addition to competition for new home sales from other developments, there are numerous previously-owned homes near the Service Area and in more established neighborhoods closer to downtown Houston. Such homes could represent additional competition for new homes proposed to be sold within the Service Area.

The competitive position of the Developer in the sale of developed lots and of prospective builders in the construction of single-family residential houses within the Service Area 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 Service Area. The District can give no assurance that building and marketing programs in the Service Area by the Developer will be implemented or, if implemented, will be successful.

### **Dependence on Major Taxpayers and the Developer**

The ten principal taxpayers represent \$181,526,062 or 10.73% of the \$1,692,229,151 2022 Certified Taxable Assessed Valuation of the Participants, which represents ownership in the Participants' boundaries as of January 1, 2022. One landowner, Arium Towne Lake Owner LLC, represents 2.94% or \$49,810,359 of such assessed value. See "TAX DATA – Principal Taxpayers." If the Developer or another principal taxpayer were to default in the payment of taxes in an amount which exceeds the amount in the Water/Sewer/Drainage Debt Service Fund and the amount in the Water/Sewer/Drainage Reserve Fund, the ability of the District to make timely payment of debt service on the Bonds would be dependent on the ability of Participants to enforce and liquidate their tax liens, which is a time-consuming process. Failure to recover or borrow funds in a timely fashion could result in a Participant being forced to set an excessive tax rate, hindering growth and leading to further defaults in the payment of taxes. The District is not required by law, the Water/Sewer/Drainage Indenture, or the Bond Resolution to maintain any specified amount of surplus in its Water/Sewer/Drainage Debt Service Fund but is required to maintain the Water/Sewer/Drainage Reserve Fund to the Water/Sewer/Drainage Reserve Requirement, an amount equal to one-half of maximum annual debt service on the outstanding Water/Sewer/Drainage Contract Revenue Bonds. See "Tax Collections Limitations and Foreclosure Remedies" below, "TAXING PROCEDURES – Levy and Collection of Taxes" and "APPENDIX A."

The Developer has informed the Board that its current plans are to develop its remaining undeveloped land and to continue marketing the remaining developed lots in the Participants to homebuilders. However, neither the Developer nor any future developer is obligated to implement development plans on any particular schedule or at all. Thus, the furnishing of information related to any proposed development should not be interpreted as such a commitment. The District makes no representation about the probability of development continuing in a timely manner or about the ability of the Developer or any other landowner within the Participants to implement any plan of development. Furthermore, there is no restriction on any landowner's right to sell land. The District can make no prediction as to the effects that current or future economic or governmental circumstances may have on any plans of the Developer or any other landowner. See "THE DEVELOPER."

### **Operational Expenses**

Each Participant is obligated to pay monthly charges to the Master District for its share of the Master District's operation and maintenance expenses in connection with the Master District's provision of service from the Master District Facilities. The monthly charges to be paid by each Participant to the Master District will be used to pay each Participant's share of operation and maintenance expenses and to provide for an operation and maintenance reserve equivalent to three (3) months of operation and maintenance expenses. Each Participant's share of operation and maintenance expenses and reserve requirements is based upon a "unit cost" of operation and maintenance expense and reserve requirements, calculated by the Master District and expressed in terms of "cost per equivalent single-family residential connection." Each Participant's monthly payment to the Master District for operation and

maintenance expenses will be calculated by multiplying the number of equivalent single-family residential connections reserved to each Participant on the first day of the previous month by the unit cost per equivalent single-family residential connection. The monthly cost per single family equivalent connection being charged by the Master District to each Participant is \$27.00, effective April 1, 2022. The Master District separately passes fees charged by the West Harris County Regional Water Authority through to the Participants, who are expected to then pass the fees on to their own customers. See “THE SYSTEM.”

### **Maximum Impact on Contract Tax Rate**

Assuming no further development, the value of the land and improvements currently within the Participants will be the major determinant of the ability or willingness of property owners to pay their taxes. The 2022 Certified Taxable Assessed Valuation of the property within the Participants is \$1,692,229,151 and the July 1, 2022 Estimate of Value is \$1,907,418,061 (see “APPENDIX A”). After issuance of the Bonds, the projected maximum annual debt service requirement on the Bonds and the Outstanding Bonds will be \$9,865,683 (2042) and the projected average annual debt service requirements on the Bonds and the Outstanding Bonds will be \$8,736,334 (2022 through 2047, inclusive). Assuming no increase or decrease from the 2022 Certified Taxable Assessed Valuation, a tax rate of \$0.62 per \$100 of assessed valuation at a 95% collection rate would be necessary to pay the projected maximum annual debt service requirement and a tax rate of \$0.55 per \$100 of assessed valuation at a 95% collection rate would be necessary to pay the projected average annual debt service requirements (see “TAX DATA – Tax Rate Calculations”). Assuming no increase or decrease from the July 1, 2022 Estimate of Value, a tax rate of \$0.55 per \$100 of assessed valuation at a 95% collection rate would be necessary to pay the projected maximum annual debt service requirement and a tax rate of \$0.49 per \$100 of assessed valuation at a 95% collection rate would be necessary to pay the projected average annual debt service requirements. MUD 500 levied a contract tax of \$0.75 per \$100 of assessed valuation for the 2022 tax year; MUD 501 levied a contract tax of \$0.6789 per \$100 of assessed valuation for the 2022 tax year; and MUD 502 levied a contract tax of \$0.74 per \$100 of assessed valuation for the 2022 tax year. MUD 503 has not yet levied its 2022 tax rate. MUD 503 authorized notice of a proposed 2022 total tax rate of \$1.50 per \$100 of assessed valuation, with \$0.68 allocated to its contract tax and \$0.82 allocated to its maintenance tax. Such tax rate is subject to change, and the District makes no representation regarding the final 2022 tax rate MUD 503 will levy. See “TAXING PROCEDURES.”

### **Debt Burden on Property within the Participants**

Each Participant (including the District in its capacity as a Participant) will derive funds to make its Water/Sewer/Drainage Contract Payments to the Master District from the collection of ad valorem taxes (without legal limit as to rate or amount) levied on taxable property within its boundaries. In addition to the annual levy of a tax to make its annual Water/Sewer/Drainage Contract Payment, each Participant (including the District in its capacity as a Participant) is authorized, and expected, to levy a tax on property within its boundaries (without legal limit as to rate or amount) to pay annual principal and interest on bonds issued by the Participant, and to pay its operations and maintenance expenses. It is expected that if and when sufficient taxable value exists within each Participant, each Participant will issue bonds to finance the internal water, wastewater, and storm drainage facilities within its boundaries at the earliest time permitted by the rules of the TCEQ. See “DISTRICT DEBT – Estimated Overlapping Debt,” and “APPENDIX A” for information on each Participant’s debt and taxes. In the event the Master District issued future Contract Revenue Bonds to fund regional water/sewer/drainage, park/recreational or road facilities, then each Participant will be required by the Master District Contract to also levy and collect a tax on property within its boundaries to pay the Participant’s pro rata share of debt service on such Contract Revenue Bonds. To date, the Master District has issued four series of Road Contract Revenue Bonds, pursuant to the Road Indenture (defined herein). The Master District has issued one series of Park Contract Revenue Bonds, pursuant to the Park Indenture (defined herein). The Bonds are the twelfth issue of Water/Sewer/Drainage Contract Revenue Bonds and the Master District has issued three series of Water/Sewer/Drainage Contract Revenue Refunding Bonds, pursuant to the Water/Sewer/Drainage Indenture (defined herein).

The Master District can make no representation that the taxable property values in the Participants’ boundaries will maintain a value sufficient to support the aforementioned Water/Sewer/Drainage Contract Payment or to justify continued payment of taxes by property owners. See “TAX DATA – Tax Rate Calculations,” and “APPENDIX A.”

The TCEQ rules permit the issuance of bonds by a Participant based, to a certain extent, upon projections of growth in ad valorem taxable value within the boundaries of the Participant. In the event those growth projections are not realized, the Participant’s tax rate to pay debt service on its bonds may increase in future years. The Master District has no control over such tax rate or the issuance of such bonds.

In addition, the composite tax rate to which property in each Participant is subject may be higher than the composite tax rate of property within other competing subdivisions. To the extent that such composite tax rate is not competitive, the growth of property tax values in each Participant and the investment quality or security of the Bonds could be adversely affected. The Master District has no control over such composite tax rate. See “Competition” above and “TAX DATA – Estimated Overlapping Taxes.”

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

The Master District’s ability to make debt service payments may be adversely affected by each Participant’s inability to collect ad valorem taxes. Under Texas law, the levy of ad valorem taxes by a Participant constitutes a lien in favor of such Participant on 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. A Participant’s ability to collect ad valorem taxes through such foreclosure may be impaired by cumbersome, time-consuming and expensive collection procedures or market conditions affecting the marketability of taxable property within the Participant’s boundaries and limiting the proceeds from a foreclosure sale of such property. Moreover, the proceeds of any foreclosure sale of property within the boundaries of a participant may be limited by the existence of other tax liens on the property (see “TAX DATA – Estimated Overlapping Taxes”), by the current aggregate tax rate being levied against the property, and by other factors (including the taxpayer’s right to redeem property). Finally, any bankruptcy court with jurisdiction over bankruptcy proceedings initiated by or against a taxpayer within the Participant’s boundaries pursuant to the Federal Bankruptcy Code could stay any attempt by such Participant to collect delinquent ad valorem taxes levied 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 levied 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 or confirmed 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 of the Bonds (“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, the Water/Sewer/Drainage Indenture provides certain limitations on the right of Registered Owners of the Bonds to institute suits, actions or proceedings at law or in equity upon the occurrence of an event of default. 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 property of the Master District or property within the Participants. Further, the Registered Owners cannot themselves foreclose on property within the Participants or sell property within the Participants 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 “THE INDENTURE OF TRUST – Remedies” and “– Limitation on Action by Owners.”

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 Owners’ remedies, including mandamus. The automatic stay would remain in effect until the federal bankruptcy judge hearing the case dismisses the petition, enters an order granting relief from the stay or otherwise allows creditors to proceed against the petitioning political subdivision. A political subdivision such as the District may qualify as a debtor eligible to proceed in a Chapter 9 case only if it (1) is authorized to file for federal bankruptcy protection by applicable state law, (2) is insolvent or unable to meet its debts as they mature, (3) desires to effect a plan to adjust such debts, and (4) has either obtained the agreement of or negotiated in good faith with its creditors or is unable to negotiate with its creditors because negotiation is impracticable. Special districts such as the District must obtain the approval of the TCEQ as a condition to seeking relief under the Federal Bankruptcy Code. The TCEQ is required to investigate the financial condition of a financially troubled district and authorize such district to proceed under federal bankruptcy law only if

such district has fully exercised its rights and powers under Texas law and remains unable to meet its debts and other obligations as they mature.

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

A district may not be forced into bankruptcy involuntarily.

### **Future Debt**

Pursuant to the Master District Contract, and in connection with the development of the Service Area, the Master District may issue Contract Revenue Bonds in an amount necessary to provide the Master District Facilities and to refund outstanding debt. Any future Water/Sewer/Drainage Contract Revenue Bonds will be on parity with the Bonds. The Master District may also issue Contract Revenue Bonds to finance roads and park facilities. The Master District anticipates that it will issue additional Contract Revenue Bonds. The Master District does not employ any formula with respect to appraised valuations, tax collections or otherwise to limit the amount of Contract Revenue Bonds which it may issue. The issuance of additional Contract Revenue Bonds is subject to approval by the TCEQ pursuant to its rules regarding issuance and feasibility of bonds, except that no TCEQ approval currently is required for the issuance of Contract Revenue Bonds to fund roads or for the refunding of Contract Revenue Bonds. See "Maximum Impact on Contract Tax Rate" above and "THE BONDS – Issuance of Additional Debt."

Pursuant to the Master District Contract, the Master District may issue Contract Revenue Bonds in a principal amount not to exceed \$754,660,000 to provide regional water, sewer and drainage facilities and refunding of such bonds; in a principal amount not to exceed \$64,550,000 to provide regional park and recreational facilities and refunding of such bonds; and in a principal amount not to exceed \$350,600,000 to provide regional road facilities and refunding of such bonds. Pursuant to the Master District Contract, approval by each Participant and approval by the voters at an election held by each Participant is required prior to any amendment to the Master District Contract that would increase such \$754,660,000 authorized amount, such \$64,550,000 authorized amount, and/or such \$350,600,000 authorized amount. After the issuance of the Bonds, the Master District will have \$635,655,000 principal amount of Water/Sewer/Drainage Contract Revenue Bonds authorized but unissued, \$310,240,000 principal amount of Road Contract Revenue Bonds authorized but unissued, and \$52,870,000 principal amount of Park Contract Revenue Bonds authorized but unissued. The principal amount of bonds issued to finance parks and recreational facilities may not exceed 1% of the Master District's certified value, unless the Master District meets certain financial feasibility requirements under the TCEQ rules, in which case the outstanding principal amount of such bonds issued by the Master District may exceed an amount equal to one percent but not three percent of the value of the taxable property in the Participants.

The Bonds, and all Water/Sewer/Drainage Contract Revenue Bonds issued by the Master District, will be payable from the Water/Sewer/Drainage Contract Tax, the Road Contract Revenue Bonds will be payable from the Road Contract Tax, and the Park Contract Revenue Bonds will be payable from the Park Contract Tax.

The Master District, in its capacity as a Participant, has the right to issue obligations other than the Bonds, including unlimited tax bonds for the purpose of financing internal water, wastewater, drainage, road, and park and recreational facilities within its boundaries, tax anticipation notes and bond anticipation notes, and to borrow for any valid corporate purpose. As a Participant, not as the Master District, the District is authorized to issue a total of \$31,250,000 in principal amount of unlimited tax bonds for water, sewer, and drainage facilities and refunding purposes, \$20,000,000 for park facilities and refunding purposes, and \$14,230,000 roads and for refunding purposes. In 2017, the District, in its capacity as a Participant, issued \$2,000,000 in unlimited tax bonds for water, sewer, and drainage facilities. This leaves \$29,250,000 authorized but unissued for water, sewer, and drainage facilities and refunding purposes.

### **Marketability of the Bonds**

The District has no understanding with the Initial Purchaser 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 may be greater than the difference between the bid and asked price of bonds of comparable maturity and quality issued by more traditional issuers, since such bonds are more generally bought, sold and traded in the secondary market.



## **Approval of the Bonds**

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

### **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 not an assurance that homes built in such area will not be flooded, and a number of neighborhoods in the greater Houston area that are above the 100-year flood plain have flooded multiple times in the last several years. The District’s drainage system has been designed and constructed to all then-existing standards. See “THE SYSTEM”.

### **Atlas 14**

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

### **Extreme Weather Events; 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 Service Area as a result of such a weather event, the investment security of the Bonds could be adversely affected.

The greater Houston area, including the District, has experienced 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. According to the Master District’s operator, there was no interruption of water and sewer service during or after the storm. According to the Master District’s engineer, the District’s system did not sustain any material damage from Hurricane Harvey.

There was minor erosion in certain portions of the District’s detention facilities, which has been or is planned to be repaired. Further, according to the Master District’s engineer, no taxable improvements within the Service Area appear to have experienced flooding or other material damage.

If a hurricane (or any other natural disaster) significantly damaged all or part of the improvements within the Service Area, the assessed value of property within the Participants could be substantially reduced, which could result in a decrease in tax revenues and/or necessitate an increase each Participant’s tax rate. Further, there can be no assurance that a casualty loss to taxable property within any Participant 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 Service Area. Even if insurance proceeds are available and improvements are rebuilt, there could be a lengthy period in which assessed values within the Participants would be adversely affected.

### **Specific Flood Type Risks**

#### **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 overland. 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 floods are very dangerous and destructive not only because of the force of the water, but also the hurtling debris that is often swept up in the flow. They can occur within minutes or a few hours of excessive rainfall. They 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 (canals or channels) downstream.

#### *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.

#### **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.

### **THE BONDS**

#### **General**

The following is a description of certain terms and conditions of the Bonds, which description is qualified in its entirety by reference to the Bond Resolution and the Water/Sewer/Drainage Indenture. Copies of the Water/Sewer/Drainage Indenture and the Bond Resolution may be obtained from the District upon request to Bond Counsel. The Water/Sewer/Drainage Indenture and the Bond Resolution authorize the issuance and sale of the Bonds and prescribe the terms, conditions and provisions for the payment of the principal of and interest on the Bonds by the District.

The Bonds will mature on December 1 of the years and in principal amounts, and will bear interest from the Date of Delivery (expected on January 12, 2023), at the rates per annum, set forth on the cover page of this Official Statement. Interest on the Bonds will be payable June 1, 2023 and semiannually thereafter on each December 1 and June 1 until maturity or prior redemption. Interest calculations are based on a 360-day year comprised of twelve 30-day months ("Interest Payment Date"). The Bonds are subject to redemption as described below.

The Bonds will be issued only in fully registered form, in denominations of \$5,000 or any integral multiple of \$5,000. In the Bond Resolution, the Board has appointed The Bank of New York Mellon Trust Company, N.A. in Houston, Texas as the initial Paying Agent/Registrar for the Bonds. The principal of and interest on 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. Principal of the Bonds shall be payable upon presentation and surrender of the Bonds as they respectively become due and payable, whether at maturity or by prior redemption, at the principal payment office of the Paying Agent/Registrar in Houston, Texas, and interest on each Bond shall be payable by check or draft dated as of the Interest Payment Date, mailed by the Paying Agent/Registrar on each Interest Payment Date to the registered owner of record (the "Registered Owner") as of the close of business on the fifteenth day of the month next 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 Owner at the risk and expense of the Registered Owner.

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 without additional interest and with the same force and effect as if made on the specified date for such payment.

#### **Registration, Transfer and Exchange**

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. While the Bonds are in the Book-Entry-Only System, the Bonds will be registered in the name of Cede & Co. and will not be transferable. See "BOOK-ENTRY-ONLY SYSTEM."

In the event the Book-Entry-Only System should be discontinued, Bonds 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 therefore, 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 and the Water/Sewer/Drainage Indenture 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 the 15th calendar day of the month next preceding an Interest Payment Date and ending on 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. The provisions of this paragraph are subject to the Book-Entry-Only System.

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

In the event the Book-Entry-Only System should be discontinued, the District has agreed to replace mutilated, destroyed, lost or stolen Bonds upon surrender of the mutilated Bonds to the Paying Agent/Registrar, or receipt of satisfactory evidence of such destruction, loss or theft, and receipt by the District and the Paying Agent/Registrar of security or indemnity which they determine to be sufficient to hold them harmless. The District may require payment of taxes, governmental charges and other expenses in connection with any such replacement.

#### **Authority for Issuance**

At separate elections held within the boundaries of each Participant, the voters of each Participant approved the Master District Contract. The Master District Contract authorizes the Master District to issue \$754,660,000 in principal amount of contract revenue bonds for acquiring and constructing Master District Water/Sewer/Drainage Facilities and refunding of such bonds. The Master District Contract also authorizes the Master District to issue other contract revenue bonds for other purposes. See "Issuance of Additional Debt" below.

The Bonds are issued by the Master District pursuant to the Water/Sewer/Drainage Indenture, the Master District Contract, the terms and conditions of the Bond Resolution, Article XVI, Section 59 of the Texas Constitution, Chapters 49 and 54 of the Texas Water Code, as amended, and general laws of the State of Texas relating to the issuance of bonds by political subdivisions of the State of Texas.

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, the sufficiency of the Water/Sewer/Drainage Pledged Revenues (hereinafter defined) to pay principal and interest on the Bonds or upon the adequacy of the information contained in this Official Statement.

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

The Bonds are payable solely from payments the Participants make to the Trustee for the purpose of paying the debt service on the Bonds pursuant to the requirements of the Master District Contract. The Master District Contract provides that all Participants shall pay a pro rata share of debt service on the Water/Sewer/Drainage Bonds issued by the Master District, including the Bonds, based upon each Participant's Gross Certified Appraised Valuation as a percentage of the Gross Certified Appraised Valuation in all Participants. The debt service requirements shall be calculated to include the charges and expenses of paying agents, registrars and trustees utilized in connection with the Water/Sewer/Drainage Contract Revenue Bonds, the principal, interest and redemption requirements of the Water/Sewer/Drainage Contract Revenue Bonds and all amounts required to establish and maintain funds established under the Bond Resolution or Water/Sewer/Drainage Indenture. Each Participant is obligated to pay its pro rata share of the annual debt service on the Water/Sewer/Drainage Contract Revenue Bonds from the proceeds of an annual ad valorem tax, which is not limited as to rate or amount, or from any other legally available funds of such Participant. Each Participant's pro rata share of debt service requirements will be calculated annually by the Master District; however, the levy of a Water/Sewer/Drainage Contract Tax for the purpose of paying debt service on the Water/Sewer/Drainage Contract Revenue Bonds is the sole responsibility of each Participant. The Bonds are obligations of the Master District and are not obligations of the State of Texas, Harris County, the City of Houston, any of the Participants (except the Master District in its capacity as the Master District and not in its capacity as a Participant), or any entity other than the Master District. See "THE INDENTURE OF TRUST."

The Water/Sewer/Drainage Bonds, including the Bonds, are secured by the Water/Sewer/Drainage Indenture. Pursuant to the Water/Sewer/Drainage Indenture, the Master District has assigned to the Trustee all of the Master District's right, title and interest in and to the Water/Sewer/Drainage Contract Payments required by the Master District Contract. See "THE INDENTURE OF TRUST."

#### **Water/Sewer/Drainage Contract Payments by the Participants**

Principal of and interest on the Bonds are payable from and secured by each Participant's unconditional obligation to make certain payments pursuant to the Master District Contract. By execution of the Master District Contract, each Participant has agreed to make a Water/Sewer/Drainage Contract Payment in an amount equal to its pro rata share of the annual debt service on the Water/Sewer/Drainage Contract Revenue Bonds plus all charges and expenses of paying agents, registrars and trustees, and all amounts required to establish and maintain funds, including the Water/Sewer/Drainage Reserve Fund, established under the Bond Resolution or Water/Sewer/Drainage Indenture based upon its Gross Certified Appraised Valuation as a percentage of the total Gross Certified Appraised Valuation of all of the Participants. Each Participant is obligated to make such payments from the proceeds of the Water/Sewer/Drainage Contract Tax levied by such Participant on property within its boundaries for such purpose, or from any other lawful source of funds. See "Source and Security of Payment" above. No Participant is liable for the payments due by any other Participant. See "MASTER DISTRICT CONTRACT." The Master District shall calculate on or before September 1 of each year, or as soon thereafter as practical, the amount of Water/Sewer/Drainage Contract Payments due from each Participant in the following calendar year. The Water/Sewer/Drainage Contract Payments shall be billed to each Participant by the Master District on or before September 1 of the year prior to the year in which such Water/Sewer/Drainage Contract Payments become due, or as soon thereafter as practical. Such Water/Sewer/Drainage Contract Payments shall be due and payable from each Participant to the Trustee semiannually by the dates specified by the Master District. The Master District specified March 1 and September 1 of each year as the dates by which the Participants' Contract Payments (including the Water/Sewer/Drainage Contract Payments) are due to the Trustee. The Water/Sewer/Drainage Indenture provides that the Water/Sewer/Drainage Contract Payments will be paid directly to the Trustee semiannually on or before June 1 and December 1 of each year.

#### **Unconditional Obligation to Pay**

All charges imposed by the Master District to pay debt service on the Bonds will be made by the Participants without set-off, counterclaim, abatement, suspension, or diminution, nor will any Participant have any right to terminate the Master District Contract nor be entitled to the abatement of any such payment or any reduction thereof nor will the obligations of the Participants be otherwise affected for any reason, including without limitation acts or conditions of the Master District that might be considered failure of consideration, eviction or constructive eviction, destruction or damage to the Master District Facilities, failure of the Master District to perform and observe any agreement, whether expressed or implied, or any duty, liability or obligation arising out of or connected with the Master District Contract. All sums required to be paid by the Participants to the Master District for such purposes will continue to be payable in all events and the obligations of the Participants will continue unaffected, unless the requirement to pay is reduced or terminated pursuant to an express provision of the Master District Contract. If any Participant disputes the amount to be paid to the Master District, the Participant shall nonetheless promptly make payments as billed by the Master District, and if it is subsequently determined by agreement, arbitration, regulatory decision, or court decision that such disputed payment should have been less, the Master District will then make proper adjustments to all Participants so that the appropriate Participant will receive credit for its over-payments. See "THE MASTER DISTRICT."

#### **Funds**

In the Bond Resolution, the Water/Sewer/Drainage Debt Service Fund and the Water/Sewer/Drainage Reserve Fund are confirmed, and the proceeds from the Water/Sewer/Drainage Contract Payments collected for and on account of the Bonds shall be deposited, as collected in such funds. See "THE INDENTURE OF TRUST."

#### **Optional Redemption**

Bonds maturing on December 1, 2029, and thereafter shall be subject to redemption at the option of the District, in whole or from time to time in part, on December 1, 2028, or on any date thereafter, at the par value thereof from the most recent interest payment date to the date fixed for redemption. Notice of the exercise of the reserved right of redemption will be given at least thirty (30) days prior to the redemption date by sending such notice by first class mail to the Registered Owner of each Bond to be redeemed in whole or in part at the address shown on the bond register. If less than all of the Bonds are redeemed at any time, the maturities of the Bonds to be redeemed shall be selected by the District. If fewer than all of the Bonds of a certain maturity are to be redeemed, the particular Bonds or portions thereof to be redeemed will be selected by the Paying Agent/Registrar prior to the redemption date by lot or other random method (or by DTC in accordance with its procedures while the bonds are in book-entry-only form) in integral multiples of \$5,000 within any one maturity. The Registered Owner of any Bond, all or a portion of which

has been called for redemption, shall be required to present such Bond to the Paying Agent/Registrar for payment of the redemption price on the portion of the Bonds so called for redemption and issuance of a new Bond in the principal amount equal to the portion of such Bond not redeemed.

### **Defeasance**

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

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

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

### **Issuance of Additional Debt**

The Bonds are the twelfth series of contract revenue bonds issued by the Master District pursuant to the Master District Contract for the purpose of purchasing and constructing the Master District Water/Sewer/Drainage Facilities. The Master District has previously issued four series of Road Contract Revenue Bonds (defined herein) and has issued one series of Park Contract Revenue Bonds (defined herein). The Master District also has issued three series of Water/Sewer/Drainage Contract Revenue Refunding Bonds. To provide facilities for the entire Service Area, the Master District is authorized by the Master District Contract to issue contract revenue bonds ("Contract Revenue Bonds"): (i) in an amount not to exceed \$754,660,000 in principal amount for the purpose of constructing and acquiring all regional water, sanitary sewer and drainage facilities and for the purpose of refunding same; (ii) in an amount not to exceed \$64,550,000 in principal amount for the purpose of constructing and acquiring all regional park/recreational facilities and for the purpose of refunding same; and (iii) in an amount not to exceed \$350,600,000 in principal amount for the purpose of constructing and acquiring all regional road facilities and for the purpose of refunding same. Any additional Park Contract Revenue Bonds, Water/Sewer/Drainage Contract Revenue Bonds, or Road Contract Revenue Bonds issued by the Master District will be on parity with the Bonds.

The Bonds are the twelfth series of contract revenue bonds issued by the Master District pursuant to the Master District Contract for the purpose of purchasing and constructing the Master District Water/Sewer/Drainage Facilities. The voters of the Participants have approved the Master District Contract, which contract authorizes the Master District to issue Contract Revenue Bonds in an amount not to exceed \$754,660,000 in principal amount for the purpose of constructing and acquiring all Master District water, wastewater and drainage facilities and refunding of such bonds; in an amount not to exceed \$64,550,000 in principal amount for the purpose of constructing and acquiring all Master District park and recreational facilities and refunding of such bonds; and in an amount not to exceed \$350,600,000 in

principal amount for the purpose of constructing and acquiring all Master District road facilities and refunding of such bonds. Pursuant to the Master District Contract, approval by each Participant and approval by the voters at an election held by each Participant is required prior to any amendment to the Master District Contract that would increase such \$754,660,000 authorized amount, such \$64,550,000 authorized amount, and/or such \$350,600,000 authorized amount. By execution of the Master District Contract between the Master District and each Participant, each Participant (including the District in its capacity as a Participant) is obligated to pay a pro rata share of debt service on the Contract Revenue Bonds issued by the Master District to finance the Master District Facilities. The Bonds, and all additional Water/Sewer/Drainage Contract Revenue Bonds issued by the Master District, will be payable from the Water/Sewer/Drainage Contract Tax, the Road Contract Revenue Bonds will be payable from the Road Contract Tax, and the Park Contract Revenue Bonds will be payable from the Park Contract Tax.

After the issuance of the Bonds, the Master District will have \$635,655,000 principal amount of Water/Sewer/Drainage Contract Revenue Bonds authorized by unissued; \$52,870,000 principal amount of Park Contract Revenue Bonds authorized but unissued; and \$310,240,000 principal amount of Road Contract Revenue Bonds authorized but unissued. The Master District Contract (except as described above), the Water/Sewer/Drainage Indenture, the Road Indenture, the Park Indenture, and the Bond Resolution impose no limitation on the amount of Contract Revenue Bonds the Master District may issue payable from the Contract Tax. See “INVESTMENT CONSIDERATIONS – Future Debt.”

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

The Master District and the Participants have each been authorized by statute to develop parks and recreational facilities, including the issuing of bonds payable from taxes for such purpose. The Master District is authorized by the Master District Contract to issue \$64,550,000 principal amount of Contract Revenue Bonds for the regional park and recreational facilities to serve the Service Area (“Regional Park Facilities”) and refunding of such bonds. Before the District could issue any of such Contract Revenue Bonds for construction or acquisition of park/recreational facilities, the following actions would be required: (a) approval of the park projects and bonds by the Commission; and (b) approval of the bonds by the Attorney General of Texas. At such time as the Master District issues Park Contract Revenue Bonds, all Participants (including the District in its capacity as a Participant) would pay for their share of the debt service requirements on the Park Contract Revenue Bonds from ad valorem contract taxes levied by the Participants. The principal amount of bonds issued to finance parks and recreational facilities may not exceed 1% of the Master District’s certified value, unless the Master District meets certain financial feasibility requirements under the TCEQ rules, in which case the outstanding principal amount of such bonds issued by the Master District may exceed an amount equal to one percent but not three percent of the value of the taxable property in the Participants. The Master District issued Park Contract Revenue Bonds in 2021 pursuant to the Park Indenture.

### **Financing Road Facilities**

The Master District and the Participants have each been authorized by statute and order of the TCEQ to design, acquire, construct, finance, and issue bonds for arterial, collector, and thoroughfare roads. The Master District is authorized by the Master District Contract to issue \$350,600,000 principal amount of Road Contract Revenue Bonds for the regional arterial, collector and thoroughfare roadways to serve the Service Area (“Regional Road Facilities”) and refunding of such bonds. Before the District can issue any such road bonds, approval of the bonds by the Attorney General of Texas is required. The TCEQ does not currently have rules in place regulating the review and approval of road bond issues by districts. Under the Master District Contract, the Master District pays for the capital costs of designing and constructing the Regional Road Facilities through Road Contract Revenue Bonds. Participants (including the District in its capacity as a Participant) are required to pay for their share of the debt service requirements on the Road Contract Revenue Bonds from ad valorem contract taxes levied by Participants. The Master District issued Road Contract Revenue Bonds in 2015, 2016, 2018, and 2019 pursuant to the Road Indenture.

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

Other than a writ of mandamus, the Bond Resolution does not provide a specific remedy for a default. Upon the occurrence of an Event of Default (as defined herein), the Trustee may proceed to protect and enforce the rights of the Registered Owners of the Bonds. The Water/Sewer/Drainage Indenture provides certain limitations on Registered Owners of the Bonds to institute suits, actions or proceedings at law or in equity upon the occurrence of an Event of Default. If the District defaults, the Trustee or, if permitted, the Registered Owners could petition for a writ of mandamus issued by a court of competent jurisdiction compelling and requiring the District and the District’s officials to observe and perform the covenants, obligations or conditions prescribed in the Bond Resolution and the Master District Contract. Such remedy might need to be enforced on a periodic basis and may prove time-consuming, costly, and difficult to enforce. The enforcement of a claim for payment on the Bonds would be subject to the applicable provisions of the federal bankruptcy laws, any other similar laws affecting the rights of creditors of political

subdivisions, and general principles of equity. 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 property of the Master District or property within the Participants. Further, the Registered Owners cannot themselves foreclose on property within the Participants or sell property within the Participants 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," "THE INDENTURE OF TRUST – Remedies" and "– Limitation on Action by Owners."

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

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

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

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

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

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

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

*This section describes how ownership of the Bonds is to be transferred and how the principal of, premium, if any, and interest on the Bonds are to be paid to and credited by The Depository Trust Company ("DTC"), New York, New York, while the Bonds are registered in its nominee name. The District and the Financial Advisor believe the source of such information to be reliable, but take no responsibility for the accuracy or completeness thereof.*

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

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

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

Participants”) deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants’ accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation (“DTCC”). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (“Indirect Participants”). DTC has a Standard & Poor’s rating of AA+. The DTC Rules applicable to its Direct and Indirect 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 (the “Beneficial Owner”) is in turn to be recorded on the Direct and Indirect Participants’ records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

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

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

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

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

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



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

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

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 thereof.

In the event that the Book-Entry-Only System is discontinued by DTC or the use of the Book-Entry-Only System is discontinued by the District, printed Bonds will be issued to the holders and the Bonds will be subject to transfer, exchange and registration provisions as set forth in the Bond Resolution and summarized under "THE BONDS - Registration, Transfer and Exchange".

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

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## SOURCE AND USES OF FUNDS

The proceeds of the Bonds will be used to finance the following items listed below. The District will also use the proceeds of the Bonds to pay for costs related to the issuance of the Bonds, to pay developer interest, and to fund a deposit to the Water/Sewer/Drainage Reserve Fund.

CONSTRUCTION COSTS	District's Share
A. Developer Contribution Items	
1. Total Developer Contribution Items	\$0
B. District Contribution Items	
1. Clearing, Grubbing Phase 1L, Phase 2 Detention Pond	\$329,003
2. Phase 1L, Phase 2 Regional Detention Pond	1,420,695
3. Mound Road East Utility Extension	774,521
4. Cypress Creek Wastewater Treatment Plant	5,629,659
5. Horsepen Creek Wastewater Treatment Plant Expansion	2,029,708
6. Contingencies	944,874
7. Engineering and Geotechnical Fees	982,531
8. Stormwater Compliance Fees	101,981
9. Land Acquisition Phase 1L Reg. Detention Pond	260,971
10. Land Acquisition Cypress Creek WWTP	32,684
<b>TOTAL CONSTRUCTION COSTS</b>	<b><u><u>\$12,506,627</u></u></b>
<b>NON-CONSTRUCTION COSTS</b>	
A. Legal Fees	\$328,800
B. Financial Advisor Fees	266,600
C. Interest Costs	
1. Debt Service Reserve Fund	513,222
2. Developer Interest	254,727
D. Bond Discount	433,200
E. Bond Issuance Expenses	34,424
F. Bond Application Report	56,800
G. Attorney General Fee	9,500
H. TCEQ Bond Issuance	36,100
<b>TOTAL NON-CONSTRUCTION COSTS</b>	<b><u><u>\$1,933,373</u></u></b>
<b>TOTAL BOND ISSUE REQUIREMENT</b>	<b><u><u>\$14,440,000</u></u></b>

In the instance that estimated amounts exceed actual costs, the difference comprises a surplus which may be expended for other uses, subject to TCEQ approval, where required. In the instance that actual costs exceed previously estimated amounts and contingencies, the issuance of additional bonds may be required. The Engineer has advised the District that the proceeds of the sale of the Bonds should be sufficient to pay for the costs of the items as described above. However, the District cannot and does not guarantee the sufficiency of such funds for such purposes.

## **THE INDENTURE OF TRUST**

The Water/Sewer/Drainage Contract Revenue Bonds, including the Bonds, are secured by the Water/Sewer/Drainage Indenture by and between the Master District to The Bank of New York Mellon Trust Company, N.A., Houston, Texas, as Trustee (the "Water/Sewer/Drainage Indenture"). Pursuant to the Water/Sewer/Drainage Indenture, the Master District has assigned to the Trustee all of the Master District's right, title and interest in and to the Water/Sewer/Drainage Contract Payments under the Master District Contract. Such Water/Sewer/Drainage Contract Payments, together with all amounts from time to time on deposit in the Water/Sewer/Drainage Debt Service Fund and Water/Sewer/Drainage Reserve Fund maintained by the Trustee pursuant to the Water/Sewer/Drainage Indenture, together with any other property from time to time hereafter conveyed or granted to the Trustee shall constitute the "Water/Sewer/Drainage Pledged Revenues" held by the Trustee under the Water/Sewer/Drainage Indenture.

Pursuant to the Water/Sewer/Drainage Indenture, the Trustee is to maintain the Water/Sewer/Drainage Debt Service Fund and Water/Sewer/Drainage Reserve Fund as trust funds to be held in trust solely for the benefit of the Registered Owners of the Water/Sewer/Drainage Contract Revenue Bonds. The Master District has covenanted in the Water/Sewer/Drainage Indenture that it will cause to be charged to each Participant, for deposit into the Water/Sewer/Drainage Debt Service Fund, Water/Sewer/Drainage Contract Payments in amounts sufficient, together with other Water/Sewer/Drainage Pledged Revenues, to provide for the timely payment of all principal and interest due on the Water/Sewer/Drainage Contract Revenue Bonds. Subject to the provisions of applicable law and the Master District Contract, the Master District has covenanted in the Water/Sewer/Drainage Indenture to use its best efforts to cause to be paid by each Participant all Water/Sewer/Drainage Contract Payments when due directly to the Trustee. The Water/Sewer/Drainage Debt Service Fund and the Water/Sewer/Drainage Reserve Fund are to be invested only in investments authorized by the laws of the State of Texas but must be invested in a manner such that the money required to be expended from any fund will be available at the proper time or times. Amounts in the Water/Sewer/Drainage Reserve Fund shall be used to pay interest on and principal of the Bonds when insufficient funds are available for such purpose in the Water/Sewer/Drainage Debt Service Fund or shall be applied toward the payment of principal of or interest on the Water/Sewer/Drainage Contract Revenue Bonds in connection with a refunding or redemption. The Water/Sewer/Drainage Reserve Requirement has been established in the Bond Resolution to be, with respect to the Water/Sewer/Drainage Contract Revenue Bonds, a sum of money equal to one-half of the maximum annual debt service requirements on the Water/Sewer/Drainage Contract Revenue Bonds then outstanding. Any funds in excess of the Water/Sewer/Drainage Reserve Requirement held in the Water/Sewer/Drainage Reserve Fund may be deposited into the Water/Sewer/Drainage Debt Service Fund, as directed by the Master District's Board of Directors.

### **Events of Default**

The Water/Sewer/Drainage Indenture provides that an Event of Default shall be either of the following occurrences:

- (a) Failure to pay when due the principal, redemption price or interest on any Water/Sewer/Drainage Contract Revenue Bonds; or
- (b) Failure to deposit to the Water/Sewer/Drainage Debt Service Fund money sufficient to pay any principal of or interest on any Water/Sewer/Drainage Contract Revenue Bond no later than the date when it becomes due and payable.

### **Remedies**

The Water/Sewer/Drainage Indenture provides that if an event of default by the Master District exists, then, in addition to other rights and remedies, the Trustee, subject to the provisions of the Water/Sewer/Drainage Indenture, may proceed to protect and enforce its rights and the rights of the Registered Owners by suit, action or proceeding in equity or at law or otherwise, whether for the specific performance of any covenant or agreement contained in the Water/Sewer/Drainage Indenture, the Bond Resolution or the Water/Sewer/Drainage Contract Revenue Bonds or in aid of the execution of any power granted in the Water/Sewer/Drainage Indenture or for the enforcement of any other legal, equitable or other remedy, as the Trustee, being advised by counsel, shall deem most effectual to protect and enforce any of the rights of the Trustee or such Registered Owners, including, without limitation, the right to seek a writ of mandamus issued by a court of competent jurisdiction compelling the board of directors or other officers of the Master District or any Participant to make any Water/Sewer/Drainage Contract Payment (but only from and to the extent of the sources provided in the Water/Sewer/Drainage Indenture and the Master District Contract) or to observe and perform the covenants, obligations or conditions of the Water/Sewer/Drainage Indenture or the Master District Contract relating to the Water/Sewer/Drainage Contract Revenue Bonds. The Water/Sewer/Drainage Indenture provides that the Trustee may seek the appointment of receivers, may act without possession of the Water/Sewer/Drainage Contract Revenue Bonds, may act as attorney in fact for the Registered Owners of the

Water/Sewer/Drainage Contract Revenue Bonds, that no remedy is exclusive and that the delay or omission in the exercise of any right or remedy shall not constitute a waiver.

The Water/Sewer/Drainage Indenture does not provide for any acceleration of maturity of the Water/Sewer/Drainage Contract Revenue Bonds or provide for the foreclosure upon any property or assets of the Master District, other than applying the Water/Sewer/Drainage Pledged Revenues in the manner provided in the Indenture.

#### **Limitation on Action by Owners**

The Water/Sewer/Drainage Indenture imposes certain limitations on Registered Owners of Water/Sewer/Drainage Contract Revenue Bonds to institute suits, actions or proceedings at law or in equity for the appointment of a receiver or other remedy unless and until the Trustee shall have received the written request of the Registered Owners of not less than 25% of all Water/Sewer/Drainage Contract Revenue Bonds then outstanding and the Trustee shall have refused or neglected to institute such suit, action or proceeding for a period of 10 days after having been furnished reasonable indemnity. Notwithstanding the foregoing, Registered Owners of more than 50% of the aggregate principal amount of the Water/Sewer/Drainage Contract Revenue Bonds then outstanding shall have the right, by written instrument delivered to the Trustee, to direct to the time, method and place of conducting all proceedings to be taken in connection with the enforcement of the terms and conditions of the Water/Sewer/Drainage Indenture or for any remedy available to the Trustee or exercising any trust or power conferred on the Trustee or any other proceedings under the Water/Sewer/Drainage Indenture; provided, however, that such direction shall not be contrary to law or the provisions of the Water/Sewer/Drainage Indenture, and the Trustee shall have the right to decline to follow any such direction if the Trustee in good faith shall determine that the proceeding so directed would involve it in personal liability or would be unjustly prejudicial to the Registered Owners of the Water/Sewer/Drainage Contract Revenue Bonds not consenting.

#### **Amendments to the Indenture of Trust**

Without the consent of the Registered Owners of any of the Water/Sewer/Drainage Contract Revenue Bonds, the Master District and the Trustee may from time to time enter into one or more indentures supplemental to the Water/Sewer/Drainage Indenture, which shall form a part of the Water/Sewer/Drainage Indenture, for any one or more of the following purposes:

- (1) to cure any ambiguity, inconsistency or formal defect or omission in the Water/Sewer/Drainage Indenture, or any supplemental indenture, so long as said cure is not inconsistent with the Water/Sewer/Drainage Indenture and does not adversely affect the interest of the owners of any outstanding Water/Sewer/Drainage Contract Revenue Bonds;
- (2) to grant to or confer upon the Trustee for the benefit of the Registered Owners of the Water/Sewer/Drainage Contract Revenue Bonds any additional rights, remedies, powers or authority that may lawfully be granted to or conferred upon the Registered Owners of the Water/Sewer/Drainage Contract Revenue Bonds or the Trustee or either of them;
- (3) to subject to the lien of the Water/Sewer/Drainage Indenture additional revenues, properties or collateral;
- (4) to modify, amend or supplement the Water/Sewer/Drainage Indenture or any supplemental indenture in such manner as to provide further assurances that interest on the Water/Sewer/Drainage Contract Revenue Bonds will, to the greatest extent legally possible, be excludable from gross income for federal income tax purposes;
- (5) to obtain or provide for bond insurance for the Water/Sewer/Drainage Contract Revenue Bonds;
- (6) to permit the assumption of the Master District's obligations hereunder by the City of Houston or other entity that may become the legal successor to the Master District;
- (7) to create additional funds and accounts or sub-accounts within funds;
- (8) to change or expand the purposes for which bonds can be issued under the Water/Sewer/Drainage Indenture, including allowing for the issuance of contract revenue bonds for parks and recreational facilities on parity with the Water/Sewer/Drainage Contract Revenue Bonds and that are equally secured by the same lien and revenues pledged in the Water/Sewer/Drainage Indenture (this subsection is referred to herein as the "Expanded Purposes Subsection");
- (9) to modify any provision of the Water/Sewer/Drainage Indenture in any respect whatsoever, provided that such action shall not adversely affect the interests of the owners of any outstanding Water/Sewer/Drainage Contract Revenue Bonds; and

(10) to obtain or provide for one or more debt service reserve fund surety policies to satisfy some or all of the Water/Sewer/Drainage Reserve Requirement.

Except as provided in the preceding paragraph, any modification, change or amendment of the Water/Sewer/Drainage Indenture may be made only by a supplemental indenture adopted and executed by the Master District and the Trustee with the consent of the Registered Owners of not less than a majority of the aggregate principal amount of the Water/Sewer/Drainage Contract Revenue Bonds then outstanding. However, without the consent of the Registered Owner of each outstanding Water/Sewer/Drainage Contract Revenue Bond, no modification, change or amendment to this Water/Sewer/Drainage Indenture shall:

- (1) extend the time of payment of the principal thereof or interest thereon, or reduce the principal amount thereof or premium if any, thereon, or the rate of interest thereon, or make the principal thereof or premium if any, or interest thereon payable in any coin or currency other than 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, or deprive such Registered Owner of the lien imposed by the Water/Sewer/Drainage Indenture on the revenues pledged in the Water/Sewer/Drainage Indenture; or
- (2) modify, change or amend the Water/Sewer/Drainage Indenture (except as provided in the Expanded Purposes Subsection of the Water/Sewer/Drainage Indenture, as discussed above under “Amendments to the Indenture of Trust”) to permit the creation of any lien on the revenues pledged in the Water/Sewer/Drainage Indenture equal or prior to the lien imposed by the Water/Sewer/Drainage Indenture.

### **Park Contract Revenue Bonds and Road Contract Revenue Bonds**

In addition to the Master District’s rights under the Expanded Purposes Subsection of the Water/Sewer/Drainage Indenture, as discussed above under “Amendments to the Indenture of Trust”, the Water/Sewer/Drainage Indenture provides that the Master District reserves the right: (i) to issue Park Contract Revenue Bonds and Road Contract Revenue Bonds pursuant to indenture(s) of trust and to require the Participants to make payment for same as provided for in the Master District Contract, (ii) to enter into future indenture(s) of trust with any trustee in connection with Park Contract Revenue Bonds and/or Road Contract Revenue Bonds, and (iii) to create debt service and debt service reserve funds for same. Except to the extent the Master District may provide otherwise pursuant to the Expanded Purposes Subsection of the Water/Sewer/Drainage Indenture, the lien and revenues pledged by the Water/Sewer/Drainage Indenture do not include any payments to be made to the Master District by the Participants to pay for Park Contract Revenue Bonds or Road Contract Revenue Bonds (or the Regional Park Facilities or Regional Road Facilities).

In 2015, 2016, 2018 and 2019, the Master District issued Road Contract Revenue Bonds, secured by an Indenture of Trust dated January 1, 2015, by and between the Master District to The Bank of New York Mellon Trust Company, N.A., Houston, Texas, as Trustee (the “Road Indenture”).

The Road Indenture provides that the Master District reserves the right to issue (pursuant to the Water/Sewer/Drainage Indenture) Water/Sewer/Drainage Contract Revenue Bonds and (pursuant to the Park Indenture) Park Contract Revenue Bonds, and the Master District reserves the right to require the Participants to make payment for same as provided for in the Master District Contract. The Road Indenture created the Road Debt Service Fund and Road Reserve Fund. The lien and revenues pledged by the Road Indenture do not include any payments to be made to the Master District by the Participants: (i) pursuant to the Water/Sewer/Drainage Indenture or the Park Indenture; or (ii) to pay for any Park Contract Revenue Bonds (or Master District Park Facilities); or (iii) to pay for any Water/Sewer/Drainage Contract Revenue Bonds (or Master District Water/Sewer/Drainage Facilities).

In 2021, the Master District issued Park Contract Revenue Bonds, secured by an Indenture of Trust dated October 6, 2021, by and between the Master District to The Bank of New York Mellon Trust Company, N.A., Houston, Texas, as Trustee (the “Park Indenture”).

The Park Indenture provides that the Master District reserves the right to issue (pursuant to the Water/Sewer/Drainage Indenture) Water/Sewer/Drainage Contract Revenue Bonds and (pursuant to the Road Indenture) Road Contract Revenue Bonds, and the Master District reserves the right to require the Participants to make payment for same as provided for in the Master District Contract. The Park Indenture created the Park Debt Service Fund and Park Reserve Fund. The lien and revenues pledged by the Park Indenture do not include any payments to be made to the Master District by the Participants: (i) pursuant to the Water/Sewer/Drainage Indenture or the Road Indenture; or (ii) to pay for any Road Contract Revenue Bonds (or Master District Road Facilities); or (iii) to pay for any Water/Sewer/Drainage Contract Revenue Bonds (or Master District Water/Sewer/Drainage Facilities).

### **Removal or Resignation of Trustee**

The Trustee may be removed at any time by an instrument or concurrent instruments in writing, signed by the Registered Owners of a majority in principal amount of the Water/Sewer/Drainage Contract Revenue Bonds then outstanding and delivered to the Trustee, with notice thereof given to the Master District.

The Trustee may at any time resign and be discharged from the trusts created by giving written notice to the Master District and by providing written notice to the Registered Owners of its intended resignation at least sixty (60) days in advance thereof. Such notice shall specify the date on which such resignation shall take effect and shall be sent by first class mail, postage prepaid to each Registered Owner of Water/Sewer/Drainage Contract Revenue Bonds. Resignation by the Trustee shall not take effect unless and until a successor to such Trustee shall have been appointed as hereinafter provided.

### **Appointment of Successor Trustee**

In case the Trustee shall resign, or shall be removed or dissolved, or shall be in the course of dissolution or liquidation, or shall otherwise become incapable of acting under the Water/Sewer/Drainage Indenture, or in case the Trustee shall be taken under control of any public officer or officers or a receiver appointed by a court, a successor may be appointed by the Registered Owners of a majority in principal amount of the Water/Sewer/Drainage Contract Revenue Bonds then outstanding, by an instrument or concurrent instruments in writing, signed by such Registered Owners or their duly authorized representatives and delivered to the Trustee, with notice thereof given to the Master District; provided, however, that in any of the events above mentioned, the Master District may nevertheless appoint a temporary Trustee to fill such vacancy until a successor shall be appointed by the Registered Owners in the manner above provided, and any such temporary Trustee so appointed by the Master District shall immediately and without further act be automatically succeeded by the successor to the Trustee appointed by the Registered Owners. The Master District shall provide written notice to the Registered Owners of the appointment of any successor Trustee, whether temporary or permanent, in the manner provided for providing notice of the resignation of the Trustee as described above under "Removal or Resignation of Trustee." Any successor Trustee or temporary Trustee shall be a trust company or bank in good standing located in or incorporated under the laws of the State of Texas duly authorized to exercise trust powers and subject to examination by federal or state authority, having a reported capital and surplus of not less than \$100,000,000.

In the event that no appointment of a successor Trustee is made by the Registered Owners or by the Master District pursuant to the foregoing provisions at the time a vacancy in the office of the Trustee shall have occurred, the Registered Owner of any Water/Sewer/Drainage Contract Revenue Bond or the retiring Trustee may apply to any court of competent jurisdiction for the appointment of a successor Trustee, and such court may thereupon, after such notice as it shall deem proper, if any, appoint a successor Trustee.

## **THE PARTICIPANTS**

### **Creation, Authority and Description**

All Participants (including the District in its capacity as amended as a Participant) operate as municipal utility districts pursuant to Chapters 49 and 54 of the Texas Water Code, as amended, and are located within the Towne Lake development. To serve the property within their boundaries, they have the power to construct, acquire, operate, maintain and finance water, wastewater and drainage, park and recreational facilities and roads that are arterials, collectors, or thoroughfares. The Participants were created by orders of the TCEQ.

The Participants are empowered to exercise all the powers and functions which will permit accomplishment of the purposes for which they were created. Each Participant may also establish, operate, and maintain a fire department or contract for firefighting services, if the TCEQ and its voters approve a plan for that purpose.

### **Authorized Bonds and Debt Service Tax**

The Participants, including the District in its capacity as a Participant, have the statutory authority to issue unlimited tax bonds for the purpose of providing internal water distribution, wastewater collection, storm drainage, road, and park and recreational facilities to the land within their boundaries. Such bonds are secured by a continuing, annual ad valorem tax adequate to provide funds to pay the principal of and interest on such bonds. Such tax is in addition to the Contract Tax. See "Contract Tax" below.

The District, in its capacity as a Participant, and each of the other Participants have voted bonds for purposes of providing internal water distribution, wastewater collection and storm drainage facilities, road, and park and recreational facilities within their respective boundaries.

See “APPENDIX A” for a description of the voter authorized bonds, principal amount of bonds issued and principal amount of bonds outstanding for each Participant.

### **Operations**

Each Participant has or will construct the internal water distribution, wastewater collection system, and storm sewers, and may also construct internal road and park and recreational facilities, within its respective boundaries. Pursuant to the Master District Contract, each Participant obtains potable water and sewer services from the Master District. Each Participant sets its own retail rates for water and sewer service, and is required by the Master District Contract to do so at a level which will produce sufficient revenue to pay operating and maintenance charges of the Master District, to pay other costs of operating and maintaining its own utility system, and, together with tax revenues, to pay its Contract Payments. The Master District does not expect that revenues from the Participants’ retail charges will ever be sufficient to pay a significant portion of Contract Payments for application to debt service on the Contract Revenue Bonds, including the Bonds.

### **Contract Tax**

The District, in its capacity as the Master District, has the authority to issue Contract Revenue Bonds, including the Bonds. Each Participant’s pro rata share of the debt service requirements on the Contract Revenue Bonds shall be determined by dividing each Participant’s Gross Certified Appraised Valuation by the total of all Participants’ Gross Certified Appraised Valuation, calculated annually. Calculation of Contract Payments, including the Water/Sewer/Drainage Contract Payments, is based upon the Gross Certified Appraised Value and does not make allowances for any exemptions granted by the Participants; however, allowances are made for exemptions provided under State law that do not require action by the Participants. See “TAXING PROCEDURES.” The Master District Contract obligates each Participant to pay its pro rata share of debt service requirements on the Contract Revenue Bonds from the proceeds of annual Contract Taxes without legal limit as to rate or amount, or from any other legally available funds. The Master District does not expect that revenues from the Participants’ wastewater collection and water distribution systems will ever be sufficient to pay a significant portion of Contract Payments for application to debt service on the Contract Revenue Bonds, including the Bonds. The debt service requirement shall include principal, interest and redemption requirements on the Contract Revenue Bonds, paying agent/registrar fees, and all amounts necessary to establish and maintain funds established under a bond resolution or indenture of trust. Road Contract Payments (all of which are derived from the Road Contract Tax or other legally available funds of a Participant) are not pledged for and are not available to be used to: (i) pay debt service on the Park Contract Revenue Bonds or the Water/Sewer/Drainage Contract Revenue Bonds, including the Bonds; or (ii) fund or maintain the Park Reserve Fund or the Water/Sewer/Drainage Reserve Fund. Park Contract Payments (all of which are derived from the Park Contract Tax or other legally available funds of a Participant) are not pledged for and are not available to be used to: (i) pay debt service on the Road Contract Revenue Bonds or the Water/Sewer/Drainage Contract Revenue Bonds, including the Bonds; or (ii) fund or maintain the Road Reserve Fund or the Water/Sewer/Drainage Reserve Fund. Water/Sewer/Drainage Contract Payments (all of which are derived from the Water/Sewer/Drainage Contract Tax or other legally available funds of a Participant) are not pledged for and are not available to be used to: (i) pay debt service on the Road Contract Revenue Bonds or Park Contract Revenue Bonds; or (ii) fund or maintain the Road Reserve Fund or the Park Reserve Fund.

### **Debt Service Tax**

The Participants, including the District in its capacity as a Participant, have the statutory authority to issue unlimited tax bonds for the purpose of providing water distribution, wastewater collection and storm drainage facilities and road and park/recreational facilities to serve the land within their boundaries. Such bonds are secured by a continuing, annual ad valorem tax adequate to provide funds to pay the principal of and interest on such bonds. Such tax is in addition to the Contract Tax. See “TAX DATA – Contract Tax.”

### **Maintenance Taxes**

The Participants, including the District in its capacity as a Participant, have the authority to levy and collect an annual ad valorem tax for the operation and maintenance of facilities. A maintenance tax is in addition to taxes which the Participant is authorized to levy for paying principal of and interest on its unlimited tax bonds and the Contract Tax. See “Contract Tax” above.

### **Strategic Partnership**

Each Participant is authorized to enter into a strategic partnership agreement (“SPA”) with the City of Houston (the “City”) to provide the terms and conditions under which (i) services would be provided and funded by the parties and (ii) the Participant would continue to exist for an extended period if the land within the Participant were to be annexed for full or limited purposes by the City.

The District, MUD 501 and MUD 503 have entered into SPAs with the City. MUD 502 has not entered into an SPA with the City. The SPAs entered into by the District, MUD 501, and MUD 503 provide for the annexation into the City of tracts of land within each such district for limited purposes for the imposition of the City's Sales and Use Tax. The City shall pay to the Towne Lake Management District an amount equal to 50% of the City's Sales and Use Tax revenues received by the City and generated within the boundaries of the tracts. During the term of the SPA, the City agrees to not annex or attempt to annex the District for full purposes unless: (i) it simultaneously annexes for full purposes the District, MUD 501 and MUD 503; (ii) all of the District's water supply and distribution, sanitary sewer, drainage, road, and park and recreational facilities have been developed; and (iii) the developer(s) developing water supply and distribution, sanitary sewer, drainage, road and park and recreational facilities, have been reimbursed by the District (and by the Master District for the regional facilities that serve the District) according to TCEQ rules or the City assumes the full obligation for such reimbursement to the developer(s). At such time as the SPA is no longer in effect, the above-described limitations on annexation will no longer apply. The SPAs entered into with the City by the District, MUD 501 and 503 expire December 12, 2038.

### **Annexation**

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, under legislation effective December 1, 2017, the City may not annex the District unless (i) such annexation has been approved by a majority of those voting in an election held for that purpose within the area to be annexed, and (ii) if the registered voters in the area to be annexed do not own more than 50 percent of the land in the area, a petition has been signed by more than 50 percent of the landowners consenting to the annexation. Notwithstanding the preceding sentence, the described election and petition process does not apply during the term of a strategic partnership agreement between the City and the District specifying the procedures for full purpose annexation of all or portion of the District. See "Strategic Partnership" above, for a description of the terms of the Strategic Partnership Agreement between the City and the District.

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

### **Consolidation**

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

### **Management**

Each Participant is governed by a board of directors, consisting of five (5) members, which has control and management of all affairs of such Participant. Directors of each Participant are elected by the voters within that Participant to serve four-year staggered terms. All such directors reside or own taxable property within the boundaries of the Participant on whose board they serve. The TCEQ exercises continuing supervisory jurisdiction over each Participant, and, in addition, operation of each Participant's water, wastewater and storm drainage facilities is subject to regulation by other agencies.

### **Financial Data**

See "APPENDIX A" for financial information for each Participant.

### **Future Participants**

The Service Area may only be enlarged upon the approval of two-thirds (2/3) of all Participants, in which case the Master District would have the right to contract with other participants for the expanded Service Area. Any contract with a party outside the existing Service Area and any enlargements in size and capacity of the Master District Facilities are subject to the terms and conditions of the Master District Contract and must not impair the right of the existing Participants to receive services from the Master District, which are established under the Master District Contract for the number of connections reserved to the Participant, except with the consent of the Participant. The Master District agrees that it will only contract with other participants, if any, on substantially the same terms and conditions as are set out in the Master District Contract.



## MASTER DISTRICT CONTRACT

The District (in its capacity as a Participant), MUD 501, MUD 502, and MUD 503 have executed the Master District Contract with the Master District as Participants and obtained the approval of the Master District Contract from its voters at an election held within its boundaries.

The Master District Contract provides that all Participants shall pay a pro rata share of debt service on the Contract Revenue Bonds, including the Bonds, based upon each Participant's Gross Certified Appraised Valuation as a percentage of the Gross Certified Appraised Valuation of all the Participants, calculated annually. Each Participant is obligated to pay its pro rata share of the annual debt service payments from the proceeds of annual ad valorem Contract Taxes, including the Water/Sewer/Drainage Contract Tax, without legal limit as to rate or amount, or from any other legally available funds. The Contract Payments, including Water/Sewer/Drainage Contract Payments, shall be calculated to include the charges and expenses of paying agents, registrars and trustees utilized in connection with the Contract Revenue Bonds, including the Bonds, the principal, interest and redemption requirements of the Contract Revenue Bonds and all amounts required to establish and maintain funds established under the applicable bond resolution or indenture of trust. Each Participant's Contract Payments will be calculated annually by the Master District; however, the levy of a Contract Tax or the provisions of other funds to make its contract payments is the sole responsibility of each Participant. Road Contract Payments (all of which are derived from the Road Contract Tax or other legally available funds of a Participant) are not pledged for and are not available to be used to: (i) pay debt service on the Park Contract Revenue Bonds or the Water/Sewer/Drainage Contract Revenue Bonds, including the Bonds; or (ii) fund or maintain the Park Reserve Fund or the Water/Sewer/Drainage Reserve Fund. Park Contract Payments (all of which are derived from the Park Contract Tax or other legally available funds of a Participant) are not pledged for and are not available to be used to: (i) pay debt service on the Road Contract Revenue Bonds or the Water/Sewer/Drainage Contract Revenue Bonds, including the Bonds; or (ii) fund or maintain the Road Reserve Fund or the Water/Sewer/Drainage Reserve Fund. Water/Sewer/Drainage Contract Payments (all of which are derived from the Water/Sewer/Drainage Contract Tax or other legally available funds of a Participant) are not pledged for and are not available to be used to: (i) pay debt service on the Road Contract Revenue Bonds or Park Contract Revenue Bonds; or (ii) fund or maintain the Road Reserve Fund or the Park Reserve Fund.

The Master District Contract also provides for operation and maintenance expenses for facilities constructed pursuant to the Master District Contract; duties of the parties; establishment and maintenance of funds; assignment; arbitration; amendments; force majeure; insurance; and other provisions.

The Master District owns and operates the Master District Facilities, except for roadways that are accepted by Harris County, Texas ("County"), for operation and maintenance by the County. Each Participant (including the District in its capacity as provider of internal facilities to serve the acreage within the District's boundaries) will own and operate its internal facilities. The internal facilities have been or are expected to be financed with unlimited tax bonds sold by each of the Participants, including the District. It is anticipated that the Master District Facilities will be constructed in stages to meet the needs of a continually expanding population within the Service Area. In the event that the Master District fails to meet its obligations to provide Master District Water/Sewer/Drainage Facilities as required by the Service Area, each Participant has the right pursuant to the Master District Contract to design, acquire, construct, or expand the Master District Water/Sewer/Drainage Facilities needed to provide it with service, and convey such Master District Water/Sewer/Drainage Facilities to the Master District in consideration of payment by the Master District of the actual and reasonable necessary capital costs expended by it for such Master District Water/Sewer/Drainage Facilities.

Each Participant is further obligated to pay monthly charges to the Master District for water and sewer services rendered pursuant to the Master District Contract. The monthly charges to be paid by each Participant to the Master District will be used to pay its share of operation and maintenance expenses and to provide for an operation and maintenance reserve equivalent to three (3) months of operation and maintenance expenses. Each Participant's share of operation and maintenance expenses and reserve requirements is based upon a "unit cost" of operation and maintenance expense and reserve requirements, calculated by the Master District and expressed in terms of "cost per equivalent single-family residential connection." Each Participant's monthly payment to the Master District for operation and maintenance expenses will be calculated by multiplying the number of equivalent single-family residential connections reserved to it on the first day of the previous month by the unit cost per equivalent single-family residential connection. The monthly cost per single family equivalent connection being charged by the Master District to each Participant is \$27.00 as of April 1, 2022. The Master District separately passes fees charged by the West Harris County Regional Water Authority through to the Participants, who are expected to then pass the fees onto their own customers.

Pursuant to the Master District Contract each Participant is obligated to establish and maintain rates, fees and charges for its water and wastewater services which, together with taxes levied and funds received from any other lawful sources, are sufficient at all times to pay operation and maintenance charges of the Master District, to pay other costs of operating and maintaining its own utility system, and to pay its obligations pursuant to the Master District Contract, including its Contract Payments. The Master District does not expect that revenues from the Participants' wastewater collection and water distribution systems will ever be sufficient to pay a significant portion of Contract Payments for application to debt service on the Contract Revenue Bonds, including the Bonds. All sums payable by each Participant to the Master District pursuant to the Master District Contract are to be paid by such Participant without set off, counterclaim, abatement, suspension or diminution. If any Participant fails to pay its share of these costs in a timely manner, the Master District Contract provides that the Master District shall be entitled to cancel, in whole or in part, any reservation or allocation of capacity in the Master District's facilities by such Participant in addition to the Master District's other remedies pursuant to the Master District Contract. As a practical matter, the Participants have no alternative provider of the water and wastewater services rendered by the Master District under the Master District Contract. See "THE BONDS – Source and Security of Payment" and "– Unconditional Obligation to Pay."

## **THE MASTER DISTRICT**

The District, a political subdivision of the State of Texas, was created by order of the TCEQ, dated June 25, 2007, and operates pursuant to Chapters 49 and 54 of the Texas Water Code, as amended. The District is located within the extra-territorial jurisdiction of the City of Houston and lies wholly within Harris County, Texas. The District is accessed via State Highway 290, exiting Barker-Cypress Road, and traveling south to Tuckerton Road.

### **Management of the District**

The District is governed by a board of five directors (the "Board") which has control and management supervision over all affairs of the District. None of the present members of the Board reside within the Internal District; however, they each own parcels of land within the District, subject to a note and a deed of trust in favor of CW SCOA West LP. Directors are elected in even-numbered years for four-year staggered terms. The present members and officers of the Board are listed below:

Name	Position	Term Expires May
Jeffrey D. Ottmann	President	2026
Joanne E. Quintero	Vice President	2024
Alan Steinberg	Asst. VP/Asst. Secretary	2026
Jeff P. Collins	Secretary	2026
James Spackman	Assistant Secretary	2024

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

Tax Assessor/Collector – The District's Tax Assessor/Collector is Bob Leared Interests.

Bookkeeper – The District contracts with Myrtle Cruz, Inc., for bookkeeping services.

Utility System Operator – The District's operator is Environmental Development Partners.

Auditor – As required by the Texas Water Code, the District retains an independent auditor to audit the District's financial statements annually, which annual audit is filed with the TCEQ. A copy of the District's audit prepared by McCall Gibson Swedlund Barfoot PLLC for the fiscal year ended March 31, 2022, is included as "APPENDIX B" to this Official Statement.

Engineer – The consulting engineer retained by the District in connection with the design and construction of the District's facilities is Edminster, Hinshaw, Russ and Associates, Inc. (the "Engineer").

Legal Counsel – The District employs Allen Boone Humphries Robinson LLP as General Counsel and as Bond Counsel in connection with the issuance of the Bonds. The legal fees to be paid 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 on the sale and delivery of the Bonds.

Financial Advisor – The District has employed the firm of RBC Capital Markets, LLC as financial advisor to the District. Payment to the Financial Advisor by the District is contingent upon the issuance, sale and delivery of

the Bonds. The Financial Advisor is employed by the District. The Financial Advisor is not obligated to undertake, and has not undertaken to make an independent verification or to assume responsibility for the accuracy, completeness, or fairness of the information in this Official Statement that has been supplied or provided by third-parties.

## The Service Area

The Service Area currently contains approximately 2,123.59 acres, including a total of approximately 91.72 acres in the District. This approximately 2,123.59 acres of land is comprised of the land within the District, MUD 501, MUD 502, and MUD 503. The District in its capacity as a Participant, MUD 501, MUD 502 and MUD 503 have each entered into the Master District Contract with the Master District. Pursuant to the Master District Contract, the Master District is obligated to provide the Master District Facilities to serve the land in the District, MUD 501, MUD 502, and MUD 503. The Service Area is located in Harris County, approximately 25 miles northwest of the central business district of Houston, Texas. The Service Area lies within the Cypress-Fairbanks Independent School District.

Within the Service Area, in 2013 MUD 502 deannexed 268.59 acres, of which 5.70 acres were annexed into MUD 500 and 262.89 acres were annexed into MUD 501. In 2015, MUD 503 deannexed 436.65 acres, all of which were annexed into MUD 502. The District, in its capacity as a Participant, annexed 11.78 acres into its boundaries on May 6, 2020. Concurrently with the annexation, the District, as Master District, approved an amendment to the Master District Contract with each Participant to expand the Service Area to include such 11.78 acres.

## Status of Development

The following chart more completely describes the status of residential development within the District as of October 1, 2022.

District	Total Acreage	Completed Lots	Occupied Completed Homes	Unoccupied Completed Homes	Homes Under Construction	Vacant Developed Lots	Total Active Water Accounts
Harris Co. MUD No. 500 <sup>(a)</sup>	91.72	1	1 <sup>(b)</sup>	0	0	0	46
Harris Co. MUD No. 501	929.17	1,540	1,406	10	57	67	1,547
Harris Co. MUD No. 502	882.75	1,588	1,383	21	61	123	1,540
Harris Co. MUD No. 503	<u>219.95</u>	<u>293</u>	<u>0</u>	<u>0</u>	<u>2</u>	<u>291</u>	<u>1</u>
Total	<u>2,123.59</u>	<u>3,422</u>	<u>2,790</u>	<u>31</u>	<u>120</u>	<u>481</u>	<u>3,134</u>

(a) There is no single-family residential development in Harris County MUD 500.

(b) Includes one multi-family apartment project consisting of 366 units.

Cypress-Fairbanks ISD David Anthony Middle School opened in MUD 501 for the 2014 – 2015 school year. A 20,000 square foot Amenity Center and Waterpark opened in May 2015 in MUD 501. A Learning Experience day care, dental office and plastic surgery center were also constructed within MUD 501. All sections have been developed in MUD 501.

Additionally in MUD 502, the Developer has completed 26 sections and is selling lots in eight separate sections within the development. The remaining lots are scheduled to be sold to certain home builders pursuant to the quarterly lot takedown schedules of executed Lot Sales Contracts.

MUD 503 consists of approximately 219.95 acres. Currently, two sections are developed and one more is under construction in MUD 503.

In the District, commercial development includes a 136,000 square foot Kroger grocery store with retail space, a 5,000 square foot HSD Learning Academy, a Bank of America, a McDonald's restaurant, a Chick-Fil-A restaurant, a Torchy's Tacos, an Avanti senior living facility, a North Cypress Emergency Care Clinic, and a car care center. Twelve acres have been developed as the Lakeview Lofts Apartments (366 units, approximately 95% leased). The Boardwalk at Towne Lake Phase I, which is on approximately 10.5 acres and includes approximately 116,000 square foot of retail, restaurant and office space, opened in March 2016. Phase II of the Boardwalk was completed in 2019 and is open to the public. There is no single-family residential development in MUD 500.

## **Future Development**

The District, in its capacity as a Participant, has approximately 63.45 developed acres, approximately 20.63 acres undeveloped but developable and approximately 7.6 acres that are undevelopable. To date, MUD 501 has been developed as 1,540 lots, one elementary school and one middle school (Sections 5, 7-10, 13-20, 22-32, 37, 39 Replat 1, 40, 41, 44 and 60). As of October 1, 2022, there were 1,406 occupied homes, 10 unoccupied homes, 57 homes under construction and 67 vacant, developed lots. To date, MUD 501 has approximately 618 developed acres, approximately 19 acres undeveloped but developable and approximately 292 acres that are undevelopable. To date, MUD 502 has been developed as 1,588 lots (Sections 32, 32 Replat 1, 33-36, 38, 42-43, 45-47, 49-55, 56-59 and 61-63). As of October 1, 2022, there were 1,383 occupied homes, 21 unoccupied homes, 61 homes under construction, and 123 vacant, developed lots. MUD 502 has 413 developed acres, approximately 158 acres undeveloped but developable and approximately 312.3 acres that are undevelopable. To date, MUD 503 has been developed as 293 lots (Sections 64 and 65). As of October 1, 2022, there were 0 occupied homes, 0 unoccupied homes, 2 homes under construction, and 291 vacant, developed lots. MUD 503 has 62.38 developed acres and approximately 157.62 acres that remain undeveloped.

## **THE SYSTEM**

### **Master Facilities (Water/Sewer/Drainage)**

*Water Facilities:* The Master District is responsible for planning and providing major water facilities to the Participants within its Service Area. The potable water supply facilities constructed by or on behalf of the Master District and being operated by the Master District (“Water Supply Facilities”) currently consist of two water plants, 1,600,000 gallons of combined ground storage capacity, 8,425 gallons per minute (“gpm”) of combined booster pump capacity, pressure tank capacity of 30,000 gallons, and all related appurtenances. With proceeds of bonds previously issued by the Master District, the Master District purchased the Water Supply Facilities from the entity that was leasing the facilities to the Master District. The major components of the Master District’s Water Supply Facilities have the combined capacity to serve approximately 6,000 equivalent single-family connections (“ESFCs”). According to the Master District’s Engineer, the Master District has a current reserved capacity of 4,000 ESFCs for the Participants and 3,713 ESFCs are being served by the Water Supply Facilities.

The Master District has completed the expansion to Water Plant No. 1. The Water Plant has 1,000,000 gallons of ground storage capacity and 6,475 gpm of booster pump capacity. The Water Plant has the capacity to serve approximately 5,000 ESFCs.

The Master District has completed Water Plant No. 2. Water Plant No. 2 has 600,000 gallons of ground storage capacity and 1,950 gpm of booster pump capacity. The Water Plant No. 2 has the capacity to serve approximately 1,000 ESFCs.

The Master District is within the boundaries of the West Harris County Regional Water Authority (the “Authority”) and receives surface water from the Authority. The Master District then delivers surface water to its Service Area. The Master District currently does not own or operate any groundwater wells. However, the Master District’s Board has authorized design of Water Well No. 1, to be located at the Water Plant No. 1 site. Construction of Water Well No. 1 is in progress and is expected to be completed by approximately February 2023. The Master District has two emergency water interconnects, with Harris County Municipal Utility District No. 172 and with Remington Municipal Utility District No. 1. In June 2020, the District entered into an emergency interconnect agreement with Harris County Municipal Utility District No. 196. The Board authorized design of the interconnect in July 2020, and expects construction of the interconnect to be completed by approximately January of 2023.

The Authority has completed the design of a 12” water line that will provide additional water capacity to Water Plant No. 2. The construction of this 12” line is complete and is expected to be connected to Water Plant No. 2 by approximately March 2023.

In order to fully provide water supply to the Service Area, additional Water Supply Facilities will need to be constructed from time to time to meet the water demands of the Service Area. By reserving capacity to the Participants, the Master District assumes the responsibility to expand facilities as needed to provide service for reserved connections as they become active.

In addition, the Master District owns and operates a non-potable water system that includes detention ponds used to supply non-potable water for irrigation.

*Wastewater Treatment:* The Master District is responsible for planning and providing major wastewater collection and treatment facilities to the participants within its Service Area. The wastewater treatment facilities constructed by or on behalf of the Master District and being operated by the Master District (the “Wastewater Treatment Facilities”) currently consist of a plant (“Wastewater Plant”) with a total capacity of 750,000 gallons per day (“GPD”). Current

wastewater treatment capacity at the Wastewater Treatment Plant will serve 4,076 ESFCs. According to the Master District's Engineer, the Master District has reserved capacity for 4,076 ESFCs for the Participants and approximately 3,713 ESFCs are being served by the Wastewater Treatment Facilities.

The Master District owns the first phase (160,000 GPD), the second phase (160,000 GPD), and the third phase (430,000, for a total of 750,000 GPD) of the Wastewater Treatment Facilities.

In order to fully provide wastewater treatment for the Service Area, the Wastewater Treatment Facilities will need to be expanded from time to time to meet the wastewater treatment demands of the Service Area. By reserving capacity to the Participants, the Master District assumes the responsibility to expand facilities as needed to provide service for reserved connections as they become active. Wastewater Treatment Plant No. 2 is currently in the construction phase. When operational, Wastewater Treatment Plant No. 2 will have a capacity of 0.14 MGD, which will have capacity to serve 466 ESFCs. The Cypress Creek Wastewater Treatment Plant No. 2 is expected to be completed and operational in approximately October 2023.

*Major Water Distribution and Wastewater Collection:* Major water distribution facilities consist of waterlines ranging in size from 8-inch to 16-inch. These potable water distribution facilities supply water from the Master Water Supply Facilities to the internal facilities constructed by or on behalf of each Participant. The major wastewater collection facilities include sanitary sewer lines ranging in size from 8-inch to 27-inch. These collection lines collect waste from the internal facilities constructed by or on behalf of each Participant and transport it to the Wastewater Treatment Facilities.

*Master Drainage:* The Master District also provides the Service Area with drainage facilities, which include drainage channel facilities, detention pond facilities, and conveyance storm sewer lines ("Storm-Water Drainage Facilities"). The Master District is responsible for operation and maintenance of the Storm-Water Drainage Facilities.

The Service Area drains to Horsepen Creek and Cypress Creek. The Harris County Flood Control District ("HCFCD") is responsible for maintenance of Horsepen Creek and Cypress Creek.

Conveyance of sheet flow runoff to the storm sewer is supplemented by a system of curb, gutter, and street inlets. The Master District has entered into a Regional Water Treatment and Drainage and Detention Agreement with Harris County Municipal Utility District No. 172 ("MUD 172") for joint development and maintenance of drainage and detention facilities, whereby the Master District operates certain detention facilities and MUD 172 is responsible for its share of costs attributable to these facilities.

*Internal Water Distribution, Wastewater Collection, and Storm Drainage Facilities:* Internal water distribution, wastewater collection and storm drainage facilities have been constructed, are being constructed, or will be constructed by the Participants. The Participants' systems tie into the Master District's systems.

### **100-Year Flood Plain**

According to the Engineer, all improvements or development in the Service Area that lie within the FEMA 100-year flood plain according to Federal Emergency management Agency Flood Insurance Rate map Nos. 48201CO405M and 48201CO415M have been raised above the 500-year flood plain elevation and are in process or scheduled to be removed from the FEMA 100-year flood plain by way of LOMR or LOMR-F. The boundaries of the District (in its capacity as a Participant) do not include any area within the 100-year flood plain. The boundaries of HCMUD 501 do not include any area within the 100-year flood plain. HCMUD 502 currently contains approximately 198 Acres within the 100-year flood plain and HCMUD 503 currently contains approximately 67 Acres within the 100-year flood plain. When areas within the 100-year flood plain are developed, they are built according to the requirements of local government agencies, including the Harris County Public Infrastructure Department, the Harris County Flood Control District, and the City of Houston Engineering Department, as required. See "INVESTMENT CONSIDERATIONS – 100-Year Flood Plain."

### **Subsidence and Surface Water Supply**

The Master 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 land within the Service Area. In 2001, the Texas legislature created the West Harris County Regional Water Authority ("Authority") to, among other things, reduce groundwater usage in, and to provide surface water to, the western portion of Harris County and a small portion of Fort Bend County. The Master District's Service Area 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 Master District receives surface water from the Authority. If the Master District were to construct any groundwater well(s), such wells would be included within the Authority's GRP and subject to the groundwater pumpage fees described below.

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, user fees, rates, charges and special assessments as necessary to accomplish its purposes; and (iii) mandate water users to convert from groundwater to surface water. The Authority currently charges the Master District, and other surface water users, a fee per 1,000 gallons based on the amount of surface water received by the Master District from the Authority. The Authority charges groundwater users a fee per 1,000 gallons based on the amount of groundwater pumped. 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 through 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 per 1,000 gallons ("Disincentive Fees"), imposed by the Subsidence District for any groundwater withdrawn in excess of 20% of the total 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 Master District. If the Master District failed to comply with surface water conversion requirements mandated by the Authority, the Authority would likely impose monetary or other penalties against the Master District.

The Master District cannot predict the amount or level of fees and charges, which may be due to the Authority in the future. The Master District anticipates the need to pass such fees through to the Participants, who are expected to then pass the fees on to their own customers: (i) through higher water rates and/or (ii) with portions of maintenance tax proceeds. 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.

### **Regulation**

According to the Master District's Engineer, the Water Supply Facilities, the non-potable water supply facilities, the Wastewater Treatment Facilities, and the Storm-Water Drainage Facilities constructed by the Master District (the "System") have been designed in accordance with accepted engineering practices and applicable requirements of all governmental agencies having regulatory or supervisory jurisdiction over the construction and operation of such facilities including, among others, the TCEQ, the City of Houston and Harris County. According to the Master District's Engineer, the design of the System has been approved by all required governmental agencies and the TCEQ, as applicable.

Operation of the System is subject to regulation by, among others, the Environmental Protection Agency and the TCEQ. In many cases, regulations promulgated by these agencies have become effective only recently and are subject to further development and revision.

## **THE ROAD SYSTEM**

The Master District, in its capacity as the provider of facilities for regional roads and improvements in aid thereof (“Master District Road Facilities”) necessary to serve the Service Area, has constructed or will construct the Master District Road Facilities. The major arterial, collector and thoroughfare roads necessary to serve the Service Area include, but are not limited to, Tuckerton Road, Towne Lake Parkway, Greenhouse Road, Cypress North Houston Road and Hamilton Hills Drive. The major thoroughfare and collectors consist of stabilized curb and gutter 8-inch concrete pavement and includes bridges. In addition, the Master District Road Facilities are planned to include a Greenhouse Road grade separation at Union Pacific Railroad tracks and related US 290 intersection improvements.

All roadways are designed and constructed in accordance with Harris County (the “County”) and City of Houston standards, rules and regulations. To date, the County has accepted the completed Master District Road Facilities for operation and maintenance and is responsible for operation and maintenance thereof. In the event the County were to fail to accept the Master District Road Facilities, the Master District is expected to include the cost of maintenance of same in the Master District’s operation and maintenance expenses to be shared by the Participants in accordance with the Master District Contract, and such cost could be significant.

These roads lie within the public right-of-way. In addition to the roadway, public utilities such as underground water, sewer, and drainage facilities are located within the right-of-way. The right-of-way is also shared by street lights, sidewalks and franchise utilities (power, gas, telephone and cable).

In addition to the Master District Road Facilities, internal roadways have been or are being constructed by the Participants.

## **THE PARK SYSTEM**

The Master District, in its capacity as the provider of park and recreational facilities (the “Master District Park Facilities”) to serve the Service Area, prepared and approved a Master Park Plan, as amended from time to time. The Master Park Plan outlines projects related to landscape reserves and setbacks, floodway and recreational areas and facilities. Such projects consist of, among other things, trails, walkways, landscaping, irrigation, shade structures, exercise equipment, and gathering spaces for the Service Area. The Master District is authorized to issue up to \$64,550,000 in principal amount of bonds for the purpose of constructing and acquiring the Master District Park Facilities.

The Developer has completed certain landscape and hardscape improvements along major thoroughfares within the Service Area, including Cypress North Houston Road (Phase 1-3), Towne Lake Parkway (between Greenhouse Rd. and Cypress North Houston Rd.), and Greenhouse Road (Phase 4). Other Master District Park Facilities that have been completed include landscape, hardscape and recreational facilities located at Harbor Park.

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## DISTRICT DEBT

### General

The following tables and calculations relate to the Bonds. The Master District, the Participants and various other political subdivisions of government which overlap all or a portion of the Master District and the Participants are empowered to incur debt to be raised by taxation against all or a portion of the property within the Master District and the Participants.

### Assessed Valuation of the Participants

<u>District</u>	<u>January 1, 2022</u> <u>Certified Value</u> <sup>(a)</sup>	<u>% of</u> <u>Total</u>	<u>July 1, 2022</u> <u>Estimate of Value</u> <sup>(b)</sup>	<u>% of</u> <u>Total</u>
MUD 500	\$163,359,685	9.65%	\$172,567,930	9.05%
MUD 501	814,542,642	48.13%	888,316,066	46.57%
MUD 502	697,496,423	41.22%	830,695,633	43.55%
MUD 503	16,830,401	0.99%	15,838,432	0.83%
<b>Total</b>	<b>\$1,692,229,151</b>	<b>100.00%</b>	<b>\$1,907,418,061</b>	<b>100.00%</b>

(a) The 2022 Certified Taxable Assessed Value shown herein is provided by Harris County Appraisal District ("HCAD").

(b) Provided by the HCAD for informational purposes only. This amount is an estimate of the assessed valuation of all taxable property located within the District as of July 1, 2022, and includes an estimate of valuations resulting from the construction of taxable improvements from January 1, 2022, through July 1, 2022. No taxes will be levied against this amount. See "TAXING PROCEDURES."

### Tax Rate Distribution

<u>District</u>	<u>2022</u> <u>Debt Service</u> <u>Tax</u> <sup>(a)</sup>	<u>2022</u> <u>Maintenance</u> <u>Tax</u> <sup>(a)</sup>	<u>2022</u> <u>Contract</u> <u>Tax</u> <sup>(a)</sup>	<u>Total</u> <u>2022 Direct</u> <u>Tax Rate</u> <sup>(a)</sup>
Harris Co. MUD No. 500	\$0.0270	\$0.1700	\$ 0.7500	\$0.9470
Harris Co. MUD No. 501	0.2000	0.0500	0.6789	0.9289
Harris Co. MUD No. 502	0.2900	0.1500	0.7400	1.1800
Harris Co. MUD No. 503	--	0.9000	0.6000	1.5000

(a) The 2022 tax rates for MUD 500, MUD 501 and MUD 502 and the 2021 tax rates for MUD 503 are shown above. MUD 503 authorized notice of a proposed 2022 tax rate of \$1.50 per \$100 of assessed valuation, with \$0.68 allocated to its contract tax and \$0.82 allocated to its maintenance tax. Such tax rate is subject to change and may be revised downward prior to official levy. The District makes no representation regarding the final 2022 tax rate MUD 503 will levy. See "TAXING PROCEDURES."

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## Estimated Overlapping Debt

The following table indicates the indebtedness, defined as outstanding bonds payable from ad valorem taxes, of governmental entities overlapping the Participants and the estimated percentages and amounts of such indebtedness attributable to property within the Participants. This information is based upon data secured from the individual jurisdictions and/or the Texas Municipal Reports prepared by the Municipal Advisory Council of Texas. Such figures do not indicate the tax burden levied by the applicable taxing jurisdictions for operation and maintenance or for other purposes.

Taxing Body	Direct Debt	As of	Overlapping Direct Debt	
			Percent	Amount
Cypress-Fairbanks ISD	\$3,081,345,000	09/30/2022	2.18%	\$67,173,321
Harris Co	1,863,542,125	09/30/2022	0.26%	4,845,210
Harris Co Dept of Ed	20,185,000	09/30/2022	0.26%	52,481
Harris Co Flood Control	807,875,000	09/30/2022	0.26%	2,100,475
Harris Co Hosp Dist	76,385,000	09/30/2022	0.26%	198,601
Lone Star College Sys	639,345,000	09/30/2022	0.57%	3,644,267
Pt of Houston Auth	469,434,397	09/30/2022	0.26%	1,220,529
Harris Co. MUD No. 500 <sup>(a)</sup>	1,770,000	09/30/2022	100.00%	1,770,000
Harris Co. MUD No. 501 <sup>(a)</sup>	21,275,000	09/30/2022	100.00%	21,275,000
Harris Co. MUD No. 502 <sup>(a)</sup>	23,695,000	09/30/2022	100.00%	23,695,000
<b>Total Overlapping Debt</b>				<b>\$125,974,883</b>
<b>PLUS: Master District Direct Debt</b> (includes the Bonds)				<b>\$155,540,000</b>
<b>Direct &amp; Overlapping Debt</b>				<b>\$281,514,883</b>
<b>Direct &amp; Overlapping Debt Pct. of 2022 Taxable Value</b>				<b>16.64%</b>

(a) In its capacity as a Participant.

## Debt Service Funds

Direct Debt:	
Outstanding Bonds .....	\$ 141,100,000
The Bonds .....	<u>14,440,000</u>
Total .....	\$ 155,540,000
Estimated Overlapping Debt <sup>(a)</sup> .....	<u>\$ 125,974,883</u>
Total Direct and Estimated Overlapping Debt .....	<u><u>\$ 281,514,883</u></u>

## Debt Ratios

Direct Debt Ratios:	
as a percentage of 2022 Certified Taxable Assessed Valuation	9.19%
as a percentage of Estimated Taxable Assessed Valuation at 7/1/22	8.15%
Direct and Overlapping Ratios:	
as a percentage of 2022 Certified Taxable Assessed Valuation	16.64%
as a percentage of Estimated Taxable Assessed Valuation at 7/1/22	14.76%

**Master District Water/Sewer/Drainage Debt Service Funds Available as of November 2, 2022**

Water/Sewer/Drainage Reserve Fund <sup>(a) (b)</sup> .....	\$2,981,672
Water/Sewer/Drainage Debt Service Fund <sup>(a) (b)</sup> .....	<u>\$7,808,275</u>
Total.....	\$10,789,947

**Master District Road Debt Service Funds Available as of November 2, 2022**

Road Reserve Fund <sup>(a) (b)</sup> .....	\$1,676,902
Road Debt Service Fund <sup>(a) (b)</sup> .....	<u>\$2,745,340</u>
Total.....	\$4,422,242

**Master District Park Debt Service Funds Available, as of November 2, 2022 <sup>(b)</sup>**

Park Reserve Fund <sup>(a) (b)</sup> .....	\$385,911
Park Debt Service Fund <sup>(a) (b)</sup> .....	<u>\$797,053</u>
Total.....	\$1,182,964

**Master District Operating Funds Available as of November 2, 2022.....** \$1,285,610

**Master District Capital Projects Funds Available as of November 2, 2022**

Water/Sewer/Drainage Fund.....	\$1,759,081
Road Fund.....	\$1,791,566
Park Fund.....	\$673,822

**Projected Debt Service Requirements for Water/Sewer/Drainage Contract Revenue Bonds, Road Contract Revenue Bonds, and Park Contract Revenue Bonds**

Projected Maximum Annual Debt Service Requirement (2042) (“MADS”)* .....	\$9,865,683
Projected Average Annual Debt Service Requirement (2022 – 2047)* .....	\$8,736,334

(a) All of the Master District's Contract Revenue Bond debt is payable from Contract Taxes as follows: (i) the Road Contract Tax with respect to Road Contract Revenue Bonds, (ii) the Water/Sewer/Drainage Contract Tax with respect to the Water/Sewer/Drainage Contract Revenue Bonds, including the Bonds; and (iii) the Park Contract Tax with respect to the Park Contract Revenue Bonds. The revenues from the Water/Sewer/Drainage Contract Tax will be allocated to the Water/Sewer/Drainage Contract Revenue Bonds, including the Bonds, the revenues from the Road Contract Tax will be allocated to the Road Contract Revenue Bonds, and the revenues from the Park Contract Tax will be allocated to the Park Contract Revenue Bonds. The Road Debt Service Fund and Road Reserve Fund are not pledged to the Park Contract Revenue Bonds or the Water/Sewer/Drainage Contract Revenue Bonds, including the Bonds; the Water/Sewer/Drainage Debt Service Fund and Water/Sewer/Drainage Reserve Fund are not pledged to the Road Contract Revenue Bonds or the Park Contract Revenue Bonds; and the Park Debt Service Fund and Park Reserve Fund are not pledged to the Road Contract Revenue Bonds or the Water/Sewer/Drainage Contract Revenue Bonds, including the Bonds. See “SOURCE AND USES OF FUNDS” and “SELECTED FINANCIAL INFORMATION (UNAUDITED) – Projected Debt Service Requirements for Water/Sewer/Drainage Contract Revenue Bonds, Road Contract Revenue Bonds, and Park Contract Revenue Bonds.”

(b) Each Participant is obligated to pay a pro rata share of debt service on the Water/Sewer/Drainage Contract Revenue Bonds, Road Contract Revenue Bonds, and Park Contract Revenue Bonds by the dates specified by the Master District. See “THE BONDS - Water/Sewer/Drainage Contract Payments by the Participants”, “– Unconditional Obligation to Pay” and “MASTER DISTRICT CONTRACT.” The Master District has specified March 1 and September 1 as the dates by which the Participants are required to pay contract payments that are due for Water/Sewer/Drainage Contract Revenue Bonds, Road Contract Revenue Bonds, and Park Contract Revenue Bonds. The Water/Sewer/Drainage Indenture provides that the Water/Sewer/Drainage Contract Payments will be paid directly to the Trustee semiannually on or before June 1 and December 1 of each year, the Road Indenture provides that the Road Contract Payments will be paid directly to the Trustee semiannually on or before June 1 and December 1 of each year, and the Park Indenture provides that the Park Contract Payments will be paid directly to the Trustee semiannually on or before June 1 and December 1 of each year.

\* Preliminary, subject to revision.

## **TAXING PROCEDURES**

### **Authority to Levy Taxes**

Each Participant is authorized to levy a continuing, direct annual ad valorem tax, without legal limitation as to rate or amount, on all taxable property within its boundaries in sufficient amount to pay the principal and interest on any unlimited tax bonds issued by it, Water/Sewer/Drainage Contract Payments on the Bonds, and Contract Payments on any other Contract Revenue Bonds that the Master District has issued or may hereafter issue, and to pay the expenses of assessing and collecting such taxes. Voters within each Participant have also authorized the levy of a maintenance tax not to exceed \$1.50 per \$100 of assessed valuation for the operation and maintenance of water, wastewater, drainage and park/recreational facilities and a maintenance tax not to exceed \$0.25 per \$100 of assessed valuation for the operation and maintenance of road facilities.

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

Title 1 of the Texas Tax Code (the “Property Tax Code”) specifies the taxing procedures of all political subdivisions of the State of Texas, including the Participants. 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 Participants. 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 Participants**

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 a Participant are subject to taxation by that Participant. Principal categories of exempt property include, but are not limited to: property owned by the State of Texas or its political subdivisions, if the property is used for public purposes; property exempt from ad valorem taxation by federal law; certain household goods, family supplies and personal effects; certain goods, wares, and merchandise in transit; certain farm products owned by the producer; certain property of charitable organizations, youth development associations, religious organizations, and qualified schools; designated historical sites; and most individually-owned automobiles. In addition, a Participant may by its own action exempt residential homesteads of persons 65 years or older and certain disabled persons, to the extent deemed advisable by the Board of Directors of that Participant. A Participant may be required to offer such exemptions if a majority of voters approve same at an election. A Participant would be required to call an election upon petition by twenty percent (20%) of the number of qualified voters who voted in the preceding election. A Participant is authorized by statute to disregard exemptions for the disabled and elderly if granting the exemption would impair that Participant’s obligation to pay tax supported debt incurred prior to adoption of the exemption by that Participant. Furthermore, a Participant must grant exemptions to disabled veterans, or certain surviving dependents of disabled veterans if requested, but only to the maximum extent of \$5,000 to \$12,000 of assessed valuation depending upon the disability rating of the veteran, if such rating is less than 100%. A veteran who receives a disability rating of 100% is entitled to the exemption for the full amount of the residential homestead. Additionally, subject to certain conditions, the surviving spouse of a disabled veteran is entitled to an exemption for the full value of the veteran’s residence homestead to which the disabled veterans’ exemption applied. Effective January 1, 2014, a partially disabled veteran or certain surviving spouses of partially disabled veterans are entitled to an exemption from taxation of a disability rating if the residence homestead was donated by a charitable organization. Also, effective January 1, 2014, the surviving spouse of a member of the armed forces who was killed in action is, subject to certain conditions, entitled to an exemption of the total appraised value of the surviving spouse’s residence homestead, and subject to certain conditions an exemption up to the same amount may be transferred to a subsequent residence homestead of the surviving spouse.

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

**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 or the City of Houston may designate all or part of the area within the Participants as a reinvestment zone. Thereafter, overlapping taxing entities, including the Participants, at the option and discretion of each entity, may enter into tax abatement agreements with owners of property within the zone. Prior to entering into a tax abatement agreement, each entity must adopt guidelines and criteria for establishing tax abatement, which each entity will follow in granting tax abatement to owners of property. The tax abatement agreements may exempt from ad valorem taxation by each of the applicable taxing jurisdictions, including the Participants, for a period of up to ten (10) years, all or any part of any increase in the assessed valuation of property covered by the agreement over its assessed valuation in the year in which the agreement is executed, on the condition that the property owner make specified improvements or repairs to the property in conformity with the terms of the tax abatement. Each taxing jurisdiction has discretion to determine terms for its tax abatement agreements without regard to the terms approved by the other taxing jurisdiction. None of the area within the Participants has been designated as a reinvestment zone to date, and the Participants have not approved any such tax abatement agreements.

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

Generally, property in the District must be appraised by the applicable 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 Boards 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, as such is defined in the Property Tax Code. The Texas Constitution limits increases in the appraised value of residence homesteads to 10 percent 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 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 herein. Landowners wishing to avail themselves of the agricultural use, open space or timberland designation or residential real property inventory designation must apply for the designation, and the appraiser is required by the Property Tax Code to act on each claimant’s right to the designation individually. A claimant may waive the special valuation as to taxation by some political subdivisions while claiming it as to another. If a claimant receives the agricultural use designation and later loses it by changing the use of the property or selling it to an unqualified owner, the District can collect taxes based on the new use, including taxes for the previous three (3) years for agricultural use open space land, and timberland.

The Property Tax Code requires the Appraisal District to implement a plan for periodic reappraisal of property to update appraisal values. The plan must provide for appraisal of all real property in the Appraisal District at least once every three (3) years. It is not known what frequency of reappraisal will be utilized by the Appraisal District or whether reappraisals will be conducted on a zone or county-wide basis. The District, however, at its expense, has the right to obtain from the Appraisal District a current estimate of appraised values within the District or an estimate of any new property or improvements within the District. While such current estimate of appraised values may serve to indicate the rate and extent of growth of taxable values within the District, it cannot be used for establishing a tax rate within the District until such time as the Appraisal District chooses formally to include such values on its appraisal roll.

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

### **Participant and Taxpayer Remedies**

Under certain circumstances taxpayers and taxing units (such as the Participants) 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 also establishes a procedure for notice to property owners of reappraisals reflecting increased property value, appraisals which are higher than renditions, and appraisals of property not previously on an appraisal roll.

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

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

## **Tax Payment Installments After Disaster**

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

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

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

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

### *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. For the 2022 tax year, the Board of Directors determined that the MUD 500 is a Developed District. The Board of MUD 501 determined that MUD 501 is a Developed District. The Board of MUD 502 determined that MUD 502 is a Developing District. The Board of MUD 503 determined that MUD 503 is a Developing District. The District cannot give any assurances as to what its classification, or any classification of the other Participants, will be for any future tax years or whether the District's, or any of the other Participants', future tax rates will result in a total tax rate that will reclassify the District, or any of the other Participants, into a new classification and new election calculation.

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

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

At any time after taxes on property become delinquent, the Participant may file suit to foreclose the lien securing payment of the tax, to enforce personal liability for the tax, or both. In filing a suit to foreclose a tax lien on real property, the Participant 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 property and six (6) months for commercial property and all other types of property after the purchasers deed at the foreclosure sale is filed in the county records.

## **TAX DATA**

### **Contract Tax**

The District, in its capacity as the Master District, has the authority to issue Contract Revenue Bonds. Each Participant's pro rata share of the debt service requirements on the Contract Revenue Bonds shall be determined by dividing each Participant's Gross Certified Appraised Valuation by the total of the all Participants' Gross Certified Appraised Valuation, calculated annually. Calculation of Contract Payment, which includes the Water/Sewer/Drainage Contract Payment, is based upon Gross Certified Appraised Valuation and does not make allowances for any exemptions granted by the Participants; however, allowances are made for exemptions provided under State law that do not require action by the Participants. See "TAXING PROCEDURES." The Master District Contract obligates each Participant to pay its pro rata share of debt service requirements on the Contract Revenue Bonds from the proceeds of annual unlimited Contract Taxes, including the Water/Sewer/Drainage Contract Tax, or from any other legally available funds. The debt service requirement shall include principal, interest and redemption requirements on the Contract Revenue Bonds, paying agent/registrar fees, and all amounts necessary to establish and maintain funds established under the applicable bond resolution or indenture of trust. Road Contract Payments (all of which are derived from the Road Contract Tax or other legally available funds of a Participant) are not pledged for and are not available to be used to: (i) pay debt service on the Park Contract Revenue Bonds or the Water/Sewer/Drainage Contract Revenue Bonds, including the Bonds; or (ii) fund or maintain the Park Reserve Fund or the Water/Sewer/Drainage Reserve Fund. Park Contract Payments (all of which are derived from the Park Contract Tax or other legally available funds of a Participant) are not pledged for and are not available to be used to: (i) pay debt service on the Road Contract Revenue Bonds or the Water/Sewer/Drainage Contract Revenue Bonds, including the Bonds; or (ii) fund or maintain the Road Reserve Fund or the Water/Sewer/Drainage Reserve Fund. Water/Sewer/Drainage Contract Payments (all of which are derived from the Water/Sewer/Drainage Contract Tax or other legally available funds of a Participant) are not pledged for and are not available to be used to: (i) pay debt service on the Road Contract Revenue Bonds or Park Contract Revenue Bonds; or (ii) fund or maintain the Road Reserve Fund or the Park Reserve Fund.

## Debt Service Tax

Each Participant has the statutory authority to issue its unlimited tax bonds for the purpose of providing facilities to serve the land within its boundaries. Such bonds will be served by a continuing, annual ad valorem tax, without legal limit as to rate or amount, adequate to provide funds to pay the principal of and interest on such bonds. Such tax is in addition to Contract Taxes, including the Water/Sewer/Drainage Contract Tax. See “APPENDIX A” for information related to each Participant’s historical tax data and authorized but unissued unlimited tax bonds. For the 2022 tax year, the District levied a debt service tax of \$0.027 per \$100 of assessed value to pay for the debt service on the \$2,000,000 Unlimited Tax Bonds issued in its capacity as a Participant in 2017.

## Maintenance Tax

The Board of Directors of each Participant has the statutory authority to levy and collect an annual ad valorem tax for maintenance purposes, including, but not limited to, funds for planning, constructing, maintaining, repairing and operating all necessary land, plants, works, facilities, improvements, appliances and equipment, if such maintenance tax is authorized by a vote of the Participant’s electors. Such tax would be in addition to the Contract Taxes, including the Water/Sewer/Drainage Contract Tax, and taxes levied for paying principal of and interest on any unlimited tax bonds which have been or may be issued in the future by the Participants. See “APPENDIX A” for the amount of voter authorized maintenance taxes for each Participant.

## Tax Rate Limitation

Debt Service:	Unlimited (no legal limit as to rate or amount).
Maintenance:	\$1.50 per \$100 of Assessed Valuation.
Contract Tax:	Unlimited (no legal limit as to rate or amount).
Road Maintenance:	\$0.25 per \$100 of Assessed Valuation

## Analysis of Tax Base <sup>(a)</sup>

	<b>MUD 500</b>	<b>MUD 501</b>	<b>MUD 502</b>	<b>MUD 503</b>
	<b>2022 Assessed</b>	<b>2022 Assessed</b>	<b>2022 Assessed</b>	<b>2022 Assessed</b>
	<b>Valuation</b>	<b>Valuation</b>	<b>Valuation</b>	<b>Valuation</b>
Land	\$ 33,910,367	\$ 189,501,309	\$ 148,385,429	\$ 16,987,024
Improvements	120,873,124	841,729,399	636,700,659	410
Personal Property	<u>11,225,539</u>	<u>5,000,397</u>	<u>2,600,660</u>	<u>870</u>
Total Appraised Value	166,009,030	1,036,231,105	787,686,748	16,988,304
Less Exemptions	<u>(2,649,345)</u>	<u>(221,688,463)</u>	<u>(90,190,325)</u>	<u>(157,903)</u>
Total Net Taxable Value	\$ 163,359,685	\$ 814,542,642	\$ 697,496,423	\$ 16,830,401

(a) The 2022 Certified Taxable Assessed Value shown herein is provided by Harris County Appraisal District (“HCAD”).



## Principal Taxpayers

The following represents the principal taxpayers within the Service Area, type of property, and their assessed values as of January 1, 2021 and January 1, 2022.

<b>Taxpayer</b>	<b>Property Type</b>	<b>2022</b>	<b>2021</b>
Arium Towne Lake Owner LLC	Apartments	\$49,810,359	\$47,809,822
CC Boardwalk I LP	Shopping Center/Mall	36,814,368	30,746,346
CW SCOA West LP	Developer	27,669,511	2,487,575
Kroger Co.	Grocery Store	25,768,431	24,605,544
IP Avanti Towne Lake LLC	Nursing Homes	13,332,663	12,506,687
Newmark Homes Houston LLC	Homebuilder	6,704,761	-
The Boardwalk at Towne Lake	Commercial Land	6,216,309	6,084,204
HTA North Cypress Towne Lake	Medical Clinic	5,392,076	5,430,083
Caldwell Homes Texas LP	Homebuilder	5,128,447	-
KPH Consolidation, Inc.	Hospital	4,689,137	4,688,911
2ML TLake LLC	Strip Mall/Plaza	-	4,149,123
LH Towne Lake LLC	Strip Mall/Plaza	-	3,765,779
<b>Total</b>		<b>\$181,526,062</b>	<b>\$142,274,074</b>
<b>Percent of Taxable Value</b>		<b>10.73%</b>	<b>10.03%</b>

## Tax Rate Calculations

The tax rate calculations set forth below are presented to indicate the tax rates per \$100 of Taxable Assessed Valuation that would be required to meet certain debt service requirements on the Bonds (interest estimated at 5.000%) and the Outstanding Bonds if no growth in the Participants occurs beyond the 2022 Certified Taxable Assessed Valuation (\$1,692,229,151), or the Estimated Taxable Assessed Valuation as of July 1, 2022 (\$1,907,418,061). The foregoing further assumes collection of 95% of taxes levied and the sale of no additional bonds:

Projected Average Annual Debt Service Requirement (2022 – 2047)* .....	\$8,736,334
Projected Maximum Annual Debt Service Requirement (2042) (“MADS”)* .....	\$9,865,683
Tax Rates Required to Pay the Average Annual Debt Service on	
the Bonds and Outstanding Bonds (2022 – 2047)*	
Based upon 2022 Certified Taxable Assessed Valuation.....	\$0.55
Based upon Estimated Taxable Assessed Valuation as of July 1, 2022 .....	\$0.49
Tax Rates Required to Pay the Projected Maximum Annual Debt Service on	
the Bonds and Outstanding Bonds (2042)*	
Based upon 2022 Certified Taxable Assessed Valuation.....	\$0.62
Based upon Estimated Taxable Assessed Valuation as of July 1, 2022 .....	\$0.55

\* Preliminary, subject to change.

## Estimated Overlapping Taxes

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

Set forth below is a compilation of all 2021 taxes levied by such jurisdictions per \$100 of assessed valuation. Such levies do not include local assessments for community associations, fire department contributions, charges for solid waste disposal, or any other dues or charges made by entities other than political subdivisions.

<b>Taxing Jurisdiction</b>	<b>2021 Tax Rate Per \$100 of A.V.</b>
The Participants <sup>(a)</sup>	\$1.5000
Harris County <sup>(b)</sup>	\$0.5863
Cypress-Fairbanks Independent School District	\$1.3392
Lone Star College System	\$0.1078
Harris County Emergency Service District No. 9	\$0.0576
Total Tax Rate	\$3.5909

(a) Represents the highest total tax rate for any of the Participants.

(b) Includes Harris County Flood Control District, Harris County Hospital District, Harris County Department of Education, Harris County, and Port of Houston Authority.

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## **THE DEVELOPER**

### **The Role of a Developer**

In general, activities of a developer in utility districts, such as the Participants, include defining a marketing program and building schedule, securing necessary governmental approvals and permits, arranging for construction of roads and the installation of certain utilities (including, in some cases, water, sewer and drainage facilities pursuant to the rules of the TCEQ, as well as gas, telephone and electric service) and selling improved lots and commercial reserves to builders or users. The Developer is under no obligation to the Participants to undertake development activities according to any particular plan or schedule. Furthermore, there is no restriction on the Developer's right to sell any or all of the land which the Developer owns within a Participant. 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 its obligations.

### **The Developer**

CW SCOA West L.P. ("CW SCOA West" or the "Developer") is a Texas limited partnership whose general partner is CW SCOA West, GP, L.L.C. The general partner is controlled by Caldwell Companies, a developer of residential communities in Northwest Houston. The largest limited partnership interest (90%) is held by an American investment subsidiary of the Sumitomo Corporation of Japan. Caldwell Companies has completed over 3,500 lots in several Northwest Houston communities including Bridlecreek, Rock Creek, Spring Creek Ranch, Wimbledon Falls and Wincrest Falls (including Towne Lake). Caldwell Companies also develops commercial/retail projects. Its latest projects are Towne Lake Boardwalk with 124,000 square feet (in the Service Area) and Cypress Crossing with approximately 30,000 square feet, both located in Harris County.

### **Development Financing**

Development of the 2,400-acre Towne Lake project (a portion of which is located outside the approximate 2,123.59-acre Service Area) is provided through equity contributions of the partners totaling approximately \$39.4 million and a \$7 million revolving line of credit provided by Texas Capital Bank, acting as sole lender. Approximately \$7 million dollars are available to draw on the line of credit. All of the proceeds of the Bonds that are payable to the Developer are pledged in their entirety to the bank lenders. According to the Developer it is in compliance with all material terms of its loan agreement. The revolving line of credit matured on November 30, 2021 and any outstanding balance was paid in full. According to the Developer, a replacement line of credit is currently under negotiation. Under the terms of the prior revolving line of credit, all of the proceeds of the Bonds that are payable to the Developer are pledged in their entirety to the bank lenders. According to the Developer, during the term of the revolving line of credit, it remained in compliance with all material terms of its loan agreement.

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## Lot Sales Contracts

In MUD 501, all sections have been completed. In MUD 502, the Developer has completed 26 sections and is selling lots in eight separate sections within the development. The remaining lots are scheduled to be sold to certain home builders pursuant to the quarterly lot takedown schedules of executed Lot Sales Contracts. In MUD 503, two sections are developed and one more is under construction. Lots within all sections are sold out except: Section(s) 58, 59, 60, 63, and 66. As of October 1, 2022, there are 481 vacant but developed lots remaining within the Service Area. The following lists the developed sections within the Participants and the corresponding builders under contract therein:

- Section 5 – Lennar Homes
- Section 7 – Custom Homes
- Section 10 – Custom Homes
- Section 15 – David Weekley Homes, Newmark Homes
- Section 17 – Highland Homes, Princeton Homes
- Section 19 – Caldwell Homes
- Section 24 – Jaeger Homes, Village Homes
- Section 26 – Custom Homes
- Section 27 – Weekley Homes, Coventry Homes, Newmark Homes, Toll Brothers
- Section 28 – Newmark Homes, Weekley Homes, Coventry Homes
- Section 29 – Plantation Homes, Ryland Homes
- Section 30 – Coventry Homes, Newmark Homes
- Section 31 – Plantation Homes, Ryland Homes, Trendmaker Homes
- Section 32 – Drees Custom Homes, Ravenna Homes, Caldwell Homes
- Section 32RP – Caldwell Homes
- Section 33 – Village Homes, Plantation Homes
- Section 34 – Weekley Homes, Newmark Homes, Scott Thomas
- Section 35 – Drees Custom Homes, Ravenna Homes, Scott Thomas, Coventry Homes, Newmark Homes
- Section 36 – Weekley Homes
- Section 37 – Custom Homes
- Section 38 – Weekley Homes, Partners in Building
- Section 39 – Custom Homes
- Section 40 – Ashton Homes
- Section 41 – Newmark Homes, Weekley Homes, Coventry Homes
- Section 42 – Caldwell Homes, Sitterle Homes, David Weekley Homes, Partners in Building
- Section 43 – Coventry Homes, Newmark Homes
- Section 44 – Ashton Homes
- Section 45 – Caldwell Homes
- Section 46 – Village Homes, Plantation Homes (MHI), David Weekley Homes, Newmark Homes, Drees Custom Homes, Ravenna Homes
- Section 47 – David Weekley Homes, Partners in Building
- Section 49 – Partners in Building
- Section 50 – David Weekley Homes, Newmark Homes
- Section 51 – David Weekley Homes, Ravenna Homes, Drees Custom Homes
- Section 52 – Lennar Homes, Plantation Homes
- Section 53 – Newmark Homes, David Weekley Homes
- Section 54 – Drees Custom Homes, Ravenna Homes, Davis Weekley Homes
- Section 55 – Coventry Homes, Lennar Homes
- Section 56 – Lennar Homes, Coventry Homes
- Section 57 – Lennar Homes, Coventry Homes
- Section 58 – Newmark Homes, Coventry Homes
- Section 59 – Coventry Homes, Newmark Homes
- Section 60 – Caldwell Homes
- Section 61 – Newmark Homes, David Weekley Homes
- Section 62 – David Weekley Homes
- Section 63 – Beazer Homes, Highland Homes
- Section 64 – Newmark Homes, David Weekley Homes, Coventry Homes
- Section 65 – David Weekley Homes, Newmark Homes

Lots within all sections are sold out except: Section(s) 58, 59, 60, 63, and 66.

In the event such builders fail to purchase lots in accordance with terms of the Lot Sales Contracts, the Developer's sole remedy is termination of the applicable contract and retention of earnest money.

## **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 special obligations of the District under the Constitution and laws of the State of Texas payable from the Water, Sewer, and Drainage Pledged Revenues, and, based upon their examination of a transcript of certified proceedings relating to the issuance and sale of the Bonds, the approving legal opinion of Bond Counsel, to a like effect, and to the effect that (i) interest on the Bonds is excludable from gross income of the holders for federal tax purposes under existing law, and (ii) interest on the Bonds is not subject to the alternative minimum tax on individuals; however, such interest is taken into account in determining the annual adjusted financial statement income of applicable corporations (as defined in section 59(k) of the Code (as defined below)) for the purpose of computing the alternative minimum tax imposed on corporations for tax years beginning after December 31, 2022.

Bond Counsel has reviewed the information appearing in this Official Statement under "THE BONDS," "THE INDENTURE OF TRUST," "THE PARTICIPANTS," "MASTER DISTRICT CONTRACT," "TAXING PROCEDURES," "LEGAL MATTERS," "TAX MATTERS" and "CONTINUING DISCLOSURE OF INFORMATION" (except for "– Compliance with Prior Undertakings") solely to determine whether such information fairly summarizes matters of law and the provisions of the documents referred to therein. Bond Counsel has not, however, independently verified any of the factual information contained in this Official Statement nor has it conducted an investigation of the affairs of the District or the Developer 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. Certain legal matters will be passed on for the District by Norton Rose Fulbright US LLP, Houston, Texas.

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

### **No-Litigation Certificate**

The District will furnish the Initial Purchaser a certificate, executed by both the President or Vice President and Secretary or Assistant Secretary of the Board, and dated as of the date of delivery of the Bonds, to the effect that no litigation of any nature is pending or to its knowledge threatened, either in state or federal courts, contesting or attacking the Bonds, the Master District Contract, restraining or enjoining the levy, collection and pledge of the funds from which the Bonds are payable; in any manner questioning the authority or proceedings for the issuance, execution or delivery of the Bonds or the title of the present officers of the District.

### **No Material Adverse Change**

The obligations of the Initial Purchaser to take and pay for the Bonds, and of the Master 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 Master District subsequent to the date of sale from that set forth or contemplated in the Official Statement, as it may have been supplemented or amended through the date of sale.

## **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; however, such interest is taken into account in determining the annual adjusted financial statement income of applicable corporations (as defined in section 59(k) of the Internal Revenue Code of 1986, as amended (the "Code")) for the purpose of determining the alternative minimum tax imposed on corporations for tax years beginning after December 31, 2022.

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 purpose, and in addition, will rely on representations by the District, the District's Financial Advisor and the Initial Purchaser with respect to matters solely within the knowledge of the District, the District's Financial Advisor and the Initial Purchaser, respectively, which Bond Counsel has not independently verified. If the District should fail to comply with the covenants in the 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 taxpayers 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 thereof. Bond Counsel assumes no duty to update or supplement its opinions to reflect any facts or circumstances that may thereafter come to Bond Counsel's attention or to reflect any changes in any law that may thereafter occur or become effective. Moreover, Bond Counsel's opinions are not a guarantee of result and are not binding on the Internal Revenue Service (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 Issuer as the taxpayer and the owners of the bonds may not have a right to participate in such audit. Public awareness of any future audit of the Bonds could adversely affect the value and liquidity of the Bonds during the pendency of the audit regardless of the ultimate outcome of the audit.

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

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

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

The foregoing is based on the assumptions that (a) the 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.

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

The Bonds are not "qualified tax-exempt obligations" within the meaning of the Internal Revenue Code of 1986, as amended.

## **CONTINUING DISCLOSURE OF INFORMATION**

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

Pursuant to separate resolutions, each Participant, as an obligated person, has agreed annually to furnish the Master District with a copy of its audited financial statements, an update to certain financial information and operating data, and such other information the Master District may require to comply with Rule 15c2-12 ("Rule") of the United States Securities and Exchange Commission ("SEC"). Each Participant also is required to provide the Master District with timely notice of specified events.

### **Annual Reports**

The District will provide certain updated financial information and operating data annually to the MSRB through its EMMA system. The information to be updated includes all quantitative financial information and operating data of the general type included in this Official Statement under the headings "DISTRICT DEBT," "TAX DATA," "APPENDIX A" (Certain Financial Information Regarding the Participants) and "APPENDIX B" (Financial Statements of Participants). The District will update and provide this information within six months after the end of each of its fiscal years ending in or after 2023. The District may provide updated information in full text or may incorporate by reference certain other publicly available documents, as permitted by Rule 15c2-12 ("Rule") of the United State Securities and Exchange Commission ("SEC"). The updated information will include audited financial statements if the District commissions an audit and the audit is completed by the required time. If the audit of such financial statements is not complete within such period, then the District shall provide unaudited financial statements for the applicable fiscal year to the MSRB within such six month period, and audited financial statements when the audit report on such statements becomes available. Any such financial statements will be prepared in accordance with the accounting principles described in the Bond Resolution, or such other accounting principles as the District may be required to employ from time to time pursuant to state law or regulation.

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

### **Specified Event Notices**

The District will provide timely notices of certain events to the MRSB, but in no event will such notices be provided to the MSRB in excess of ten business days after the occurrence of an event. The District will provide notice of any of the following events with respect to the Bonds: (1) principal and interest payment delinquencies; (2) non-payment related defaults, if material; (3) unscheduled draws on debt service reserves reflecting financial difficulties; (4) unscheduled draws on credit enhancements reflecting financial difficulties; (5) substitution of credit or liquidity providers, or their failure to perform; (6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds; (7) modifications to rights of beneficial owners of the Bonds, if material; (8) bond calls, if material, and tender offers; (9) defeasances; (10) release, substitution, or sale of property securing repayment of the Bonds, if material; (11) rating changes; (12) bankruptcy, insolvency, receivership or similar event of the District or other obligated person; (13) consummation of a merger, consolidation, or acquisition involving the District or other obligated person or the sale of all or substantially all of the assets of the District or other obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of an definitive agreement relating to any such actions, other than pursuant to its terms, if material; (14) appointment of a successor or additional trustee or the change of name of a trustee, if material; (15) incurrence of a financial obligation of the District or other obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the District or other obligated person, any of which affect Beneficial Owners of the Bonds, if material; and (16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the District or other obligated person, any of which reflect financial difficulties. The terms "obligated person" and "financial obligation" when used in this paragraph shall have the meanings ascribed to them under SEC Rule 15c2-12 (the "Rule"). The term "material" when used in this paragraph shall have the meaning ascribed to it under federal securities laws.



Neither the Bonds nor the Bond Resolution makes any provision for liquidity enhancement. In addition, the District will provide timely notice of any failure by the District to provide information, data, or financial statements in accordance with its agreement described above under “Annual Reports.”

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

The District may amend its continuing disclosure agreement from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the District, if but only if the agreement, as amended, would have permitted an initial purchaser to purchase or sell Bonds in the offering made hereby in compliance with the Rule, taking into account any amendments or interpretations of the Rule to the date of such amendment, as well as such changed circumstances, and either the holders of a majority in aggregate principal amount of the outstanding Bonds consent to the amendment or any person unaffiliated with the District (such as nationally recognized bond counsel) determines that the amendment will not materially impair the interests of the holders and beneficial owners of the Bonds. The District may amend or repeal the agreement in the Bond 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 Initial Purchaser 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 past five years, the District has complied in all material respects with its previous continuing disclosure undertakings made in accordance with SEC Rule 15c2-12.

### **PREPARATION OF OFFICIAL STATEMENT**

#### **General**

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

#### **Consultants**

The information contained in this Official Statement relating to engineering and to the description of the System generally and, in particular, the engineering information included in the sections captioned “THE MASTER DISTRICT – Status of Development,” “THE SYSTEM,” “THE ROAD SYSTEM,” and “THE PARK SYSTEM” has been provided by the Master District Engineer and has been included herein in reliance upon the authority of said firm as experts in the field of civil engineering.

The information contained in this Official Statement relating to development and the status of development within the Participants generally and, in particular, the information in the sections captioned “THE MASTER DISTRICT – Status of Development” and “THE DEVELOPER” has been provided by the Developer and has been included herein in reliance upon their authority and knowledge of such party concerning the matters described therein.

The information contained in this Official Statement relating to the Participants' financial statements, in particular, the information in APPENDIX B, has been provided by the Auditor and has been included herein in reliance upon their authority and knowledge of such party concerning the matters described therein. The Auditor has a leasehold agreement with an entity affiliated with CW SCOA West L.P. (the Developer) for the rental of commercial office space.

The information contained in this Official Statement relating to assessed valuations of property generally and, in particular, that information concerning valuations, analysis of the tax base and percentages of tax collections contained in the section captioned "TAX DATA" has been provided by the Harris County Appraisal District and the District's Tax Assessor/Collector, and has been included herein in reliance upon the authority of such parties as experts in the field of tax assessing and collecting.

#### **Updating of Official Statement**

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

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

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

#### **Concluding Statement**

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

This Official Statement was approved by the Board of Directors of Harris County Municipal Utility District No. 500 as of the date shown on the first page hereof.

/s/ \_\_\_\_\_  
Vice President, Board of Directors  
Harris County Municipal Utility District No. 500

ATTEST:

/s/ \_\_\_\_\_  
Secretary, Board of Directors  
Harris County Municipal Utility District No. 500

**AERIAL PHOTOGRAPH**  
(November 2022)





## GROUND PHOTOGRAPHY



*Boardwalk (MUD 500)*



*Torchy's Tacos (MUD 500)*



*Kroger (MUD 500)*



*Eye Care, Orthodontics, Dental Specialists (MUD 501)*



*Bank of America (MUD 500)*



*BASU Aesthetics & Plastic Surgery (MUD 501)*



*ARIUM Towne Lake apartments (MUD 500)*



*The Learning Experience (MUD 501)*



*Single-Family Home Under Construction (MUD 501)*



*Silverline Montessori (MUD 502)*



*Single-Family Home Under Construction (MUD 501)*



*Single-Family Home Under Construction (MUD 502)*



*Single-Family Home (MUD 501)*



*Single-Family Home (MUD 502)*



*Single-Family Home (MUD 501)*



*Single-Family Home (MUD 502)*

**APPENDIX A**  
CERTAIN FINANCIAL INFORMATION REGARDING THE PARTICIPANTS

**APPENDIX A**  
**CERTAIN FINANCIAL INFORMATION REGARDING THE PARTICIPANTS**  
**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**(PARTICIPANT)**

Voter Authorized Unlimited Tax Water, Sewer and Drainage Bonds .....	\$ 31,250,000
Voter Authorized Unlimited Tax Road Bonds .....	\$ 14,230,000
Voter Authorized Unlimited Tax Park Bonds .....	\$ 20,000,000
Total Principal Amount of Unlimited Tax Bonds Issued to Date .....	\$ 2,000,000
Debt Service Tax Limitation .....	Unlimited
Maintenance Tax Limitation .....	\$ 1.50
Maintenance Tax for Road Facilities Limitation .....	\$ 0.25
Contract Tax Limitation .....	Unlimited
Gross Outstanding Direct Debt .....	\$ 1,770,000
2022 Certified Taxable Assessed Valuation <sup>(a)</sup> .....	\$ 163,359,685
Estimate of Taxable Assessed Valuation at July 1, 2022 <sup>(b)</sup> .....	\$ 172,567,930

Valuation as a Percentage of all Participants:	
2022 Certified Taxable Assessed Valuation .....	9.65%
Estimate of Taxable Assessed Valuation at July 1, 2022 .....	9.05%

Average Annual Debt Service on the Bonds and the Outstanding Bonds (2022 – 2047) .....	\$8,736,334
Pro Rata Share of the Contract Revenue Bonds:	
2022 Certified Taxable Assessed Valuation .....	\$843,364
Estimate of Taxable Assessed Valuation at July 1, 2022 .....	\$790,394

Maximum Annual Debt Service on the Bonds and the Outstanding Bonds (2042) .....	\$9,865,683
Pro Rata Share of the Contract Revenue Bonds:	
2022 Certified Taxable Assessed Valuation .....	\$952,386
Estimate of Taxable Assessed Valuation at July 1, 2022 .....	\$892,568

Tax Rate Required to pay Pro Rata Share of the Contract Revenue Bonds on	
2022 Certified Taxable Assessed Valuation <sup>(c)</sup> .....	\$0.62
Estimate of Taxable Assessed Valuation at July 1, 2022 <sup>(c)</sup> .....	\$0.55

Status of Development as of October 1, 2022:

Acreage .....	91.72
Completed Lots .....	1

Completed Homes – Occupied <sup>(d)</sup>	1
Completed Homes – Unoccupied	0
Homes Under Construction	0
Vacant Developed Lots	0
Total	<u>1</u>

- (a) The 2022 Certified Taxable Assessed Value shown herein is provided by Harris County Appraisal District (“HCAD”).
- (b) Provided by the HCAD for informational purposes only. This amount is an estimate of the assessed valuation of all taxable property located within the District as of July 1, 2022, and includes an estimate of valuations resulting from the construction of taxable improvements from January 1, 2022, through July 1, 2022. No taxes will be levied against this amount.
- (c) Calculated at 95% collections.
- (d) Includes one multi-family apartment project consisting of 366 units, and the quarterly average for commercial consumption equivalent to 112 equivalent single-family connections.



## Principal Taxpayers <sup>(a)</sup>

The following table lists the principal taxpayers and such properties' assessed value. This information is based upon the 2021 and 2022 Certified Taxable Assessed Valuations and does not include any uncertified assessed value or additional pending value.

<b>Taxpayer</b>	<b>Property Type</b>	<b>2022</b>	<b>2021</b>
Arium Towne Lake Owner LLC	Apartments	\$49,810,359	\$47,809,822
CC Boardwalk I LP	Shopping Center/Mall	36,814,368	30,746,346
Kroger Co.	Grocery Store	25,768,431	24,605,544
IP Avanti Towne Lake LLC	Nursing Homes	13,332,663	12,506,687
The Boardwalk at Towne Lake	Commercial Land	6,216,309	6,084,204
HTA North Cypress Towne Lake	Medical Clinic	5,392,076	5,430,083
KPH Consolidation, Inc.	Hospital	4,689,137	4,688,911
2ML TLake LLC	Strip Mall/Plaza	4,148,484	4,149,123
LH Towne Lake LLC	Strip Mall/Plaza	3,790,000	3,765,779
Libra Group LC et al	Auto Care	2,548,635	-
CW SCOA West LP	Developer	-	2,487,575
<b>Total</b>		<b>\$152,510,462</b>	<b>\$142,274,074</b>
<b>Percent of Taxable Value</b>		<b>93.36%</b>	<b>89.28%</b>

(a) Percent of taxable value based upon 2021 certified value of \$159,364,200 and 2022 certified value of \$163,359,685 provided by HCAD.

## Tax Collections

<b>Tax Year</b>	<b>Assessed Valuation</b>	<b>Tax Rate</b>	<b>Adjusted Levy</b>	<b>Collections as of Tax Year End</b>		<b>Collections Through October 31, 2022</b>	
				<b>Amount</b>	<b>%</b>	<b>Amount</b>	<b>%</b>
2018	\$135,383,445	\$1.200	\$1,618,238	\$1,657,885	102.45%	\$1,618,238	100.00%
2019	142,396,056	1.040	1,462,452	1,502,134	102.71%	1,462,428	100.00%
2020	146,170,021	1.000	1,451,748	1,525,884	105.11%	1,448,892	99.80%
2021	159,364,200	0.980	1,509,507	1,518,108	100.57%	1,508,105	99.91%
2022 (a)	163,359,685	0.947	1,624,399	(a)	(a)	(a)	(a)

(a) Collections in process for tax year 2022.

## Tax Rate Distribution

	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>
Debt Service Fund	\$0.027	\$0.060	\$0.095	\$0.160	\$0.160
Maintenance & Operation	0.170	0.170	0.155	0.130	0.130
Contract Tax	0.750	0.750	0.750	0.750	0.910
<b>Total</b>	<b>\$0.947</b>	<b>\$0.980</b>	<b>\$1.000</b>	<b>\$1.040</b>	<b>\$1.200</b>



## HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501

Voter Authorized Unlimited Tax Water, Sewer and Drainage Bonds .....	\$191,310,000
Voter Authorized Unlimited Tax Road Bonds .....	\$ 66,810,000
Voter Authorized Unlimited Tax Park Bonds .....	\$ 10,200,000
Total Principal Amount of Unlimited Tax Bonds Issued to Date .....	\$ 25,765,000
Debt Service Tax Limitation .....	Unlimited
Maintenance Tax Limitation .....	\$ 1.50
Maintenance Tax for Road Facilities Limitation .....	\$ 0.25
Contract Tax Limitation .....	Unlimited
Gross Outstanding Direct Debt .....	\$ 21,275,000

2022 Certified Taxable Assessed Valuation <sup>(a)</sup> .....	\$814,542,642
Estimate of Taxable Assessed Valuation at July 1, 2022 <sup>(b)</sup> .....	\$888,316,066

### Valuation as a Percentage of all Participants:

2022 Certified Taxable Assessed Valuation .....	48.13%
Estimate of Taxable Assessed Valuation at July 1, 2022 .....	46.57%

Average Annual Debt Service on the Bonds and the Outstanding Bonds (2022 – 2047) .....	\$8,736,334
Pro Rata Share of the Contract Revenue Bonds:	
2022 Certified Taxable Assessed Valuation .....	\$4,205,173
Estimate of Taxable Assessed Valuation at July 1, 2022 .....	\$4,068,655

Maximum Annual Debt Service on the Bonds and the Outstanding Bonds (2042) .....	\$9,865,683
Pro Rata Share of the Contract Revenue Bonds	
2022 Certified Taxable Assessed Valuation .....	\$4,748,777
Estimate of Taxable Assessed Valuation at July 1, 2022 .....	\$4,594,611

### Tax Rate Required to pay Pro Rata Share of the Contract Revenue Bonds on

2022 Certified Taxable Assessed Valuation <sup>(c)</sup> .....	\$0.62
Estimate of Taxable Assessed Valuation at July 1, 2022 <sup>(c)</sup> .....	\$0.55

### Status of Development as of October 1, 2022:

Acreage .....	929.17
Completed Lots .....	1,540

Completed Homes – Occupied	1,406
Completed Homes – Unoccupied	10
Homes Under Construction	57
Vacant Developed Lots	67
Total	<u>1,540</u>

(a) The 2022 Certified Taxable Assessed Value shown herein is provided by Harris County Appraisal District (“HCAD”).

(b) Provided by the HCAD for informational purposes only. This amount is an estimate of the assessed valuation of all taxable property located within the District as of July 1, 2022, and includes an estimate of valuations resulting from the construction of taxable improvements from January 1, 2022, through July 1, 2022. No taxes will be levied against this amount.

(c) Calculated at 95% collections.

## Principal Taxpayers <sup>(a)</sup>

The following table lists the principal taxpayers and such properties' assessed value. This information is based upon the 2021 and 2022 Certified Taxable Assessed Valuations and does not include any uncertified assessed value or additional pending value.

<b>Taxpayer</b>	<b>Property Type</b>	<b>2022</b>	<b>2021</b>
CC Lakeshore West 28 LP	Commercial Land	\$4,566,712	\$3,040,820
CW Scoa West LP	Developer	3,734,547	4,264,364
Caldwell Homes Texas LP	Homebuilder	3,593,023	-
Basu Family Holdings LLC	Medical Clinic	3,130,379	2,867,223
Lewis-Chen LLC	Medical Clinic	2,937,662	2,902,776
Partners in Building LP	Home Builder	2,727,453	2,369,438
Homeowner	Individual Residence	2,679,164	2,435,604
Jamestown Estate Homes LP	Home Builder	2,608,664	3,148,727
4102 Richmond LLC	Day Care Center	2,100,000	2,382,897
Homeowner	Individual Residence	2,055,910	-
Ashton Houston Residential LLC	Home Builder	-	3,837,009
CC TL Office Condos LP	Commercial Land	-	2,115,630
<b>Total</b>		<b>\$30,133,514</b>	<b>\$29,364,488</b>
<b>Percent of Taxable Value</b>		<b>3.70%</b>	<b>4.13%</b>

(a) Percent of taxable value based upon 2021 certified value of \$711,739,199 and 2022 certified value of \$814,542,642 provided by HCAD.

## Tax Collections

<b>Tax Year</b>	<b>Assessed Valuation</b>	<b>Tax Rate</b>	<b>Adjusted Levy</b>	<b>Collections as of Tax Year End</b>		<b>Collections Through October 31, 2022</b>	
				<b>Amount</b>	<b>%</b>	<b>Amount</b>	<b>%</b>
2018	\$530,819,137	\$1.1850	\$6,293,092	\$6,276,213	99.73%	\$6,283,542	99.85%
2019	572,302,582	1.0800	6,183,595	6,183,497	100.00%	6,173,830	99.84%
2020	623,070,823	1.0600	6,605,729	6,599,006	99.90%	6,599,397	99.90%
2021	711,739,199	1.0000	7,118,370	7,103,494	99.79%	7,107,779	99.85%
2022 (a)	814,542,642	0.9289	7,870,667	(a)	(a)	(a)	(a)

(a) Collections in process for tax year 2022.

## Tax Rate Distribution

	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>
Debt Service Fund	\$0.2000	\$0.240	\$0.250	\$0.250	\$0.250
Maintenance & Operation	0.0500	0.050	0.025	0.025	0.015
Contract Tax	0.6789	0.710	0.785	0.805	0.920
<b>Total</b>	<b>\$0.9289</b>	<b>\$1.000</b>	<b>\$1.060</b>	<b>\$1.080</b>	<b>\$1.185</b>

## HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502

Voter Authorized Unlimited Tax Water, Sewer and Drainage Bonds .....	\$169,190,000
Voter Authorized Unlimited Tax Road Bonds .....	\$ 73,750,000
Voter Authorized Unlimited Tax Park Bonds .....	\$ 14,800,000
Total Principal Amount of Unlimited Tax Bonds Issued to Date .....	\$ 25,285,000
Debt Service Tax Limitation .....	Unlimited
Maintenance Tax Limitation .....	\$1.50
Maintenance Tax for Road Facilities Limitation .....	\$0.25
Contract Tax Limitation .....	Unlimited
Gross Outstanding Direct Debt .....	\$ 23,695,000
2022 Certified Taxable Assessed Valuation <sup>(a)</sup> .....	\$697,496,423
Estimate of Taxable Assessed Valuation at July 1, 2022 <sup>(b)</sup> .....	\$830,695,633

### Valuation as a Percentage of all Participants:

2022 Certified Taxable Assessed Valuation .....	41.22%
Estimate of Taxable Assessed Valuation at July 1, 2022 .....	43.55%

Average Annual Debt Service on the Bonds and the Outstanding Bonds (2022 – 2047) .....	\$8,736,334
Pro Rata Share of the Contract Revenue Bonds:	
2022 Certified Taxable Assessed Valuation .....	\$3,600,908
Estimate of Taxable Assessed Valuation at July 1, 2022 .....	\$3,804,743

Maximum Annual Debt Service on the Bonds and the Outstanding Bonds (2042) .....	\$9,865,683
Pro Rata Share of the Contract Revenue Bonds:	
2022 Certified Taxable Assessed Valuation .....	\$4,066,399
Estimate of Taxable Assessed Valuation at July 1, 2022 .....	\$4,296,583

Tax Rate Required to pay Pro Rata Share of the Contract Revenue Bonds on	
2022 Certified Taxable Assessed Valuation <sup>(c)</sup> .....	\$0.62
Estimate of Taxable Assessed Valuation at July 1, 2022 <sup>(c)</sup> .....	\$0.55

### Status of Development as of October 1, 2022:

Acreage .....	882.75
Completed Lots .....	1,588

Completed Homes – Occupied	1,383
Completed Homes – Unoccupied	21
Homes Under Construction	61
Vacant Developed Lots	123
Total	<u>1,588</u>

(a) The 2022 Certified Taxable Assessed Value shown herein is provided by Harris County Appraisal District (“HCAD”).

(b) Provided by the HCAD for informational purposes only. This amount is an estimate of the assessed valuation of all taxable property located within the District as of July 1, 2022, and includes an estimate of valuations resulting from the construction of taxable improvements from January 1, 2022, through July 1, 2022. No taxes will be levied against this amount.

(c) Calculated at 95% collections.

## Principal Taxpayers <sup>(a)</sup>

The following table lists the principal taxpayers and such properties' assessed value. This information is based upon the 2021 and 2022 Certified Taxable Assessed Valuations and does not include any uncertified assessed value or additional pending value.

<b>Taxpayer</b>	<b>Property Type</b>	<b>2022</b>	<b>2021</b>
CW Scoa West LP	Developer	\$9,979,006	\$13,432,421
Newmark Homes Houston LLC	Homebuilder	5,343,645	5,617,567
Caldwell Homes Texas LP	Homebuilder	5,128,447	4,462,915
DFH Coventry LLC	Homebuilder	3,904,900	-
Lennar Homes of Texas	Homebuilder	2,923,188	-
Avnee LP	Day Care Center	2,654,692	2,378,535
Weekley Homes LLC	Homebuilder	2,604,972	8,852,118
Towne Lake Community Association Inc.	Residential Land	2,402,986	2,723,346
Weekley Homes LLC	Homebuilder	2,360,348	-
Partners in Building LP	Homebuilder	2,136,437	3,351,049
MHI Partnership Ltd.	Homebuilder	-	2,913,138
Ravenna Homes LLC	Homebuilder	-	2,648,409
Homeowner	Individual Residence	-	1,713,567
<b>Total</b>		<b>\$39,438,621</b>	<b>\$48,093,065</b>
<b>Percent of Taxable Value</b>		<b>5.65%</b>	<b>9.02%</b>

(a) Percent of taxable value based upon 2021 certified value of \$532,932,840 and 2022 certified value of \$697,496,423 provided by HCAD.

## Tax Collections

<b>Tax Year</b>	<b>Assessed Valuation</b>	<b>Tax Rate</b>	<b>Adjusted Levy</b>	<b>Collections as of Tax Year End</b>		<b>Collections Through October 31, 2022</b>	
				<b>Amount</b>	<b>%</b>	<b>Amount</b>	<b>%</b>
2018	\$197,684,149	\$1.500	\$2,965,264	\$2,937,289	99.06%	\$2,965,264	100.00%
2019	283,803,697	1.500	4,255,717	4,158,733	97.72%	4,254,414	99.97%
2020	397,862,615	1.480	5,884,217	5,849,521	99.41%	5,865,153	99.68%
2021	534,737,229	1.380	7,344,784	7,316,402	99.61%	7,318,068	99.64%
2022 (a)	697,496,423	1.180	8,730,056	(a)	(a)	(a)	(a)

(a) Collections in process for tax year 2022.

## Tax Rate Distribution

	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>
Debt Service Fund	\$0.290	\$0.280	\$0.500	\$0.350	\$0.360
Maintenance & Operation	0.150	0.200	0.180	0.270	0.190
Contract Tax	0.740	0.900	0.800	0.880	0.950
<b>Total</b>	<b>\$1.180</b>	<b>\$1.380</b>	<b>\$1.480</b>	<b>\$1.500</b>	<b>\$1.500</b>

## HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503

Voter Authorized Unlimited Tax Water, Sewer and Drainage Bonds .....	\$90,285,000
Voter Authorized Unlimited Tax Road Bonds .....	\$56,875,000
Voter Authorized Unlimited Tax Park Bonds .....	\$28,990,000
Total Principal Amount of Unlimited Tax Bonds Issued to Date .....	\$ 0
Debt Service Tax Limitation .....	Unlimited
Maintenance Tax Limitation .....	\$1.50
Maintenance Tax for Road Facilities Limitation .....	\$0.25
Contract Tax Limitation .....	Unlimited
Gross Outstanding Direct Debt .....	\$ 0

2022 Certified Taxable Assessed Valuation <sup>(a)</sup> .....	\$16,830,401
Estimate of Taxable Assessed Valuation at July 1, 2022 <sup>(b)</sup> .....	\$15,838,432

Valuation as a Percentage of all Participants:	
2022 Certified Taxable Assessed Valuation .....	1.00%
Estimate of Taxable Assessed Valuation at July 1, 2022 .....	0.83%

Average Annual Debt Service on the Bonds and the Outstanding Bonds (2022 – 2047) .....	\$8,736,334
Pro Rata Share of the Contract Revenue Bonds:	
2022 Certified Taxable Assessed Valuation .....	\$86,889
Estimate of Taxable Assessed Valuation at July 1, 2022 .....	\$72,543

Maximum Annual Debt Service on the Bonds and the Outstanding Bonds (2042) .....	\$9,865,683
Pro Rata Share of the Contract Revenue Bonds:	
2022 Certified Taxable Assessed Valuation .....	\$98,121
Estimate of Taxable Assessed Valuation at July 1, 2022 .....	\$81,921

Tax Rate Required to pay Pro Rata Share of the Contract Revenue Bonds on	
2022 Certified Taxable Assessed Valuation <sup>(c)</sup> .....	\$0.62
Estimate of Taxable Assessed Valuation at July 1, 2022 <sup>(c)</sup> .....	\$0.55

Status of Development as of October 1, 2022:

Acreage .....	219.95
Completed Lots .....	293

Completed Homes – Occupied	0
Completed Homes – Unoccupied	0
Homes Under Construction	2
Vacant Developed Lots	291
Total	293

(a) The 2022 Certified Taxable Assessed Value shown herein is provided by Harris County Appraisal District (“HCAD”).

(b) Provided by the HCAD for informational purposes only. This amount is an estimate of the assessed valuation of all taxable property located within the District as of July 1, 2022, and includes an estimate of valuations resulting from the construction of taxable improvements from January 1, 2022, through July 1, 2022. No taxes will be levied against this amount.

(c) Calculated at 95% collections.

## Principal Taxpayers <sup>(a)</sup>

The following table lists the principal taxpayers and such properties' assessed value. This information is based upon the 2021 and 2022 Certified Taxable Assessed Valuations and does not include any uncertified assessed value or additional pending value.

<b>Taxpayer</b>	<b>Property Type</b>	<b>2022</b>	<b>2021</b>
CW Scoa West LP	Residential Land	\$13,955,958	\$11,992,317
Newmark Homes Houston LLC	Homebuilder	1,361,116	-
Towne Lake Community Association Inc	Developer	904,681	264
DFH Coventry LLC	Homebuilder	584,315	-
McGyuer Land Holdings LLC	Residential Land	381,266	-
Homeowner	Individual Residence	100,183	-
MHI Partnership Ltd	Homebuilder	95,360	-
CenterPoint Energy Inc	Electric Utility	870	790
Homeowner	Individual Residence	250	250
Homeowner	Individual Residence	250	-
Homeowner	Individual Residence	-	250
Homeowner	Individual Residence	-	250
Homeowner	Individual Residence	-	250
Homeowner	Individual Residence	-	250
<b>Total</b>		<b>\$17,384,249</b>	<b>\$11,994,621</b>
<b>Percent of Taxable Value</b>		<b>100.00%</b>	<b>100.00%</b>

(a) Percent of taxable value based upon 2021 certified value of \$11,994,621 and 2022 certified value of \$17,384,999 (as of Supplement 3) provided by HCAD.

## Tax Collections

<b>Tax Year</b>	<b>Assessed Valuation</b>	<b>Tax Rate</b>	<b>Adjusted Levy</b>	<b>Collections as of Tax Year End</b>		<b>Collections Through October 31, 2022</b>	
				<b>Amount</b>	<b>%</b>	<b>Amount</b>	<b>%</b>
2018	\$9,138,592	\$1.500	\$137,079	\$137,079	100.00%	\$137,079	100.00%
2019	9,138,430	1.500	137,076	137,076	100.00%	137,076	100.00%
2020	9,110,138	1.500	136,652	136,652	100.00%	136,652	100.00%
2021	11,994,621	1.500	179,916	179,919	100.00%	179,916	100.00%
2022 (a)	16,830,401	1.500	252,456	(a)	(a)	(a)	(a)

(a) 2022 taxes have not yet been levied. MUD 503 authorized notice of a proposed 2022 tax rate of \$1.50 per \$100 of assessed valuation. The District makes no representation regarding the final 2022 tax rate MUD 503 will levy.

## Tax Rate Distribution

	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>
Debt Service Fund	(a)	\$0.000	\$0.000	\$0.000	\$0.000
Maintenance & Operation	(a)	0.900	0.800	0.620	0.550
Contract Tax	(a)	0.600	0.700	0.880	0.950
<b>Total</b>	(a)	<b>\$1.500</b>	<b>\$1.500</b>	<b>\$1.500</b>	<b>\$1.500</b>

(a) MUD 503 authorized notice of a proposed 2022 tax rate of \$1.50, per \$100 of assessed valuation, with \$0.68 allocated to its contract tax and \$0.82 allocated to its maintenance tax. Such tax rate is subject to change and may be revised downward prior to official levy. The District makes no representation regarding the final 2022 tax rate MUD 503 will levy.

**APPENDIX B**  
FINANCIAL STATEMENTS OF THE PARTICIPANTS

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**

**HARRIS COUNTY, TEXAS**

**ANNUAL FINANCIAL REPORT**

**MARCH 31, 2022**

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





**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**

**HARRIS COUNTY, TEXAS**

**ANNUAL FINANCIAL REPORT**

**MARCH 31, 2022**



## TABLE OF CONTENTS

	<u>PAGE</u>
INDEPENDENT AUDITOR'S REPORT	1-3
MANAGEMENT'S DISCUSSION AND ANALYSIS	4-10
STATEMENT OF NET POSITION	11
STATEMENT OF ACTIVITIES	12-13
GOVERNMENTAL FUNDS BALANCE SHEET (INTERNAL DISTRICT ACTIVITIES)	14
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO THE STATEMENT OF NET POSITION (INTERNAL DISTRICT ACTIVITIES)	15
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS (INTERNAL DISTRICT ACTIVITIES)	16
RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES TO THE STATEMENT OF ACTIVITIES (INTERNAL DISTRICT ACTIVITIES)	17
STATEMENT OF NET POSITION – ENTERPRISE FUND (MASTER DISTRICT ACTIVITIES)	18
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION – ENTERPRISE FUND (MASTER DISTRICT ACTIVITIES)	19
STATEMENT OF CASH FLOWS – ENTERPRISE FUND (MASTER DISTRICT ACTIVITIES)	20
NOTES TO THE FINANCIAL STATEMENTS	21-41
REQUIRED SUPPLEMENTARY INFORMATION	
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE-BUDGET AND ACTUAL-GENERAL FUND (INTERNAL DISTRICT ACTIVITIES)	43
OTHER SUPPLEMENTARY INFORMATION	
SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION – BUDGET AND ACTUAL – ENTERPRISE FUND (MASTER DISTRICT ACTIVITIES)	45



## TABLE OF CONTENTS

	<u>PAGE</u>
SUPPLEMENTARY INFORMATION – REQUIRED BY THE WATER DISTRICT FINANCIAL MANAGEMENT GUIDE	
NOTES REQUIRED BY THE WATER DISTRICT FINANCIAL MANAGEMENT GUIDE (Included in the notes to the financial statements)	
SERVICES AND RATES	47-49
GENERAL FUND EXPENDITURES (INTERNAL DISTRICT ACTIVITIES)	50
INVESTMENTS	51
TAXES LEVIED AND RECEIVABLE (INTERNAL DISTRICT ACTIVITIES)	52-53
LONG-TERM DEBT SERVICE REQUIREMENTS (MASTER DISTRICT ACTIVITIES)	54-70
CHANGES IN LONG-TERM BOND DEBT (MASTER DISTRICT ACTIVITIES)	71-74
LONG-TERM DEBT SERVICE REQUIREMENTS (INTERNAL DISTRICT ACTIVITIES)	75
CHANGES IN LONG-TERM BOND DEBT (INTERNAL DISTRICT ACTIVITIES)	76-77
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES – GENERAL FUND AND DEBT SERVICE/CONTRACT TAX FUND (INTERNAL DISTRICT ACTIVITIES)	78-81
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS	82-83



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## **INDEPENDENT AUDITOR'S REPORT**

Board of Directors  
Harris County Municipal  
Utility District No. 500  
Harris County, Texas

### **Opinions**

We have audited the accompanying financial statements of the governmental activities, the business-type activities and each major fund of Harris County Municipal Utility District No. 500 (the "District") as of and for the year ended March 31, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities and each major fund of the District as of March 31, 2022, and the respective changes in financial position and cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### **Basis for Opinions**

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

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

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

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





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

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

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

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

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

### **Required Supplementary Information**

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



Board of Directors  
Harris County Municipal Utility District No. 500

### **Supplementary Information**

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

A handwritten signature in black ink that reads "McCall Gibson Swedlund Barfoot PLLC". The signature is written in a cursive, flowing style.

McCall Gibson Swedlund Barfoot PLLC  
Certified Public Accountants  
Houston, Texas

July 25, 2022



# **HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

### **FOR THE YEAR ENDED MARCH 31, 2022**

Management's discussion and analysis of the financial performance of Harris County Municipal Utility District No. 500 (the "District") provides an overview of the District's financial activities for the year ended March 31, 2022. Please read it in conjunction with the District's financial statements.

#### **USING THIS ANNUAL REPORT**

This annual report consists of a series of financial statements. The basic financial statements include: (1) government-wide financial statements, (2) fund financial statements and (3) notes to the financial statements. This report also includes required and supplementary information in addition to the basic financial statements.

#### **GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS**

##### Proprietary Fund - Master District Activities

The District has contracted with several municipal utility districts to serve as the coordinating district (Master District) for the financing, operation, and maintenance of regional water, wastewater, drainage, road facilities, and park and recreational facilities. The District's Enterprise Fund (Master District Activities) is used to account for these business-type activities. The measurement focus is upon determination of net income, financial position, and changes in cash flows.

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

The second financial statement is the Statement of Activities. This financial statement reports how the District's net position changed during the current fiscal year. All current year revenues and expenses are included regardless of when cash is received or paid. This statement includes the District's governmental activities as well as business-type activities (Master District Activities).

The third financial statement is the Statement of Cash Flows. The Statement of Cash Flows shows the inflows and outflows of cash that occurred during the current fiscal year (Master District Activities).

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE YEAR ENDED MARCH 31, 2022**

**GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (Continued)**

Governmental Funds - Internal District Activities

The combined statements also include fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The General Fund (Internal District Activities) accounts for resources not accounted for in another fund, customer service revenues, operating costs and general expenditures. The Debt Service/Contract Tax Fund (Internal District Activities) accounts for ad valorem taxes and financial resources restricted, committed or assigned for servicing Internal District debt and Master District contractual debt. The Capital Projects Fund (Internal District Activities) accounts for financial resources restricted, committed or assigned for acquisition or construction of facilities and related costs. Internal District Activities generally refer to the provision of utility services to the property within and retail customers of the District. Governmental funds are reported in each of the financial statements. The focus in the fund statements provides a distinctive view of the District's governmental funds.

These statements report short-term fiscal accountability focusing on the use of spendable resources and balances of spendable resources available at the end of the year. They are useful in evaluating annual financing requirements of the District and the commitment of spendable resources for the near-term. The Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position and the Reconciliation of the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances to the Statement of Activities explain the differences between the two presentations and assist in understanding the differences between these two perspectives.

**NOTES TO THE FINANCIAL STATEMENTS**

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

**OTHER INFORMATION**

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

**GOVERNMENT-WIDE FINANCIAL ANALYSIS**

Net position may serve over time as a useful indicator of the District's financial position. As of March 31, 2022, assets exceeded liabilities by \$1,928,404 for governmental activities (Internal District) and liabilities exceeded assets and deferred outflows of resources by \$18,789,468 for business-type activities (Master District). The following are summaries of net position as of March 31, 2022, and March 31, 2021, and summaries of changes in net position for the years then ended for the District's governmental and business-type activities:

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE YEAR ENDED MARCH 31, 2022**

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

2022 Summary Statement of Net Position			
	Governmental Activities (Internal District)	Business-Type Activities (Master District)	Total
Current and Other Assets	\$ 2,550,959	\$ 23,039,745	\$ 25,590,704
Capital Assets (Net of Accumulated Depreciation)	1,351,996	104,258,794	105,610,790
Total Assets	\$ 3,902,955	\$ 127,298,539	\$ 131,201,494
Deferred Outflows of Resources	\$ -0-	\$ 1,345,981	\$ 1,345,981
Bonds Payable	\$ 1,772,058	\$ 139,621,693	\$ 141,393,751
Due to Developer	76,000	5,951,898	6,027,898
Other Liabilities	126,493	1,860,397	1,986,890
Total Liabilities	\$ 1,974,551	\$ 147,433,988	\$ 149,408,539
Net Position:			
Net Investment in Capital Assets	\$ (420,062)	\$ (33,318,425)	\$ (33,738,487)
Restricted	1,376,208	12,802,112	14,178,320
Unrestricted	972,258	1,726,845	2,699,103
Total Net Position	\$ 1,928,404	\$ (18,789,468)	\$ (16,861,064)

2022 Summary Statement of Activities			
	Governmental Activities (Internal District)	Business-Type Activities (Master District)	Total
Program Revenues:			
Charges for Services	\$ 460,703	\$ 11,081,300	\$ 11,542,003
General Revenues:			
Property Taxes	1,500,364		1,500,364
Other Revenues and Transfers	4,756	4,460	9,216
Total Revenues and Transfers	\$ 1,965,823	\$ 11,085,760	\$ 13,051,583
Total Expenses	1,767,455	13,737,907	15,505,362
Change in Net Position	\$ 198,368	\$ (2,652,147)	\$ (2,453,779)
Net Position, Beginning of Year	1,730,036	(16,137,321)	(14,407,285)
Net Position, Ending of Year	\$ 1,928,404	\$ (18,789,468)	\$ (16,861,064)



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE YEAR ENDED MARCH 31, 2022**

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

2021 Summary Statement of Net Position			
	Governmental Activities (Internal District)	Business-Type Activities (Master District)	Total
Current and Other Assets	\$ 2,648,254	\$ 22,198,842	\$ 24,847,096
Capital Assets (Net of Accumulated Depreciation)	1,083,574	104,632,426	105,716,000
Total Assets	\$ 3,731,828	\$ 126,831,268	\$ 130,563,096
Deferred Outflows of Resources	\$ -0-	\$ 1,094,572	\$ 1,094,572
Bonds Payable	\$ 1,819,712	\$ 127,424,956	\$ 129,244,668
Due to Developer	76,000	8,832,758	8,908,758
Other Liabilities	106,080	7,805,447	7,911,527
Total Liabilities	\$ 2,001,792	\$ 144,063,161	\$ 146,064,953
Net Position:			
Net Investment in Capital Assets	\$ (608,019)	\$ (29,338,824)	\$ (29,946,843)
Restricted	1,275,620	11,724,037	12,999,657
Unrestricted	1,062,435	1,477,466	2,539,901
Total Net Position	\$ 1,730,036	\$ (16,137,321)	\$ (14,407,285)

2021 Summary Statement of Activities			
	Governmental Activities (Internal District)	Business-Type Activities (Master District)	Total
Program Revenues:			
Charges for Services	\$ 468,367	\$ 10,798,295	\$ 11,266,662
General Revenues:			
Property Taxes	1,494,393		1,494,393
Other Revenues and Transfers	24,133	26,466	50,599
Total Revenues and Transfers	\$ 1,986,893	\$ 10,824,761	\$ 12,811,654
Total Expenses	1,806,554	12,322,354	14,128,908
Change in Net Position	\$ 180,339	\$ (1,497,593)	\$ (1,317,254)
Net Position, Beginning of Year	1,549,697	(14,639,728)	(13,090,031)
Net Position, Ending of Year	\$ 1,730,036	\$ (16,137,321)	\$ (14,407,285)

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE YEAR ENDED MARCH 31, 2022**

**FINANCIAL ANALYSIS OF THE DISTRICT'S GOVERNMENTAL FUNDS  
(INTERNAL DISTRICT ACTIVITIES)**

The District's combined fund balances as of March 31, 2022, were \$2,396,003, a decrease of \$121,142 from the prior year.

The General Fund fund balance decreased by \$91,521, primarily due to operating and capital costs exceeding service revenues and property tax revenues.

The Debt Service/Contract Tax Fund fund balance increased by \$98,498, primarily due to the structure of the Internal District's outstanding debt as well as its share of Master District contract tax debt.

The Capital Projects Fund fund balance decreased by \$128,119. This fund was closed during the current fiscal year.

**BUDGETARY HIGHLIGHTS**

Each year, the Board of Directors adopts a General Fund (Internal District Activities) budget. Actual revenues were \$150,872 less than budgeted revenues and actual expenditures were \$16,194 more than budgeted expenditures which resulted in a negative variance of \$167,066. See the budget to actual comparison (Internal District Activities) for more information.

Each year, the Board of Directors adopts an Enterprise Fund (Master District Activities) budget. Actual operating revenues were less than budgeted operating revenues by \$261,108 and actual operating expenses were \$3,741,077 more than budgeted operating expenses primarily due to depreciation expense which was not budgeted for in the current fiscal year.

**CAPITAL ASSETS**

Governmental Activities - Internal District Activities

Internal District capital assets as of March 31, 2022, total \$1,351,996 (net of accumulated depreciation) and include water, wastewater and drainage facilities.

Capital Assets At Year-End, Net of Accumulated Depreciation			
	2022	2021	Change Positive (Negative)
Capital Assets, Net of Accumulated Depreciation:			
Water System	\$ 342,767	\$ 286,584	\$ 56,183
Wastewater System	196,884	147,230	49,654
Drainage System	812,345	649,760	162,585
Total Net Capital Assets	<u>\$ 1,351,996</u>	<u>\$ 1,083,574</u>	<u>\$ 268,422</u>

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE YEAR ENDED MARCH 31, 2022**

**CAPITAL ASSETS (Continued)**

Business-type Activities - Master District Activities

Regional facilities capital assets as of March 31, 2022, total \$104,258,794 (net of accumulated depreciation) and include land, road facilities, landscape and hardscape improvements, and the water, wastewater and drainage facilities.

Capital Assets At Year-End, Net of Accumulated Depreciation			
	2022	2021	Change Positive (Negative)
Capitals Assets Not Being Depreciated:			
Land and Land Improvements	\$ 8,091,634	\$ 7,822,030	\$ 269,604
Construction in Progress	584,468	1,253,761	(669,293)
Capital Assets, Net of Accumulated Depreciation:			
Water System	8,588,286	8,134,127	454,159
Wastewater System	8,655,107	8,938,574	(283,467)
Drainage System	47,318,068	46,421,150	896,918
Road Facilities	20,005,382	20,593,554	(588,172)
Landscape and Hardscape	11,015,849	11,469,230	(453,381)
Total Net Capital Assets	<u>\$ 104,258,794</u>	<u>\$ 104,632,426</u>	<u>\$ (373,632)</u>

**LONG-TERM DEBT**

Governmental Activities - Internal District Activities

The Internal District has recorded a liability to the developer of \$76,000 for operating advances made to the District in prior years.

The Internal District has also issued one series of bonds (Series 2017). Transactions for the year ended March 31, 2022, are summarized as follows:

Bonds Payable, April 1, 2021	\$ 1,870,000
Less: Bond Principal Paid	<u>50,000</u>
Bonds Payable, March 31, 2022	<u>\$ 1,820,000</u>

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE YEAR ENDED MARCH 31, 2022**

**LONG-TERM DEBT (Continued)**

Business-type Activities - Master District Activities

The Master District has recorded a liability to the developer for facilities constructed on behalf of the District. The Master District reimburses the developer for these costs through the issuance of contract revenue bonds. Transactions for the year ended March 31, 2022, are summarized as follows:

Contract Revenue Bonds Payable, April 1, 2021	\$ 128,995,000
Add: Bond Sales	22,490,000
Less: Bond Principal Paid/Refunded	<u>10,385,000</u>
Contract Revenue Bonds Payable, March 31, 2022	<u><u>\$ 141,100,000</u></u>

The Master District carries an underlying rating of “A3” by Moody’s. The Master District’s Series 2014, 2015 (Road) and 2015 bonds do not carry insured ratings. The Master District’s Series 2016, 2016 (Road), 2017, 2017 (Refunding), 2018, 2018 (Road), 2019, 2019 (Road), 2020 (Refunding), 2020, 2021 (Park) and 2022 bonds carry insured ratings of “AA” by Standard and Poor’s by virtue of bond insurance issued by Assured Guaranty Municipal Corp. The Master District’s Series 2021 Refunding bonds carry an insured rating of “AA” by virtue of bond insurance issued by Build America Municipal Assurance Company. Bond ratings are subject to change based on changes to the ratings with the insurers.

**CONTACTING THE DISTRICT’S MANAGEMENT**

This financial report is designed to provide a general overview of the Internal District and Master District finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Harris County Municipal Utility District No. 500, c/o Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas 77027.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**STATEMENT OF NET POSITION**  
**MARCH 31, 2022**

	Primary Government		
	Governmental Activities (Internal District)	Business-Type Activities (Master District)	Total
<b>ASSETS</b>			
Current Assets:			
Cash	\$ 81,673	\$ 578,287	\$ 659,960
Investments	1,035,787	1,006,488	2,042,275
Restricted Cash	289,251		289,251
Restricted Investments	1,080,125	21,091,420	22,171,545
Receivables:			
Property Taxes, Including Penalty and Interest	34,290		34,290
Service Accounts	29,833	1,974	31,807
Participants		288,463	288,463
Prepaid Costs		73,113	73,113
Total Current Assets	<u>\$ 2,550,959</u>	<u>\$ 23,039,745</u>	<u>\$ 25,590,704</u>
Noncurrent Assets:			
Land and Land Improvements	\$	\$ 8,091,634	\$ 8,091,634
Construction in Progress		584,468	584,468
Capital Assets (Net of Accumulated Depreciation)	1,351,996	95,582,692	96,934,688
Total Noncurrent Assets:	<u>\$ 1,351,996</u>	<u>\$ 104,258,794</u>	<u>\$ 105,610,790</u>
<b>TOTAL ASSETS</b>	<u>\$ 3,902,955</u>	<u>\$ 127,298,539</u>	<u>\$ 131,201,494</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>			
Deferred Charges on Refunding Bonds	\$ - 0 -	\$ 1,345,981	\$ 1,345,981
<b>TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES</b>	<u>\$ 3,902,955</u>	<u>\$ 128,644,520</u>	<u>\$ 132,547,475</u>
<b>LIABILITIES AND NET POSITION</b>			
Current Liabilities:			
Accounts Payable	\$ 63,566	\$ 339,471	403,037
Accrued Interest Payable	5,827	1,520,926	1,526,753
Bonds Payable, Due Within One Year	50,000	4,010,000	4,060,000
Total Current Liabilities	<u>\$ 119,393</u>	<u>\$ 5,870,397</u>	<u>\$ 5,989,790</u>
Noncurrent Liabilities:			
Due to Developer	\$ 76,000	\$ 5,951,898	\$ 6,027,898
Bonds Payable, Due After One Year	1,722,058	135,611,693	137,333,751
Security Deposits	57,100		57,100
Total Noncurrent Liabilities	<u>\$ 1,855,158</u>	<u>\$ 141,563,591</u>	<u>\$ 143,418,749</u>
<b>TOTAL LIABILITIES</b>	<u>\$ 1,974,551</u>	<u>\$ 147,433,988</u>	<u>\$ 149,408,539</u>
<b>NET POSITION</b>			
Net Investment in Capital Assets	\$ (420,062)	\$ (33,318,425)	\$ (33,738,487)
Restricted for Debt Service	1,376,208	12,802,112	14,178,320
Unrestricted	972,258	1,726,845	2,699,103
<b>TOTAL NET POSITION</b>	<u>\$ 1,928,404</u>	<u>\$ (18,789,468)</u>	<u>\$ (16,861,064)</u>
<b>TOTAL LIABILITIES AND NET POSITION</b>	<u>\$ 3,902,955</u>	<u>\$ 128,644,520</u>	<u>\$ 132,547,475</u>

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

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**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**STATEMENT OF ACTIVITIES**  
**MARCH 31, 2022**

		Program Revenues	
	Expenses	Charges for Services	Charges For Regional Services
<b>GOVERNMENTAL ACTIVITIES (INTERNAL DISTRICT)</b>			
Service Operations	\$ 798,177	\$ 460,703	\$
Contractual Obligation	969,278		
<b>TOTAL GOVERNMENTAL ACTIVITIES (INTERNAL DISTRICT)</b>	<u>\$ 1,767,455</u>	<u>\$ 460,703</u>	<u>\$ -0-</u>
<b>BUSINESS-TYPE ACTIVITIES (MASTER DISTRICT)</b>			
Regional Service Operations	\$ 3,501,137	\$	\$ 11,081,300
Depreciation	3,102,020		
Developer Interest	1,142,652		
Debt Issuance Costs	1,502,933		
Debt Interest Expense	4,489,165		
<b>TOTAL BUSINESS-TYPE ACTIVITIES (MASTER DISTRICT)</b>	<u>\$ 13,737,907</u>	<u>\$ -0-</u>	<u>\$ 11,081,300</u>
<b>TOTAL PRIMARY GOVERNMENT</b>	<u>\$ 15,505,362</u>	<u>\$ 460,703</u>	<u>\$ 11,081,300</u>
<b>GENERAL REVENUES AND TRANSFERS</b>			
Property Taxes, Including Penalties and Interest			
Investment Income			
<b>TOTAL GENERAL REVENUES AND TRANSFERS</b>			
<b>CHANGE IN NET POSITION</b>			
<b>NET POSITION - APRIL 1, 2021</b>			
<b>NET POSITION - MARCH 31, 2022</b>			

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

Net Revenue (Expense) and Changes in Net Position Primary Government		
Governmental Activities	Business-Type Activities	Total
\$ (337,474) (969,278)	\$	\$ (337,474) (969,278)
\$ (1,306,752)	\$ -0-	\$ (1,306,752)
\$	\$ 7,580,163 (3,102,020) (1,142,652) (1,502,933) (4,489,165)	\$ 7,580,163 (3,102,020) (1,142,652) (1,502,933) (4,489,165)
\$ -0-	\$ (2,656,607)	\$ (2,656,607)
\$ (1,306,752)	\$ (2,656,607)	\$ (3,963,359)
\$ 1,500,364 4,756	\$ 4,460	\$ 1,500,364 9,216
\$ 1,505,120	\$ 4,460	\$ 1,509,580
\$ 198,368	\$ (2,652,147)	\$ (2,453,779)
1,730,036	(16,137,321)	(14,407,285)
\$ 1,928,404	\$ (18,789,468)	\$ (16,861,064)

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



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**GOVERNMENTAL FUNDS BALANCE SHEET (INTERNAL DISTRICT ACTIVITIES)**  
**MARCH 31, 2022**

	General Fund	Debt Service/ Contract Tax Fund	Capital Projects Fund	Total
<b>ASSETS</b>				
Cash	\$ 81,673	\$ 289,251	\$	\$ 370,924
Investments	1,035,787	1,080,125		2,115,912
Property Taxes Receivable	5,257	25,538		30,795
Service Accounts Receivable	29,833			29,833
Due From Other Funds	16,374			16,374
<b>TOTAL ASSETS</b>	<u>\$ 1,168,924</u>	<u>\$ 1,394,914</u>	<u>\$ - 0 -</u>	<u>\$ 2,563,838</u>
<b>LIABILITIES</b>				
Accounts Payable	\$ 63,566	\$	\$	\$ 63,566
Due to Other Funds		16,374		16,374
Security Deposits	57,100			57,100
<b>TOTAL LIABILITIES</b>	<u>\$ 120,666</u>	<u>\$ 16,374</u>	<u>\$ - 0 -</u>	<u>\$ 137,040</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Property Taxes	\$ 5,257	\$ 25,538	\$ - 0 -	\$ 30,795
<b>FUND BALANCES</b>				
Restricted for Contractual Obligations	\$	\$ 1,036,950	\$	\$ 1,036,950
Restricted for Internal District Debt		316,052		316,052
Unassigned	1,043,001			1,043,001
<b>TOTAL FUND BALANCES</b>	<u>\$ 1,043,001</u>	<u>\$ 1,353,002</u>	<u>\$ - 0 -</u>	<u>\$ 2,396,003</u>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>	<u>\$ 1,168,924</u>	<u>\$ 1,394,914</u>	<u>\$ - 0 -</u>	<u>\$ 2,563,838</u>

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO THE**  
**STATEMENT OF NET POSITION (INTERNAL DISTRICT ACTIVITIES)**  
**MARCH 31, 2022**

Total Fund Balances - Governmental Funds		\$ 2,396,003
Amounts reported for Governmental Activities in the Statement of Net Position are different because:		
Capital assets are not current financial resources and, therefore, are not reported as assets in governmental funds.		1,351,996
Deferred inflows of resources related to property tax revenues and penalty and interest receivable on delinquent taxes for the 2021 and prior tax levies became part of recognized revenue in the governmental activities of the District.		34,290
Long-term liabilities not due and payable in the current period and, therefore, are not reported as liabilities in the funds.		
Due to Developer	\$ (76,000)	
Accrued Interest Payable	(5,827)	
Bonds Payable	<u>(1,772,058)</u>	<u>(1,853,885)</u>
Total Net Position - Governmental Activities		<u>\$ 1,928,404</u>

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND**  
**BALANCES - GOVERNMENTAL FUNDS (INTERNAL DISTRICT ACTIVITIES)**  
**FOR THE YEAR ENDED MARCH 31, 2022**

	General Fund	Debt Service/ Contract Tax Fund	Capital Projects Fund	Total
<b>REVENUES</b>				
Property Taxes	\$ 259,588	\$ 1,228,972	\$	\$ 1,488,560
Water Service	143,197			143,197
Wastewater Service	159,250			159,250
Regional Water Authority Fees	158,256			158,256
Penalty and Interest	1,445	7,040		8,485
Investment and Miscellaneous Revenues	392	4,358	6	4,756
<b>TOTAL REVENUES</b>	<u>\$ 722,128</u>	<u>\$ 1,240,370</u>	<u>\$ 6</u>	<u>\$ 1,962,504</u>
<b>EXPENDITURES</b>				
Service Operations:				
Professional Fees	\$ 103,418	\$ 2,413	\$ 2,191	\$ 108,022
Contracted Services	86,939	21,421		108,360
Purchased Water and Wastewater Services	205,659			205,659
Regional Water Authority Assessments	152,067			152,067
Repairs and Maintenance	30,325			30,325
Other	24,332	28,082		52,414
Developer Interest			21,873	21,873
Capital Outlay	210,909		104,061	314,970
Debt Service:				
Bond Principal		50,000		50,000
Bond Interest		70,678		70,678
Contractual Obligation		969,278		969,278
<b>TOTAL EXPENDITURES</b>	<u>\$ 813,649</u>	<u>\$ 1,141,872</u>	<u>\$ 128,125</u>	<u>\$ 2,083,646</u>
<b>NET CHANGE IN FUND BALANCES</b>	<u>\$ (91,521)</u>	<u>\$ 98,498</u>	<u>\$ (128,119)</u>	<u>\$ (121,142)</u>
<b>FUND BALANCES - APRIL 1, 2021</b>	<u>1,134,522</u>	<u>1,254,504</u>	<u>128,119</u>	<u>2,517,145</u>
<b>FUND BALANCES - MARCH 31, 2022</b>	<u><u>\$ 1,043,001</u></u>	<u><u>\$ 1,353,002</u></u>	<u><u>\$ - 0 -</u></u>	<u><u>\$ 2,396,003</u></u>

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500  
RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF  
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES TO THE  
STATEMENT OF ACTIVITIES (INTERNAL DISTRICT ACTIVITIES)  
FOR THE YEAR ENDED MARCH 31, 2022**

Net Change in Fund Balances - Governmental Funds	\$ (121,142)
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report tax revenues when collected. However, in the Statement of Activities, revenue is recorded in the accounting period for which the taxes are levied.	4,732
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Governmental funds report penalty and interest revenue on property taxes when collected. However, in the Statement of Activities, revenue is recorded when penalties and interest are assessed.	(1,413)
---	---------

Governmental funds do not account for depreciation. However, in the Statement of Net Position, capital assets are depreciated and depreciation expense is recorded in the Statement of Activities.	(46,548)
--	----------

Governmental funds report capital expenditures as expenditures in the period purchased. However, in the Statement of Net Position, capital assets are increased by new purchases and the Statement of Activities is not affected.	314,970
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Governmental funds report bond principal payments as expenditures. However, in the Statement of Net Position, bond principal payments are reported as decreases in long-term liabilities.	50,000
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Governmental funds report interest expenditures on long-term debt as expenditures in the year paid. However, in the Statement of Net Position, interest is accrued on the long-term debt through fiscal year-end.	(2,231)
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Change in Net Position - Governmental Activities	\$ <u>198,368</u>
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The accompanying notes to the financial  
statements are an integral part of this report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**STATEMENT OF NET POSITION - ENTERPRISE FUND**  
**(MASTER DISTRICT ACTIVITIES)**  
**MARCH 31, 2022**

	Business-type Activities - (Master District) Enterprise Fund
<b><u>ASSETS</u></b>	
<b>CURRENT ASSETS</b>	
Cash	\$ 578,287
Investments	1,006,488
Restricted Investments	21,091,420
Receivables:	
Service Accounts Receivable	1,974
Participants	288,463
Prepaid Costs	73,113
<b>TOTAL CURRENT ASSETS</b>	<b>\$ 23,039,745</b>
<b>NONCURRENT ASSETS</b>	
Land and Land Improvements	\$ 8,091,634
Construction in Progress	584,468
Capital Assets (Net of Accumulated Depreciation)	95,582,692
<b>TOTAL NONCURRENT ASSETS</b>	<b>\$ 104,258,794</b>
<b>TOTAL ASSETS</b>	<b>\$ 127,298,539</b>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Deferred Charges on Refunding Bonds	\$ 1,345,981
<b>TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES</b>	<b>\$ 128,644,520</b>
<b><u>LIABILITIES AND NET POSITION</u></b>	
<b>CURRENT LIABILITIES</b>	
Accounts Payable	\$ 339,471
Accrued Interest Payable	1,520,926
Bonds Payable, Due Within One Year	4,010,000
<b>TOTAL CURRENT LIABILITIES</b>	<b>\$ 5,870,397</b>
<b>NONCURRENT LIABILITIES</b>	
Due to Developer	\$ 5,951,898
Bonds Payable, Due After One Year	135,611,693
<b>TOTAL NONCURRENT LIABILITIES</b>	<b>\$ 141,563,591</b>
<b>TOTAL LIABILITIES</b>	<b>\$ 147,433,988</b>
<b><u>NET POSITION</u></b>	
Net Investment in Capital Assets	\$ (33,318,425)
Restricted for Debt Service	12,802,112
Unrestricted	1,726,845
<b>TOTAL NET POSITION</b>	<b>\$ (18,789,468)</b>
<b>TOTAL LIABILITIES AND NET POSITION</b>	<b>\$ 128,644,520</b>

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET**  
**POSITION - ENTERPRISE FUND (MASTER DISTRICT ACTIVITIES)**  
**FOR THE YEAR ENDED MARCH 31, 2022**

	Business-type (Master District) Activities - Enterprise Fund
<b>OPERATING REVENUES</b>	
Service Revenues	\$ 1,446,028
Regional Water Authority Assessments	1,279,688
Miscellaneous Revenues	<u>38,224</u>
<b>TOTAL OPERATING REVENUES</b>	<u>\$ 2,763,940</u>
<b>OPERATING EXPENSES</b>	
Professional Fees	\$ 1,182,904
Purchased Water Service	1,349,303
Contracted Services	247,080
Repair and Maintenance	299,292
Utilities	119,323
Depreciation	3,102,020
Other	<u>303,235</u>
<b>TOTAL OPERATING EXPENSES</b>	<u>\$ 6,603,157</u>
<b>OPERATING INCOME (LOSS)</b>	<u>\$ (3,839,217)</u>
<b>NONOPERATING REVENUES (EXPENSES)</b>	
Investment Income	\$ 4,460
Contractual Obligations from Participants	8,317,360
Debt Issuance Costs	(1,502,933)
Developer Interest	(1,142,652)
Debt Interest and Amortization Costs	<u>(4,489,165)</u>
<b>TOTAL NONOPERATING REVENUES (EXPENSES)</b>	<u>\$ 1,187,070</u>
<b>CHANGE IN NET POSITION</b>	\$ (2,652,147)
<b>NET POSITION - APRIL 1, 2021</b>	<u>(16,137,321)</u>
<b>NET POSITION - MARCH 31, 2022</b>	<u><u>\$ (18,789,468)</u></u>

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**STATEMENT OF CASH FLOWS – ENTERPRISE FUND**  
**(MASTER DISTRICT ACTIVITIES)**  
**FOR THE YEAR ENDED MARCH 31, 2022**

	Business-type (Master District) Activities - Enterprise Fund
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>	
Cash Received from Participants and Others	\$ 2,648,318
Cash Payments for Goods and Services	<u>(3,535,002)</u>
<b>NET CASH USED BY OPERATING ACTIVITIES</b>	<u>\$ (886,684)</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:</b>	
Contract Tax Payments from Participants	\$ 8,317,360
Payments for Capital Assets	(6,751,900)
Interest Expense	(4,208,654)
Bond Proceeds	22,490,000
Bond Principal Paid and Refunded	(10,385,000)
Debt Issuance Costs	(1,479,563)
Bond Discount	(212,715)
Bond Premium	56,293
Deferred Charges on Refunding Bonds	(251,409)
Bond Anticipation Note Payoff	<u>(6,002,000)</u>
<b>NET CASH PROVIDED BY CAPITAL AND RELATED FINANCING ACTIVITIES</b>	<u>\$ 1,572,412</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>	
Receipt of Interest	<u>\$ 4,460</u>
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS</b>	\$ 690,188
<b>CASH AND CASH EQUIVALENTS - APRIL 1, 2021</b>	<u>21,986,007</u>
<b>CASH AND CASH EQUIVALENTS - MARCH 31, 2022</b>	<u><u>\$ 22,676,195</u></u>
<b>RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES:</b>	
Operating Income (Loss)	\$ (3,839,217)
Depreciation	3,102,020
(Increase) Decrease in Service Fees Receivable	2,026
(Increase) Decrease in Other Receivables	(117,648)
(Increase) Decrease in Prepaid Expenses	(35,093)
Increase (Decrease) in Accounts Payable	<u>1,228</u>
<b>NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES</b>	<u><u>\$ (886,684)</u></u>

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

**NOTE 1. CREATION OF DISTRICT**

Harris County Municipal Utility District No. 500 (the “District”) was created effective June 25, 2007, by an Order of the Texas Commission on Environmental Quality, (the “Commission”). Pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code as amended, the District is empowered to purchase, operate and maintain all facilities, plants and improvements necessary to provide water, sanitary sewer service, drainage, solid waste collection and disposal, including recycling, and to construct roads, parks and recreational facilities for the residents of the District. The District is located within the extraterritorial jurisdiction of the City of Houston, Texas. The Board of Directors held its first meeting on August 27, 2007.

**NOTE 2. SIGNIFICANT ACCOUNTING POLICIES**

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

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

The District serves as the “Master District” for the financing, operation, and maintenance of regional water, sanitary sewer, drainage, road, and park and recreational facilities for the Participants (see Note 13). These facilities are under the oversight of the District’s Board of Directors and financial activity of the Master District has been accounted for in the enterprise fund of the District. Separate financial statements for the Master District are not prepared.

Financial Statement Presentation

These financial statements have been prepared in accordance with GASB Codification of Governmental Accounting and Financial Reporting Standards Part II, Financial Reporting (“GASB Codification”). The GASB Codification sets forth standards for external financial reporting for all state and local government entities, which include a requirement for a Statement of Net Position and a Statement of Activities. It requires the classification of net position into three components: Net Investment in Capital Assets; Restricted; and Unrestricted.



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

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

Financial Statement Presentation (Continued)

These classifications are defined as follows:

- Net Investment in Capital Assets – This component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvements of those assets.
- Restricted Net Position – This component of net position consists of external constraints placed on the use of assets imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulation of other governments or constraints imposed by law through constitutional provisions or enabling legislation.
- Unrestricted Net Position – This component of net position consists of assets that do not meet the definition of Restricted or Net Investment in Capital Assets.

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

Government-Wide Financial Statements

The Statement of Net Position and the Statement of Activities display information about the District as a whole. The statements distinguish between governmental and business-type activities. The Statement of Net Position is reported on the full accrual basis, economic resource basis, which recognizes all long-term assets and receivables as well as long-term debt and obligations. Any amounts recorded due to and due from other funds are eliminated in the Statement of Net Position.

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

Fund Financial Statements

The fund statements include a Balance Sheet and Statement of Revenues, Expenditures and Changes in Fund Balances.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

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

Governmental Funds

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

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

Debt Service/Contract Tax Fund – Internal District Activities - To account for ad valorem taxes and financial resources restricted, committed or assigned for servicing Internal District debt and Master District contractual debt.

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

Enterprise Fund – Master District Activities - The District has contracted with several municipal utility districts to serve as the coordinating district (Master District) for the financing, operation, and maintenance of regional water, wastewater, drainage, road, and park and recreational facilities. The District's Enterprise Fund is used to account for these business-type activities. The measurement focus is upon determination of net income, financial position, and changes in cash flows.

Basis of Accounting

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

Property taxes considered available by the District and included in revenue include taxes collected during the year and taxes collected after year-end, which were considered available to defray the expenditures of the current year. Deferred inflows of resources related to property tax revenues are those taxes which the District does not reasonably expect to be collected soon enough in the subsequent period to finance current expenditures.

Amounts transferred from one fund to another fund are reported as other financing sources or uses. Loans by one fund to another fund and amounts paid by one fund for another fund are reported as interfund receivables and payables in the Governmental Funds Balance Sheet if there

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

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

Basis of Accounting (Continued)

is intent to repay the amount and if the debtor fund has the ability to repay the advance on a timely basis. In the Internal District Activities, the Debt Service/Contract Tax Fund owed the General Fund \$16,374 for contract tax collections.

Capital Assets

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

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

	<u>Years</u>
Buildings	40
Water System	10-45
Wastewater System	10-45
Drainage System	10-45
Road Facilities	30-45
Landscape and Hardscape	10-20

Budgeting

Annual unappropriated budgets are adopted for the General Fund and Enterprise Fund by the District's Board of Directors. The budgets are prepared using the same method of accounting as for financial reporting. The original General Fund and Enterprise Fund budgets for the current year were not amended. The Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund – presents the budgeted amounts compared to the actual amounts of revenues and expenditures for the current year. The Schedule of Revenues, Expenses and Changes in Net Position – Budget and Actual – Enterprise Fund presents the budgeted amounts compared to the actual amounts of revenues and expenses for the current year.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

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

Pensions

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

Measurement Focus

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

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

*Nonspendable:* amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact. The District does not have any nonspendable fund balances.

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

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

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

# HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500

## NOTES TO THE FINANCIAL STATEMENTS

### MARCH 31, 2022

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

##### Measurement Focus (Continued)

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

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

##### Accounting Estimates

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

#### NOTE 3.      LONG-TERM DEBT - INTERNAL DISTRICT

	<u>Series 2017</u>
Amount Outstanding - March 31, 2022	\$1,820,000
Interest Rates	3.00%-4.10%
Maturity Dates – Serially Beginning/Ending	September 1, 2022/2042
Interest Payment Dates	September 1, March 1
Callable Dates	September 1, 2025*

\* The bonds are subject to redemption at the option of the District prior to their maturity in whole or from time to time in part, on the call date or 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. Series 2017 term bonds maturing September 1, 2034, September 1, 2036, September 1, 2039 and September 1, 2042, are subject to mandatory redemption beginning September 1, 2031, September 1, 2035, September 1, 2037 and September 1, 2040, respectively.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

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

The following is a summary of transactions regarding bonds payable for the year ended March 31, 2022:

	April 1, 2021	Additions	Retirements	March 31, 2022
Bonds Payable	\$ 1,870,000	\$	\$ 50,000	\$ 1,820,000
Unamortized Discount	(50,288)		(2,346)	(47,942)
Bonds Payable, Net	<u>\$ 1,819,712</u>	<u>\$ -0-</u>	<u>\$ 47,654</u>	<u>\$ 1,772,058</u>
Amount Due Within One Year				\$ 50,000
Amount Due After One Year				<u>1,722,058</u>
Bonds Payable, Net				<u>\$ 1,772,058</u>

As of March 31, 2022, the debt service requirements on the bonds outstanding were as follows:

Fiscal Year	Principal	Interest	Total
2023	\$ 50,000	\$ 69,177	\$ 119,177
2024	55,000	67,603	122,603
2025	55,000	65,911	120,911
2026	60,000	64,055	124,055
2027	60,000	62,045	122,045
2028-2032	360,000	273,718	633,718
2033-2037	460,000	193,350	653,350
2038-2042	585,000	89,797	674,797
2043	135,000	2,767	137,767
	<u>\$ 1,820,000</u>	<u>\$ 888,423</u>	<u>\$ 2,708,423</u>

During the year ended March 31, 2022, the District levied an ad valorem debt service tax rate of \$0.06 per \$100 of assessed valuation, which resulted in a tax levy of \$96,487 on the adjusted taxable valuation of \$160,811,750 for the 2021 tax year. The bond resolution requires the District to levy and collect an ad valorem debt service tax sufficient to pay interest and principal on bonds when due and the cost of assessing and collecting taxes. See Note 7 for the maintenance tax levy and Note 6 for the contract tax levy.

As of March 31, 2022, the District had authorized but unissued water, sewer and drainage bonds, and related refunding bonds of \$29,250,000, recreational facilities bonds and related refunding bonds of \$20,000,000 and road bonds and related refunding bonds of \$14,230,000. The bonds are payable from the proceeds of an ad valorem tax levied upon all property subject to taxation within the District.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

**NOTE 4. DEPOSITS AND INVESTMENTS**

Deposits

Custodial credit risk is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. The District's deposit policy for custodial credit risk requires compliance with the provisions of Texas statutes. Texas statutes require that any cash balance in any fund shall, to the extent not insured by the Federal Deposit Insurance Corporation or its successor, be continuously secured by a valid pledge to the District of securities eligible under the laws of Texas to secure the funds of the District, having an aggregate market value, including accrued interest, at all times equal to the uninsured cash balance in the fund to which such securities are pledged. At fiscal year end, the carrying amount of the District's deposits was \$949,211 and the bank balance was \$968,245. The District was not exposed to custodial credit risk at year-end. The carrying values of the deposits are included in the Governmental Funds Balance Sheet and the Statement of Net Position at March 31, 2022, as listed below:

GENERAL FUND (INTERNAL DISTRICT ACTIVITIES)	\$ 81,673
DEBT SERVICE/CONTRACT TAX FUND (INTERNAL DISTRICT ACTIVITIES)	289,251
ENTERPRISE FUND (MASTER DISTRICT ACTIVITIES)	<u>578,287</u>
TOTAL DEPOSITS	<u>\$ 949,211</u>

Investments

Under Texas law, the District is required to invest its funds under written investment policies that primarily emphasize safety of principal and liquidity and that address investment diversification, yield, maturity, and the quality and capability of investment management, and all District funds must be invested in accordance with the following investment objectives: understanding the suitability of the investment to the District's financial requirements, first; preservation and safety of principal, second; liquidity, third; marketability of the investments if the need arises to liquidate the investment before maturity, fourth; diversification of the investment portfolio, fifth; and yield, sixth.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

**NOTE 4. DEPOSITS AND INVESTMENTS (Continued)**

Investments (Continued)

The District's investments must be made "with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived." No person may invest District funds without express written authority from the Board of Directors. The District's investment in the money market mutual fund is valued at amortized cost, which is consistent with the methodology used by the money market fund to value its portfolio assets.

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

The District invests in TexPool, an external investment pool that is not SEC-registered. The Texas Comptroller of Public Accounts has oversight of the pool. Federated Investors, Inc. manages the daily operations of the pool under a contract with the Comptroller. TexPool measures all its portfolio assets at amortized cost. As a result, the District also measures its investments in TexPool at amortized cost for financial reporting purposes. There are no limitations or restrictions on withdrawals from TexPool. As of March 31, 2022, the District had the following investments and maturities:

Fund and Investment Type	Fair Value	Maturities of Less Than 1 Year
<u>MASTER DISTRICT ACTIVITIES</u>		
<u>ENTERPRISE FUND</u>		
TexPool	\$ 7,764,768	\$ 7,764,768
Money Market Mutual Funds	14,333,140	14,333,140
TOTAL MASTER DISTRICT INVESTMENTS	<u>\$ 22,097,908</u>	<u>\$ 22,097,908</u>
<u>INTERNAL DISTRICT ACTIVITIES</u>		
<u>GENERAL FUND</u>		
TexPool	\$ 1,035,787	\$ 1,035,787
<u>DEBT SERVICE FUND</u>		
TexPool	\$ 1,080,125	\$ 1,080,125
TOTAL INTERNAL DISTRICT INVESTMENTS	<u>\$ 2,115,912</u>	<u>\$ 2,115,912</u>



# HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500

## NOTES TO THE FINANCIAL STATEMENTS

### MARCH 31, 2022

#### NOTE 4. DEPOSITS AND INVESTMENTS (Continued)

##### Investments (Continued)

Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. At March 31, 2022, the District's investments in the money market mutual fund and TexPool were rated A-1+ and AAAm, respectively, by Standard and Poor's.

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

##### Restrictions

All cash and investments of the Debt Service/Contract Tax Fund are restricted, committed or assigned for the payment of contractual debt and debt service on internal district bonds. All cash and investments of the Enterprise Fund (Master District Activities) are restricted for activities related to the regional facilities.

#### NOTE 5. CAPITAL ASSETS

##### Governmental Activities – Internal District Activities

	<u>April 1, 2021</u>	<u>Increases</u>	<u>Decreases</u>	<u>March 31, 2022</u>
<b>Capital Assets Subject to Depreciation</b>				
Water System	\$ 354,332	\$ 67,583	\$	\$ 421,915
Wastewater System	179,785	56,603		236,388
Drainage System	<u>820,995</u>	<u>190,784</u>	<u></u>	<u>1,011,779</u>
<b>Total Capital Assets</b>				
<b>Subject to Depreciation</b>	<u>\$ 1,355,112</u>	<u>\$ 314,970</u>	<u>\$ - 0 -</u>	<u>\$ 1,670,082</u>
<b>Less Accumulated Depreciation</b>				
Water System	\$ 67,748	\$ 11,400	\$	\$ 79,148
Wastewater System	32,555	6,949		39,504
Drainage System	<u>171,235</u>	<u>28,199</u>	<u></u>	<u>199,434</u>
<b>Total Accumulated Depreciation</b>	<u>\$ 271,538</u>	<u>\$ 46,548</u>	<u>\$ - 0 -</u>	<u>\$ 318,086</u>
<b>Total Depreciable Capital Assets, Net of Accumulated Depreciation</b>	<u><u>\$ 1,083,574</u></u>	<u><u>\$ 268,422</u></u>	<u><u>\$ - 0 -</u></u>	<u><u>\$ 1,351,996</u></u>

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

**NOTE 5. CAPITAL ASSETS (Continued)**

Business-type Activities - Master District Activities

Business-type capital assets include the regional facilities which are under the oversight of the District in its capacity as the Master District.

	April 1, 2021	Increases	Decreases	March 31, 2022
<b>Capital Assets Not Subject to Depreciation</b>				
Land and Land Improvements	\$ 7,822,030	\$ 269,604	\$	\$ 8,091,634
Construction in Progress	<u>1,253,761</u>	<u>2,962,997</u>	<u>3,632,290</u>	<u>584,468</u>
<b>Total Capital Assets Not Subject to Depreciation</b>				
<b>Depreciation</b>	<u>\$ 9,075,791</u>	<u>\$ 3,232,601</u>	<u>\$ 3,632,290</u>	<u>\$ 8,676,102</u>
<b>Capital Assets Subject to Depreciation</b>				
Water System	\$ 9,367,678	\$ 715,337	\$	\$ 10,083,015
Wastewater System	10,895,581			10,895,581
Drainage System	55,788,552	2,137,034		57,925,586
Road Facilities	24,659,275			24,659,275
Landscape and Hardscape	<u>13,410,170</u>	<u>275,706</u>		<u>13,685,876</u>
<b>Total Capital Assets Subject to Depreciation</b>	<u>\$ 114,121,256</u>	<u>\$ 3,128,077</u>	<u>\$ - 0 -</u>	<u>\$ 117,249,333</u>
<b>Less Accumulated Depreciation</b>				
Water System	\$ 1,233,551	\$ 261,178	\$	\$ 1,494,729
Wastewater System	1,957,007	283,467		2,240,474
Drainage System	9,367,402	1,240,116		10,607,518
Road Facilities	4,065,721	588,172		4,653,893
Landscape and Hardscape	<u>1,940,940</u>	<u>729,087</u>		<u>2,670,027</u>
<b>Total Accumulated Depreciation</b>	<u>\$ 18,564,621</u>	<u>\$ 3,102,020</u>	<u>\$ - 0 -</u>	<u>\$ 21,666,641</u>
<b>Total Depreciable Capital Assets, Net of Accumulated Depreciation</b>	<u>\$ 95,556,635</u>	<u>\$ 26,057</u>	<u>\$ - 0 -</u>	<u>\$ 95,582,692</u>
<b>Total Capital Assets, Net of Accumulated Depreciation</b>	<u>\$ 104,632,426</u>	<u>\$ 3,258,658</u>	<u>\$ 3,632,290</u>	<u>\$ 104,258,794</u>

**NOTE 6. CONTRACT TAX**

The voters have approved the levy and collection of an annual contract tax imposed on all taxable property within the boundaries of the District, as Internal District, in an unlimited amount per \$100 of assessed valuation for purposes of making payments of the District's share of the debt service requirements of the Master District's water, sewer, drainage, road, and park contract revenue bonds, and for monthly charges associated with the services from the Master District's regional water, sewer, drainage, road, and park facilities (see Note 13). During the current year, the District levied an ad valorem contract tax rate of \$0.75 per \$100 of assessed valuation, which resulted in a tax levy of \$1,206,088 on the adjusted taxable valuation of \$160,811,750 for the 2021 tax year.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

**NOTE 7. MAINTENANCE TAX**

On November 6, 2007, the voters of the District approved the levy and collection of a maintenance tax in an amount not to exceed \$1.50 per \$100 of assessed valuation of taxable property within the District, as Internal District. The maintenance tax is to be used by the General Fund (Internal District Activities) to pay expenditures for operations and maintenance of the District. During the year ended March 31, 2022, the District levied an ad valorem maintenance tax rate of \$0.17 per \$100 of assessed valuation, which resulted in a tax levy of \$273,380 on the adjusted taxable valuation of \$160,811,750 for the 2021 tax year.

On November 4, 2008, the voters of the District approved the levy and collection of a tax in an amount not to exceed \$0.25 per \$100 of assessed valuation of taxable property within the District for purposes of constructing and maintaining roads within the District.

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

**NOTE 8. STRATEGIC PARTNERSHIP AGREEMENT**

Effective December 12, 2008, the City of Houston (the City), the Towne Lake Management District (the "MMD") and the District entered into a Strategic Partnership Agreement ("Agreement"). The Agreement provides for the annexation of a tract of land in the District for limited purposes for the imposition of a Sales and Use Tax. The City shall pay to the MMD an amount equal to 50% of the Sales and Use Tax revenues received by the City and generated within the boundaries of the tract. The District agrees to pay to the City an annual fee of \$100 for the provision of municipal services provided in lieu of full purpose annexation. The City agrees to not annex or attempt to annex the District for full purposes unless it simultaneously annexes for full purposes the District and Harris County Municipal Utility District Nos. 501 and 503. The term of this agreement is 30 years from the effective date.

**NOTE 9. UNREIMBURSED COSTS**

The District has entered into financing agreements with its developer. The agreements call for the developer to fund costs associated with water, sewer, drainage, park and road facilities until such time as the District can sell bonds to reimburse its developer. See Notes 13 and 15 for more information.

Due to Developer, April 1, 2021	\$ 8,908,758
Add: Current Year Additions	2,269,344
Less: Current Year Reimbursements	<u>(5,150,204)</u>
Due to Developer, March 31, 2022	<u>\$ 6,027,898</u>

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

**NOTE 10. RISK MANAGEMENT**

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

**NOTE 11. WATER TRUNKLINE FINANCING AGREEMENT**

On August 13, 2008, the District entered into a Water Trunkline Financing Agreement with the West Harris County Regional Water Authority. This agreement was amended on August 1, 2011 and again on January 1, 2019. The District funded the portion of the construction of a trunkline that is equal to 50% of the percentage of capacity in the trunkline needed by the District for Water Plant No. 1. The January 1, 2019, amendment called for the Authority to construct a trunkline to Water Plant No. 2 line (the “Water Plant No. 2 Line”) to provide the Authority with the ability to deliver a total of at least 2,870,000 GPD of water to be allocated and apportioned between the District’s Water Plant No. 1 and Water Plant No. 2. The District paid 50% of the Water Plant No. 2 line construction costs and the Authority paid 50% of the Water Plant No. 2 line construction costs and 100% of the Water Plant No. 2 line engineering costs. The District’s share of the costs totaling \$701,310 were paid in a prior year.

**NOTE 12. INTERIM WATER CAPACITY LEASE, SURFACE WATER SUPPLY, AND EMERGENCY INTERCONNECT AGREEMENT**

On April 23, 2008, the District as Master District entered into an Interim Water Capacity Lease, Surface Water Supply and Emergency Interconnect Agreement (Agreement) with Remington Municipal Utility District No. 1 (“Remington”). This agreement was amended on March 25, 2009, October 28, 2009, August 25, 2010, December 23, 2011, and on February 22, 2012.

**NOTE 13. CONTRACT FOR FINANCING, OPERATION AND MAINTENANCE OF REGIONAL FACILITIES**

On August 8, 2008, Harris County Municipal Utility District No. 500 as Master District (the “Master District”) executed a 40-year contract with the Participants for the financing, operation and maintenance of the Master District’s regional water, wastewater and drainage facilities as well as park and road facilities. This contract was amended on November 3, 2010, October 2, 2013, (approved on October 15, 2013, by District No. 501), December 3, 2014, May 6, 2020, and entered into by District No. 503 on August 3, 2016.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

**NOTE 13. CONTRACT FOR FINANCING, OPERATION AND MAINTENANCE OF REGIONAL FACILITIES (Continued)**

The Master District administers the contract for the Participants which includes the District, Harris County Municipal Utility District No. 501 (“District No. 501”), Harris County Municipal Utility District No. 502 (“District No. 502”), and Harris County Municipal Utility District No. 503 (“District No. 503”).

Each Participant has contracted with the Master District to provide, receive, and transport its water supply, sanitary waste, and storm waters through the Master District facilities. The Master District has assumed the responsibility of providing parks and major roadways. The Master District finances the Master District facilities through the issuance of Master District contract revenue bonds. The Master District has the authority to issue water, wastewater and drainage bonds not to exceed \$754,660,000, road bonds not to exceed \$350,600,000 and park bonds not to exceed \$64,550,000. As of March 31, 2022, the Master District has authorized but unissued water, wastewater and drainage bonds of \$650,095,000, road bonds of \$310,240,000 and park bonds of \$52,870,000.

Each Participant is responsible for its pro rata share of the debt service requirements on the Master District contract revenue bonds. The Master District owns and operates the Master District facilities, except to the extent roadways and storm sewers are accepted for maintenance by Harris County or other governmental entities. The Master District prepares an operating budget annually. The budget is based on annual estimates provided by each Participant to the Master District for waste discharge, water usage and connections. The contract also provides for an operating reserve equal to three months operating expenses as set forth in the annual budget. As of March 31, 2022, the Master District had enough funds on hand to meet this requirement.

Each Participant’s monthly bill is determined by multiplying the total number of equivalent single-family residential connections (ESFC) reserved for the Participant on the first day of the previous month by the unit cost per ESFC shown in the budget for each Participant. The rate in effect during the current fiscal year was \$27 per ESFC. The Master District separates the Authority fees from the monthly per connection charges and bills such Authority fees to each Participant monthly based upon that Participant’s actual water usage plus an additional 5% for flushing and other non-metered water usage. As of the fiscal year end the rate charged to each participant for the Authority fees was \$4.31 per 1,000 gallons of surface water.

During the year ended March 31, 2022, the Internal District made payments of \$205,659 and \$152,067, District No. 501 made payments of \$545,049 and \$765,639 and District No. 502 made payments of \$463,401 and \$593,901 to the Master District for purchased water and wastewater services and Regional Water Authority Assessments, respectively.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

**NOTE 13. CONTRACT FOR FINANCING, OPERATION AND MAINTENANCE OF REGIONAL FACILITIES (Continued)**

The District has the following Master District contract revenue bonds outstanding at year end:

	Series 2014 Water, Sewer and Drainage Facilities	Series 2015 Road Facilities	Series 2015 Water, Sewer and Drainage Facilities
Amount Outstanding - March 31, 2022	\$4,710,000	\$9,075,000	\$13,955,000
Interest Rates	2.80%-4.00%	2.75%-4.00%	3.00%-4.00%
Maturity Dates - Serially Beginning/Ending	December 1, 2022/2039	December 1, 2022/2039	December 1, 2022/2040
Interest Payment Dates	June 1, December 1	June 1, December 1	June 1, December 1
Callable Dates	December 1, 2022*	December 1, 2022*	December 1, 2023*
	Series 2016 Taxable Water, Sewer and Drainage Facilities	Series 2016 Road Facilities	
Amount Outstanding - March 31, 2022	\$14,365,000	\$10,905,000	
Interest Rates	3.00%-3.75%	2.00%-3.125%	
Maturity Dates - Serially Beginning/Ending	December 1, 2022/2041	December 1, 2022/2041	
Interest Payment Dates	June 1, December 1	June 1, December 1	
Callable Dates	December 1, 2023*	December 1, 2024*	

\* The bonds are subject to redemption at the option of the District prior to their maturity in whole or from time to time in part, on the call date or 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. Series 2014 term bonds maturing December 1, 2030, 2032, 2035, and 2039, are subject to mandatory redemption beginning December 1, 2029, 2031, 2034, and 2036, respectively. Series 2015 (Road) term bonds maturing December 1, 2033, 2035, and 2039, are subject to mandatory redemption beginning December 1, 2029, 2034, and 2036, respectively. Series 2015 term bonds maturing December 1, 2037, and 2040, are subject to mandatory redemption beginning December 1, 2035, and 2038, respectively. Series 2016 term bonds maturing December 1, 2039, and 2041, are subject to mandatory redemption beginning December 1, 2038, and 2040, respectively. Series 2016 (Road) term bonds maturing December 1, 2026, 2034, 2039, and 2041, are subject to mandatory redemption beginning December 1, 2025, 2033, 2038, and 2040, respectively.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

**NOTE 13. CONTRACT FOR FINANCING, OPERATION AND MAINTENANCE OF REGIONAL FACILITIES (Continued)**

	Series 2017 Water, Sewer and Drainage Facilities Refunding	Series 2017 Water, Sewer and Drainage Facilities	Series 2018 Road Facilities
Amount Outstanding - March 31, 2022	\$6,230,000	\$10,715,000	\$8,875,000
Interest Rates	2.25%-4.00%	3.00%-3.50%	3.00%-5.00%
Maturity Dates - Serially Beginning/Ending	December 1, 2022/2037	December 1, 2022/2042	December 1, 2022/2042
Interest Payment Dates	June 1, December 1	June 1, December 1	June 1, December 1
Callable Dates	December 1, 2025*	December 1, 2025*	December 1, 2025*
	Series 2018 Taxable Water, Sewer and Drainage Facilities	Series 2019 Water, Sewer and Drainage Facilities	Series 2019 Road Facilities
Amount Outstanding - March 31, 2022	\$9,575,000	\$12,190,000	\$7,310,000
Interest Rates	3.00%-5.00%	3.00%-5.00%	2.75%-4.75%
Maturity Dates - Serially Beginning/Ending	December 1, 2022/2043	December 1, 2022/2044	December 1, 2022/2044
Interest Payment Dates	June 1, December 1	June 1, December 1	June 1, December 1
Callable Dates	December 1, 2025*	December 1, 2025*	December 1, 2025*

\* The bonds are subject to redemption at the option of the District prior to their maturity in whole or from time to time in part, on the call date or 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. Series 2017 term bonds maturing December 1, 2030, 2033, 2039, and 2042 are subject to mandatory redemption beginning December 1, 2028, 2031, 2038, and 2041, respectively. Series 2018 (Road) term bonds maturing December 1, 2031, 2033, 2035, 2037, 2039, and 2042, are subject to mandatory redemption beginning December 1, 2030, 2032, 2034, 2036, 2038, and 2040, respectively. Series 2018 term bonds maturing December 1, 2033, 2035, 2037, 2039, 2041, and 2043 are subject to mandatory redemption beginning December 1, 2032, 2034, 2036, 2038, 2040, and 2042, respectively. Series 2019 term bonds maturing December 1, 2033, 2037, 2040, and 2044, are subject to mandatory redemption beginning December 1, 2032, 2036, 2038, and 2043, respectively. Series 2019 (Road) term bonds maturing December 1, 2029, 2036, and 2043, are subject to mandatory redemption beginning December 1, 2026, 2030, and 2037, respectively.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

**NOTE 13. CONTRACT FOR FINANCING, OPERATION AND MAINTENANCE OF REGIONAL FACILITIES (Continued)**

	Series 2020 Water, Sewer and Drainage Facilities Refunding	Series 2020 Taxable Water, Sewer and Drainage Facilities	Series 2021 Water, Sewer and Drainage Facilities Refunding
Amount Outstanding - March 31, 2022	\$4,265,000	\$6,545,000	\$7,090,000
Interest Rates	2.00%-3.00%	2.50%-10.00%	1.00%-4.00%
Maturity Dates - Serially Beginning/Ending	December 1, 2022/2039	December 1, 2022/2045	December 1, 2022/2040
Interest Payment Dates	June 1, December 1	June 1, December 1	June 1, December 1
Callable Dates	December 1, 2025*	December 1, 2025*	December 1, 2026*
	Series 2021 Park Facilities	Series 2022 Taxable Water, Sewer and Drainage Facilities	
Amount Outstanding - March 31, 2022	\$11,680,000	\$3,615,000	
Interest Rates	0.05%-9.00%	0.70%-3.00%	
Maturity Dates - Serially Beginning/Ending	December 1, 2022/2045	December 1, 2022/2047	
Interest Payment Dates	June 1, December 1	June 1, December 1	
Callable Dates	December 1, 2027*	December 1, 2027*	

\* The bonds are subject to redemption at the option of the District prior to their maturity in whole or from time to time in part, on the call date or 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. Series 2020 term bonds maturing December 1, 2045, are subject to mandatory redemption beginning December 1, 2037. Series 2021 Refunding term bonds maturing December 1, 2032, 2034, 2036, 2038 and 2040, are subject to mandatory redemption beginning December 1, 2031, 2033, 2035, 2037 and 2039, respectively. Series 2021 Park term bonds maturing December 1, 2040 and 2042, are subject to mandatory redemption beginning December 1, 2039 and 2041, respectively. Series 2022 term bonds maturing December 1, 2029, 2031, 2033, 2035, 2039, 2041, 2044 and 2047, are subject to mandatory redemption beginning December 1, 2028, 2030, 2032, 2034, 2036, 2040, 2042 and 2045, respectively.



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

**NOTE 13. CONTRACT FOR FINANCING, OPERATION AND MAINTENANCE OF REGIONAL FACILITIES (Continued)**

As of March 31, 2022, the Master District has contract revenue bonds outstanding totaling \$141,100,000. The debt service requirements on the outstanding bonds were as follows:

<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 4,010,000	\$ 4,582,116	\$ 8,592,116
2024	4,175,000	4,451,830	8,626,830
2025	4,300,000	4,300,932	8,600,932
2026	4,440,000	4,158,143	8,598,143
2027	4,585,000	4,006,460	8,591,460
2028-2032	25,120,000	17,720,978	42,840,978
2033-2037	29,550,000	13,452,773	43,002,773
2038-2042	35,360,000	8,058,856	43,418,856
2043-2047	29,330,000	1,981,131	31,311,131
2048	230,000	6,900	236,900
	<u>\$ 141,100,000</u>	<u>\$ 62,720,119</u>	<u>\$ 203,820,119</u>

The following is a summary of transactions regarding bonds payable for the year ended March 31, 2022:

	<u>April 1, 2021</u>	<u>Additions</u>	<u>Retirements</u>	<u>March 31, 2022</u>
Bonds Payable	\$ 128,995,000	\$ 22,490,000	\$ 10,385,000	\$ 141,100,000
Unamortized Discounts	(1,736,372)	(212,715)	(258,467)	(1,690,620)
Unamortized Premiums	166,328	56,293	10,308	212,313
Bonds Payable, Net	<u>\$ 127,424,956</u>	<u>\$ 22,333,578</u>	<u>\$ 10,136,841</u>	<u>\$ 139,621,693</u>

Amount Due Within One Year	\$ 4,010,000
Amount Due After One Year	135,611,693
Bonds Payable, Net	<u>\$ 139,621,693</u>

For applicable bond issues, the District has covenanted that it will take all necessary steps to comply with the requirement that rebatable arbitrage earnings on the investment of the gross debt proceeds, within the meaning of section 148(f) of the Internal Revenue Code, be rebated to the federal government. The minimum requirement for determination of the rebatable amount is on the five-year anniversary of the issuance of the debt. The District is required to provide to certain information repositories continuing disclosure of annual financial information and operating data with respect to the District. The information is of the general type included in the annual audit report and must be filed within six months after the end of each fiscal year of the District.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

**NOTE 14. WEST HARRIS COUNTY REGIONAL WATER AUTHORITY**

The District is located within the boundaries of the West Harris County Regional Water Authority (the “Authority”). The Authority was created for purposes including the acquisition and provision of surface water and groundwater for residential, commercial, industrial, agricultural, and other uses, the reduction of groundwater withdrawals, the conservation, preservation, protection, recharge, and prevention of waste of groundwater, and of groundwater reservoirs or their subdivisions, and the control of subsidence caused by withdrawal of water from those groundwater reservoirs or their subdivisions. The Authority charges a fee, based on the amount of water pumped from a well, to the owner of wells located within the boundaries of the Authority, unless exempted. As of January 1, 2022, the fee per 1,000 gallons of surface water purchased from the Authority is \$4.10. During the current fiscal year, the Master District paid \$1,349,303 for surface water.

**NOTE 15. MASTER DISTRICT BOND SALES**

On or about September 2, 2021, the Master District closed on the sale of its \$7,195,000 Series 2021 Contract Revenue Refunding Bonds (Water, Sewer and Drainage Facilities). The District used the proceeds to refund: \$6,815,000 of the Series 2013 Bonds with interest rates of 3.50% to 5.00%, maturity dates of 2022-2040, and a redemption date of December 1, 2021. The refunding resulted in gross debt service savings of \$2,072,129 and net present value savings of \$1,652,868.

On or about December 2, 2021, the Master District closed on the sale of its \$11,680,000 Series 2021 Contract Revenue Bonds (Park Facilities). The District used the proceeds to reimburse the developer for construction and engineering costs for various landscape and hardscape projects as well as land costs. The District also used bond proceeds to retire the Series 2021 Bond Anticipation Note (Park Facilities) and pay bond issuance costs.

On or about February 10, 2022, the Master District closed on the sale of its \$3,615,000 Series 2022 Taxable Contract Revenue Bonds (Water, Sewer and Drainage Facilities). The District used the proceeds to reimburse the developer for construction and engineering costs associated with the Phase 1H, phases 1 and 2 regional detention pond and Phase 1H, phases 1 and 2 regional reservoir pond as well as land costs. The District also used proceeds to pay bond issuance costs.

**NOTE 16. USE OF SURPLUS FUNDS**

On June 30, 2021, the Commission approved the use of \$2,230,960 of surplus Capital Projects Fund monies (Master District) for the water well no. 1 at water plant no. 1 construction and the emergency interconnect with Harris County Municipal Utility District No. 196.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

**NOTE 17. WATER SUPPLY AGREEMENTS**

Effective December 1, 2015, the District entered into a Non-Potable Water Agreement with Towne Lake Community Association, Inc. (the “Association”). The District provides non-potable water to the Association by allowing the Association to connect its irrigation systems to the District’s non-potable water trunklines. The Association pays the District a monthly base fee of \$2,000 for up to 3,000,000 gallons of non-potable water plus \$0.30 per 1,000 gallons of non-potable water in excess of 3,000,000 gallons. The term of the agreement is one year with automatic renewals thereafter for successive one-year terms, unless terminated. This agreement was amended on November 7, 2018, to permit the Association to re-sell or otherwise deliver non-potable water to the H. Towne Lake Community Association (“Heritage HOA”).

On December 7, 2018 the District entered into a Water Supply Agreement with the Heritage HOA. The agreement provides for the District to connect to the Heritage HOA’s irrigation system so that the Heritage HOA can supply the District with non-potable water for certain existing and future landscaping improvements constructed by the District. The District was responsible for the design and construction of irrigation system facilities to the point of connection with Heritage HOA’s irrigation system. The non-potable water is provided at no cost to the District. The term of the agreement is one year and will automatically renew on a month-to-month basis, unless terminated.

**NOTE 18. LAW ENFORCEMENT SERVICES**

The Internal District has entered into an Interlocal Agreement for Law Enforcement Services with Harris County, Texas (the “County”). The current agreement has a term beginning March 1, 2022, and ending September 30, 2022, unless terminated sooner. Monthly payments are \$6,197.

**NOTE 19. ADVANCED FUNDING AGREEMENT**

The District has entered into an Advanced Funding Agreement with the State of Texas, acting by and through the Texas Department of Transportation (“TxDOT”) for the design and construction of US 290 at Skinner Road improvements. The District will be responsible for 100% of actual project costs, which are estimated at \$12,863,360. On May 1, 2019, the District made the initial payment required under the agreement of \$100,000 to TxDOT. The District is required to pay the remaining estimated project cost of \$12,763,360 to TxDOT before construction begins. The project has been approved for federal funding through the Houston-Galveston Area Council’s transportation improvement program and the District anticipates amending the Agreement before construction begins.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

**NOTE 20. INTERIM AND EMERGENCY WATER SUPPLY AGREEMENTS**

On March 3, 2010, the District as Master District entered into an Interim Water Supply Agreement (“Interim Agreement”) with Harris County Municipal Utility District No. 172 (“MUD 172”).

The District and Remington Municipal Utility District No. 1 (“Remington MUD No. 1”) entered into an Interim Water Capacity Lease, Surface Water Supply and Emergency Interconnect Agreement (the “Agreement”) dated April 23, 2008, and most recently amended on December 23, 2011. The term of the agreement is 50 years, unless otherwise agreed to by the districts.

On June 17, 2020, the District and Harris County Municipal Utility District No. 196 (“District No. 196”) entered into an Emergency Water Supply Agreement (the “Agreement”) to temporarily supply potable water to the other district in event of an emergency. This agreement was amended on December 15, 2021. Under the agreement, the receiving district shall pay for water at the rate of \$1.00 per 1,000 gallons, plus any West Harris County Regional Water Authority fees imposed on the supplying district. The term of the agreement is 40 years, unless otherwise agreed by the districts. Subsequent to year end, the District awarded the contract for the construction of the interconnect with District No. 196.

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**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**

**REQUIRED SUPPLEMENTARY INFORMATION**

**MARCH 31, 2022**



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -**  
**BUDGET AND ACTUAL - GENERAL FUND (INTERNAL DISTRICT ACTIVITIES)**  
**FOR THE YEAR ENDED MARCH 31, 2022**

	Original and Final Budget	Actual	Variance Positive (Negative)
<b>REVENUES</b>			
Maintenance Taxes	\$ 235,000	\$ 259,588	\$ 24,588
Water Service	170,000	143,197	(26,803)
Wastewater Service	142,000	159,250	17,250
Regional Water Authority Fees	320,000	158,256	(161,744)
Investment and Miscellaneous Revenues	<u>6,000</u>	<u>1,837</u>	<u>(4,163)</u>
<b>TOTAL REVENUES</b>	<u>\$ 873,000</u>	<u>\$ 722,128</u>	<u>\$ (150,872)</u>
<b>EXPENDITURES</b>			
Service Operations:			
Professional Fees	\$ 107,000	\$ 103,418	\$ 3,582
Contracted Services	105,500	86,939	18,561
Purchased Water and Wastewater Services	206,230	205,659	571
Regional Water Authority Assessments	282,000	152,067	129,933
Repairs and Maintenance/Capital Outlay	50,000	241,234	(191,234)
Other	<u>46,725</u>	<u>24,332</u>	<u>22,393</u>
<b>TOTAL EXPENDITURES</b>	<u>\$ 797,455</u>	<u>\$ 813,649</u>	<u>\$ (16,194)</u>
<b>NET CHANGE IN FUND BALANCE</b>	<u>\$ 75,545</u>	<u>\$ (91,521)</u>	<u>\$ (167,066)</u>
<b>FUND BALANCE - APRIL 1, 2021</b>	<u>1,134,522</u>	<u>1,134,522</u>	
<b>FUND BALANCE - MARCH 31, 2022</b>	<u><u>\$ 1,210,067</u></u>	<u><u>\$ 1,043,001</u></u>	<u><u>\$ (167,066)</u></u>

See accompanying independent auditor's report.



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**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**

**OTHER SUPPLEMENTARY INFORMATION**

**MARCH 31, 2022**



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION –**  
**BUDGET AND ACTUAL – ENTERPRISE FUND (MASTER DISTRICT ACTIVITIES)**  
**FOR THE YEAR ENDED MARCH 31, 2022**

	Original and Final Budget	Actual	Variance Positive (Negative)
<b>OPERATING REVENUES</b>			
Service Revenues	\$ 1,242,648	\$ 1,446,028	\$ 203,380
Regional Water Authority Fees	1,746,400	1,279,688	(466,712)
Miscellaneous Revenues	<u>36,000</u>	<u>38,224</u>	<u>2,224</u>
<b>TOTAL OPERATING REVENUES</b>	<u>\$ 3,025,048</u>	<u>\$ 2,763,940</u>	<u>\$ (261,108)</u>
<b>OPERATING EXPENSES</b>			
Professional Fees	\$ 329,000	\$ 1,182,904	\$ (853,904)
Purchased Water Service	1,746,400	1,349,303	397,097
Contracted Services	113,500	247,080	(133,580)
Repair and Maintenance	236,000	299,292	(63,292)
Utilities	136,000	119,323	16,677
Depreciation		3,102,020	(3,102,020)
Other	<u>301,180</u>	<u>303,235</u>	<u>(2,055)</u>
<b>TOTAL OPERATING EXPENSES</b>	<u>\$ 2,862,080</u>	<u>\$ 6,603,157</u>	<u>\$ (3,741,077)</u>
<b>OPERATING INCOME (LOSS)</b>	<u>\$ 162,968</u>	<u>\$ (3,839,217)</u>	<u>\$ (4,002,185)</u>
<b>NONOPERATING REVENUES (EXPENSES)</b>			
Investment Revenues	\$ 2,600	\$ 4,460	\$ 1,860
Contractual Obligation from Participants		8,317,360	8,317,360
Debt Issuance Costs		(1,502,933)	(1,502,933)
Developer Interest		(1,142,652)	(1,142,652)
Debt Interest and Amortization Expense		<u>(4,489,165)</u>	<u>(4,489,165)</u>
<b>TOTAL NONOPERATING REVENUES (EXPENSES)</b>	<u>\$ 2,600</u>	<u>\$ 1,187,070</u>	<u>\$ 1,184,470</u>
<b>CHANGE IN NET POSITION</b>	\$ 165,568	\$ (2,652,147)	\$ (2,817,715)
<b>NET POSITION - APRIL 1, 2021</b>	<u>(16,137,321)</u>	<u>(16,137,321)</u>	
<b>NET POSITION - MARCH 31, 2022</b>	<u><u>\$ (15,971,753)</u></u>	<u><u>\$ (18,789,468)</u></u>	<u><u>\$ (2,817,715)</u></u>

See accompanying independent auditor's report.

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**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**

**SUPPLEMENTARY INFORMATION – REQUIRED BY THE**

**WATER DISTRICT FINANCIAL MANAGEMENT GUIDE**

**MARCH 31, 2022**



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**SERVICES AND RATES**  
**FOR THE YEAR ENDED MARCH 31, 2022**

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

<u>  X  </u>	Retail Water	<u>  (1)  </u>	Wholesale Water	<u>  X  </u>	Drainage
<u>  X  </u>	Retail Wastewater	<u>  (1)  </u>	Wholesale Wastewater	<u>  X  </u>	Irrigation
<u>  X  </u>	Parks/Recreation	<u>          </u>	Fire Protection	<u>  (2)  </u>	Security
<u>          </u>	Solid Waste/Garbage	<u>          </u>	Flood Control	<u>  X  </u>	Roads
<u>  X  </u>	Participates in joint venture, regional system and/or wastewater service (other than emergency interconnect)				
<u>          </u>	Other (specify): _____				

- (1) The Master District provides wholesale water and wastewater to the participants (see Note 13).  
(2) See Note 18 for more information related to the Internal District's security services agreement with Harris County.

**2. RETAIL SERVICE PROVIDERS**

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

Based on the rate order approved February 2, 2022

	<u>Minimum Charge</u>	<u>Minimum Usage</u>	<u>Flat Rate Y/N</u>	<u>Rate per 1,000 Gallons over Minimum Use</u>	<u>Usage Levels</u>
WATER:	\$ 22.00	7,000	N	\$ 2.25 \$ 2.50 \$ 3.00	7,001 to 15,000 15,001 to 25,000 25,001 and up
WASTEWATER:	\$ 30.00		Y		

**SURCHARGE:**

Commission  
Regulatory  
Assessments  
Surface Water  
Fees\*

Included in the rates above

District employs winter averaging for wastewater usage?

                  X    
Yes                      No

Total monthly charges per 10,000 gallons usage: Water: \$28.75    Wastewater: \$30.00    Surcharge: \$45.10\*

\* Equal to the surface water fee charged by the West Harris County Regional Water Authority plus 10%

See accompanying independent auditor's report.



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**SERVICES AND RATES**  
**FOR THE YEAR ENDED MARCH 31, 2022**

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

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

<b>Meter Size</b>	<b>Total Connections</b>	<b>Active Connections</b>	<b>ESFC Factor</b>	<b>Active ESFCs</b>
Unmetered			x 1.0	
≤¾"	6	6	x 1.0	6
1"	5	5	x 2.5	13
1½"	7	7	x 5.0	35
2"	15	15	x 8.0	120
3"			x 15.0	
4"	3	3	x 25.0	75
6"	8	8	x 50.0	400
8"	2	2	x 80.0	160
10"			x 115.0	
Total Water Connections	46	46		809
Total Wastewater Connections	20	20	x 1.0	20

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

		Water Accountability Ratio: 99% (Gallons billed and sold/Gallons purchased)
Gallons billed/sold:	367,542,000	Includes water provided to Districts 500, 501 and 502
Gallons purchased	370,835,000	From: West Harris County Regional Water Authority

Note: Harris County Municipal Utility District No. 500 Internal District, along with Harris County Municipal Utility District No. 501 and Harris County Municipal Utility District No. 502, receives water from the Harris County Municipal Utility District No. 500 Master District. Harris County Municipal Utility District No. 503 has not yet begun to receive water from the Master District.

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**SERVICES AND RATES**  
**FOR THE YEAR ENDED MARCH 31, 2022**

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

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

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

**5. LOCATION OF DISTRICT:**

Is the District located entirely within one county?

Yes ☒ No ☐

County in which District is located:

Harris County, Texas

Is the District located within a city?

Entirely ☐ Partly ☐ Not at all ☒

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

Entirely ☒ Partly ☐ Not at all ☐

ETJ in which District is located

City of Houston, Texas

Are Board Members appointed by an office outside the District?

Yes ☐ No ☒

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**GENERAL FUND EXPENDITURES (INTERNAL DISTRICT ACTIVITIES)**  
**FOR THE YEAR ENDED MARCH 31, 2022**

PROFESSIONAL FEES	
Legal	\$ 79,901
Auditing	14,500
Engineering	7,767
Financial Advisor	<u>1,250</u>
TOTAL PROFESSIONAL FEES	<u>\$ 103,418</u>
PURCHASED SERVICES FOR RESALE	
Purchased Water and Wastewater Service	\$ 205,659
Regional Water Authority Assessment	<u>152,067</u>
TOTAL PURCHASED SERVICES FOR RESALE	<u>\$ 357,726</u>
CONTRACTED SERVICES	
Bookkeeping	\$ 10,020
Operations and Billing	9,588
Security	<u>67,331</u>
TOTAL CONTRACTED SERVICES	<u>\$ 86,939</u>
REPAIRS AND MAINTENANCE	<u>\$ 30,325</u>
ADMINISTRATIVE EXPENDITURES	
Director Fees, Including Payroll Taxes	\$ 4,602
Insurance	3,631
Office Supplies and Postage	4,019
IT, Title Work, Other	<u>5,591</u>
TOTAL ADMINISTRATIVE EXPENDITURES	<u>\$ 17,843</u>
CAPITAL OUTLAY	<u>\$ 210,909</u>
OTHER EXPENDITURES	
Laboratory Fees	\$ 3,839
Permit Fees	897
Regulatory Assessment	1,498
Sewer Inspection Fees	<u>255</u>
TOTAL OTHER EXPENDITURES	<u>\$ 6,489</u>
TOTAL EXPENDITURES	<u><u>\$ 813,649</u></u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**INVESTMENTS**  
**MARCH 31, 2022**

<u>Fund</u>	<u>Identification or Certificate Number</u>	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Balance at End of Year</u>	<u>Accrued Interest Receivable At End of Year</u>
<u>MASTER DISTRICT ACTIVITIES</u>					
<u>ENTERPRISE FUND</u>					
Money Market Mutual Fund	XXXX0811	Varies	Daily	\$ 6,470,714	\$
Money Market Mutual Fund	XXXX0812	Varies	Daily	2,976,133	
Money Market Mutual Fund	XXXX5059	Varies	Daily	1,673,785	
Money Market Mutual Fund	XXXX5058	Varies	Daily	2,234,592	
Money Market Mutual Fund	XXXX9646	Varies	Daily	592,715	
Money Market Mutual Fund	XXXX9636	Varies	Daily	385,201	
TexPool	XXXX0001	Varies	Daily	1,006,488	
TexPool	XXXX0002	Varies	Daily	3,749,719	
TexPool	XXXX0003	Varies	Daily	2,330,958	
TexPool	XXXX0008	Varies	Daily	677,603	
TOTAL MASTER DISTRICT INVESTMENTS				<u>\$ 22,097,908</u>	<u>\$ -0-</u>
<u>INTERNAL DISTRICT ACTIVITIES</u>					
<u>GENERAL FUND</u>					
TexPool	XXXX0004	Varies	Daily	\$ 1,035,787	\$ -0-
<u>DEBT SERVICE FUND</u>					
TexPool	XXXX0006	Varies	Daily	\$ 282,802	\$
TexPool	XXXX0007	Varies	Daily	797,323	
TOTAL DEBT SERVICE FUND				<u>\$ 1,080,125</u>	<u>\$ -0-</u>
TOTAL INTERNAL DISTRICT INVESTMENTS				<u>\$ 2,115,912</u>	<u>\$ -0-</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**TAXES LEVIED AND RECEIVABLE (INTERNAL DISTRICT ACTIVITIES)**  
**FOR THE YEAR ENDED MARCH 31, 2022**

	Maintenance Taxes		Contract Taxes		Debt Service Taxes	
TAXES RECEIVABLE -						
APRIL 1, 2021	\$	3,913	\$	19,425	\$	2,725
Adjustments to Beginning						
Balance		<u>(12,786)</u>		<u>(62,173)</u>		<u>(8,042)</u>
		\$ (8,873)		\$ (42,748)		\$ (5,317)
Original 2021 Tax Levy	\$	251,398	\$	1,109,111	\$	88,729
Adjustment to 2021 Tax Levy		<u>21,982</u>		<u>96,977</u>		<u>7,758</u>
		273,380		1,206,088		96,487
TOTAL TO BE						
ACCOUNTED FOR		\$ 264,507		\$ 1,163,340		\$ 91,170
TAX COLLECTIONS:						
Prior Years	\$	(9,576)	\$	(46,157)	\$	(5,750)
Current Year		<u>268,826</u>		<u>1,185,999</u>		<u>94,880</u>
		259,250		1,139,842		89,130
TAXES RECEIVABLE -						
MARCH 31, 2022		<u>\$ 5,257</u>		<u>\$ 23,498</u>		<u>\$ 2,040</u>
TAXES RECEIVABLE BY						
YEAR:						
2021	\$	4,554	\$	20,089	\$	1,607
2020		700		3,391		429
2019		<u>3</u>		<u>18</u>		<u>4</u>
TOTAL	\$	<u>5,257</u>	\$	<u>23,498</u>	\$	<u>2,040</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**TAXES LEVIED AND RECEIVABLE (INTERNAL DISTRICT ACTIVITIES)**  
**FOR THE YEAR ENDED MARCH 31, 2022**

	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
PROPERTY VALUATIONS:				
Land	\$ 35,586,214	\$ 32,477,670	\$ 32,540,966	\$ 31,695,806
Improvements	114,896,417	110,344,386	102,403,236	100,852,916
Personal Property	12,966,628	14,492,444	14,174,253	12,211,882
Exemptions	<u>(2,637,509)</u>	<u>(2,658,275)</u>	<u>(2,563,448)</u>	<u>(2,544,222)</u>
TOTAL PROPERTY VALUATIONS	<u>\$ 160,811,750</u>	<u>\$ 154,656,225</u>	<u>\$ 146,555,007</u>	<u>\$ 142,216,382</u>
TAX RATES PER \$100 VALUATION:				
Debt Service	\$ 0.060	\$ 0.095	\$ 0.160	\$ 0.160
Road Maintenance***	0.000	0.000	0.000	0.000
Contract	0.750	0.750	0.750	0.910
Maintenance**	<u>0.170</u>	<u>0.155</u>	<u>0.130</u>	<u>0.130</u>
TOTAL TAX RATES PER \$100 VALUATION	<u>\$ 0.980</u>	<u>\$ 1.000</u>	<u>\$ 1.040</u>	<u>\$ 1.200</u>
ADJUSTED TAX LEVY*	<u>\$ 1,575,955</u>	<u>\$ 1,546,562</u>	<u>\$ 1,524,173</u>	<u>\$ 1,706,596</u>
PERCENTAGE OF TAXES COLLECTED TO TAXES LEVIED	<u>98.33 %</u>	<u>99.69 %</u>	<u>99.99 %</u>	<u>100.00 %</u>

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

\*\* Maintenance Tax – A maximum tax rate of \$1.50 per \$100 of assessed valuation approved by voters on November 6, 2007.

\*\*\* Road Maintenance Tax – A maximum tax rate of \$0.25 per \$100 of assessed valuation approved by voters on November 4, 2008.

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MASTER DISTRICT ACTIVITIES**  
**MARCH 31, 2022**

SERIES - 2014  
WATER, SEWER AND DRAINAGE FACILITIES

Due During Fiscal Years Ending March 31	Principal Due December 1	Interest Due June 1/ December 1	Total
2023	\$ 175,000	\$ 175,975	\$ 350,975
2024	185,000	171,075	356,075
2025	190,000	165,525	355,525
2026	200,000	159,635	359,635
2027	210,000	153,235	363,235
2028	220,000	146,305	366,305
2029	230,000	138,825	368,825
2030	240,000	130,775	370,775
2031	250,000	121,775	371,775
2032	260,000	112,400	372,400
2033	270,000	102,000	372,000
2034	285,000	91,200	376,200
2035	295,000	79,800	374,800
2036	310,000	68,000	378,000
2037	325,000	55,600	380,600
2038	340,000	42,600	382,600
2039	355,000	29,000	384,000
2040	370,000	14,800	384,800
2041			
2042			
2043			
2044			
2045			
2046			
2047			
2048			
	<u>\$ 4,710,000</u>	<u>\$ 1,958,525</u>	<u>\$ 6,668,525</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MASTER DISTRICT ACTIVITIES**  
**MARCH 31, 2022**

SERIES - 2015  
ROAD FACILITIES

Due During Fiscal Years Ending March 31	Principal Due December 1	Interest Due June 1/ December 1	Total
2023	\$ 345,000	\$ 343,904	\$ 688,904
2024	360,000	334,415	694,415
2025	375,000	323,616	698,616
2026	390,000	311,616	701,616
2027	410,000	298,356	708,356
2028	425,000	284,006	709,006
2029	445,000	269,132	714,132
2030	465,000	253,000	718,000
2031	480,000	234,400	714,400
2032	505,000	215,200	720,200
2033	525,000	195,000	720,000
2034	545,000	174,000	719,000
2035	570,000	152,200	722,200
2036	595,000	129,400	724,400
2037	620,000	105,600	725,600
2038	645,000	80,800	725,800
2039	675,000	55,000	730,000
2040	700,000	28,000	728,000
2041			
2042			
2043			
2044			
2045			
2046			
2047			
2048			
	\$ 9,075,000	\$ 3,787,645	\$ 12,862,645

See accompanying independent auditor's report.



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MASTER DISTRICT ACTIVITIES**  
**MARCH 31, 2022**

SERIES - 2015  
WATER, SEWER AND DRAINAGE FACILITIES

Due During Fiscal Years Ending March 31	Principal Due December 1	Interest Due June 1/ December 1	Total
2023	\$ 445,000	\$ 483,606	\$ 928,606
2024	470,000	470,256	940,256
2025	495,000	456,156	951,156
2026	520,000	445,019	965,019
2027	545,000	432,019	977,019
2028	575,000	415,669	990,669
2029	605,000	398,419	1,003,419
2030	640,000	380,269	1,020,269
2031	670,000	360,269	1,030,269
2032	705,000	338,494	1,043,494
2033	745,000	313,819	1,058,819
2034	785,000	287,744	1,072,744
2035	825,000	260,268	1,085,268
2036	865,000	230,363	1,095,363
2037	910,000	197,925	1,107,925
2038	960,000	163,800	1,123,800
2039	1,010,000	127,800	1,137,800
2040	1,065,000	87,400	1,152,400
2041	1,120,000	44,800	1,164,800
2042			
2043			
2044			
2045			
2046			
2047			
2048			
	<u>\$ 13,955,000</u>	<u>\$ 5,894,095</u>	<u>\$ 19,849,095</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MASTER DISTRICT ACTIVITIES**  
**MARCH 31, 2022**

SERIES - 2016 TAXABLE  
WATER, SEWER AND DRAINAGE FACILITIES

Due During Fiscal Years Ending March 31	Principal Due December 1	Interest Due June 1/ December 1	Total
2023	\$ 380,000	\$ 513,637	\$ 893,637
2024	405,000	502,238	907,238
2025	430,000	490,087	920,087
2026	455,000	477,188	932,188
2027	485,000	463,537	948,537
2028	515,000	448,988	963,988
2029	545,000	433,537	978,537
2030	580,000	417,188	997,188
2031	620,000	399,062	1,019,062
2032	655,000	378,913	1,033,913
2033	695,000	355,987	1,050,987
2034	740,000	331,663	1,071,663
2035	785,000	305,762	1,090,762
2036	835,000	276,325	1,111,325
2037	890,000	245,012	1,135,012
2038	945,000	211,638	1,156,638
2039	1,005,000	176,200	1,181,200
2040	1,065,000	136,000	1,201,000
2041	1,130,000	93,400	1,223,400
2042	1,205,000	48,200	1,253,200
2043			
2044			
2045			
2046			
2047			
2048			
	<u>\$ 14,365,000</u>	<u>\$ 6,704,562</u>	<u>\$ 21,069,562</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MASTER DISTRICT ACTIVITIES**  
**MARCH 31, 2022**

SERIES - 2016  
ROAD FACILITIES

Due During Fiscal Years Ending March 31	Principal Due December 1	Interest Due June 1/ December 1	Total
2023	\$ 355,000	\$ 293,025	\$ 648,025
2024	370,000	285,925	655,925
2025	390,000	278,525	668,525
2026	405,000	270,725	675,725
2027	420,000	262,625	682,625
2028	440,000	254,225	694,225
2029	460,000	245,425	705,425
2030	475,000	235,075	710,075
2031	495,000	223,200	718,200
2032	520,000	210,825	730,825
2033	540,000	197,825	737,825
2034	565,000	182,975	747,975
2035	590,000	166,025	756,025
2036	615,000	148,325	763,325
2037	640,000	129,875	769,875
2038	665,000	110,675	775,675
2039	695,000	90,725	785,725
2040	725,000	69,875	794,875
2041	755,000	48,125	803,125
2042	785,000	24,531	809,531
2043			
2044			
2045			
2046			
2047			
2048			
	<u>\$ 10,905,000</u>	<u>\$ 3,728,531</u>	<u>\$ 14,633,531</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MASTER DISTRICT ACTIVITIES**  
**MARCH 31, 2022**

SERIES - 2017 REFUNDING  
WATER, SEWER AND DRAINAGE FACILITIES

Due During Fiscal Years Ending March 31	Principal Due December 1	Interest Due June 1/ December 1	Total
2023	\$ 95,000	\$ 208,094	\$ 303,094
2024	330,000	205,956	535,956
2025	335,000	197,706	532,706
2026	345,000	188,494	533,494
2027	360,000	179,006	539,006
2028	365,000	168,205	533,205
2029	380,000	157,256	537,256
2030	390,000	145,381	535,381
2031	405,000	132,706	537,706
2032	415,000	119,544	534,544
2033	430,000	105,019	535,019
2034	445,000	89,969	534,969
2035	460,000	73,838	533,838
2036	475,000	56,587	531,587
2037	490,000	38,775	528,775
2038	510,000	20,400	530,400
2039			
2040			
2041			
2042			
2043			
2044			
2045			
2046			
2047			
2048			
	<u>\$ 6,230,000</u>	<u>\$ 2,086,936</u>	<u>\$ 8,316,936</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MASTER DISTRICT ACTIVITIES**  
**MARCH 31, 2022**

SERIES - 2017  
WATER, SEWER AND DRAINAGE FACILITIES

Due During Fiscal Years Ending March 31	Principal Due December 1	Interest Due June 1/ December 1	Total
2023	\$ 300,000	\$ 361,844	\$ 661,844
2024	270,000	352,844	622,844
2025	265,000	344,744	609,744
2026	240,000	336,794	576,794
2027	215,000	329,594	544,594
2028	195,000	323,144	518,144
2029	165,000	317,294	482,294
2030	135,000	312,344	447,344
2031	105,000	308,294	413,294
2032	80,000	305,144	385,144
2033	50,000	302,744	352,744
2034	15,000	301,244	316,244
2035		300,794	300,794
2036		300,794	300,794
2037		300,794	300,794
2038		300,794	300,794
2039	355,000	300,794	655,794
2040	335,000	289,256	624,256
2041	1,025,000	278,369	1,303,369
2042	2,785,000	243,775	3,028,775
2043	4,180,000	146,300	4,326,300
2044			
2045			
2046			
2047			
2048			
	<u>\$ 10,715,000</u>	<u>\$ 6,357,698</u>	<u>\$ 17,072,698</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MASTER DISTRICT ACTIVITIES**  
**MARCH 31, 2022**

SERIES - 2018  
ROAD FACILITIES

Due During Fiscal Years Ending March 31	Principal Due December 1	Interest Due June 1/ December 1	Total
2023	\$ 260,000	\$ 304,056	\$ 564,056
2024	260,000	291,056	551,056
2025	255,000	278,056	533,056
2026	255,000	270,406	525,406
2027	255,000	262,756	517,756
2028	255,000	255,106	510,106
2029	255,000	247,456	502,456
2030	255,000	239,806	494,806
2031	265,000	232,156	497,156
2032	260,000	224,206	484,206
2033	265,000	216,406	481,406
2034	270,000	208,126	478,126
2035	275,000	199,688	474,688
2036	275,000	190,750	465,750
2037	280,000	181,814	461,814
2038	290,000	172,362	462,362
2039	290,000	162,576	452,576
2040	300,000	152,425	452,425
2041	1,035,000	141,925	1,176,925
2042	1,080,000	105,700	1,185,700
2043	1,940,000	67,900	2,007,900
2044			
2045			
2046			
2047			
2048			
	<u>\$ 8,875,000</u>	<u>\$ 4,404,732</u>	<u>\$ 13,279,732</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MASTER DISTRICT ACTIVITIES**  
**MARCH 31, 2022**

SERIES - 2018  
WATER, SEWER AND DRAINAGE FACILITIES

Due During Fiscal Years Ending March 31	Principal Due December 1	Interest Due June 1/ December 1	Total
2023	\$ 325,000	\$ 367,187	\$ 692,187
2024	330,000	350,937	680,937
2025	345,000	339,388	684,388
2026	355,000	329,037	684,037
2027	365,000	317,500	682,500
2028	370,000	304,725	674,725
2029	385,000	291,775	676,775
2030	390,000	278,300	668,300
2031	405,000	264,163	669,163
2032	415,000	248,975	663,975
2033	430,000	233,412	663,412
2034	445,000	217,288	662,288
2035	460,000	200,600	660,600
2036	460,000	182,200	642,200
2037	445,000	163,800	608,800
2038	430,000	146,000	576,000
2039	400,000	128,800	528,800
2040	550,000	112,800	662,800
2041	565,000	90,800	655,800
2042	580,000	68,200	648,200
2043	575,000	45,000	620,000
2044	550,000	22,000	572,000
2045			
2046			
2047			
2048			
	<u>\$ 9,575,000</u>	<u>\$ 4,702,887</u>	<u>\$ 14,277,887</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MASTER DISTRICT ACTIVITIES**  
**MARCH 31, 2022**

SERIES - 2019  
WATER, SEWER AND DRAINAGE FACILITIES

Due During Fiscal Years Ending March 31	Principal Due December 1	Interest Due June 1/ December 1	Total
2023	\$ 225,000	\$ 389,025	\$ 614,025
2024	245,000	377,775	622,775
2025	250,000	365,525	615,525
2026	255,000	353,025	608,025
2027	255,000	340,275	595,275
2028	270,000	328,800	598,800
2029	270,000	320,700	590,700
2030	285,000	312,600	597,600
2031	290,000	304,050	594,050
2032	305,000	295,350	600,350
2033	310,000	286,200	596,200
2034	320,000	276,900	596,900
2035	315,000	267,300	582,300
2036	315,000	257,850	572,850
2037	325,000	248,400	573,400
2038	320,000	238,650	558,650
2039	515,000	229,050	744,050
2040	395,000	213,600	608,600
2041	410,000	201,750	611,750
2042	405,000	189,450	594,450
2043	395,000	177,300	572,300
2044	2,690,000	165,450	2,855,450
2045	2,825,000	84,750	2,909,750
2046			
2047			
2048			
	<u>\$ 12,190,000</u>	<u>\$ 6,223,775</u>	<u>\$ 18,413,775</u>

See accompanying independent auditor's report.



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MASTER DISTRICT ACTIVITIES**  
**MARCH 31, 2022**

SERIES - 2019  
ROAD FACILITIES

Due During Fiscal Years Ending March 31	Principal Due December 1	Interest Due June 1/ December 1	Total
2023	\$ 55,000	\$ 224,100	\$ 279,100
2024	60,000	221,488	281,488
2025	60,000	218,638	278,638
2026	65,000	215,787	280,787
2027	70,000	212,700	282,700
2028	70,000	209,375	279,375
2029	65,000	206,050	271,050
2030	65,000	202,963	267,963
2031	60,000	199,875	259,875
2032	60,000	197,475	257,475
2033	60,000	195,075	255,075
2034	55,000	192,675	247,675
2035	50,000	190,475	240,475
2036	45,000	188,475	233,475
2037	45,000	186,675	231,675
2038	40,000	184,875	224,875
2039	35,000	183,675	218,675
2040	20,000	182,625	202,625
2041	15,000	182,025	197,025
2042	10,000	181,575	191,575
2043	5,000	181,275	186,275
2044	3,150,000	181,125	3,331,125
2045	3,150,000	86,625	3,236,625
2046			
2047			
2048			
	\$ 7,310,000	\$ 4,425,626	\$ 11,735,626

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MASTER DISTRICT ACTIVITIES**  
**MARCH 31, 2022**

SERIES - 2020 REFUNDING  
WATER, SEWER AND DRAINAGE FACILITIES

Due During Fiscal Years Ending March 31	Principal Due December 1	Interest Due June 1/ December 1	Total
2023	\$ 395,000	\$ 94,950	\$ 489,950
2024	185,000	83,100	268,100
2025	190,000	77,550	267,550
2026	195,000	71,850	266,850
2027	205,000	66,000	271,000
2028	205,000	61,900	266,900
2029	215,000	57,800	272,800
2030	220,000	53,500	273,500
2031	220,000	49,100	269,100
2032	225,000	44,700	269,700
2033	235,000	40,200	275,200
2034	240,000	35,500	275,500
2035	245,000	30,700	275,700
2036	245,000	25,800	270,800
2037	250,000	20,900	270,900
2038	260,000	15,900	275,900
2039	265,000	10,700	275,700
2040	270,000	5,400	275,400
2041			
2042			
2043			
2044			
2045			
2046			
2047			
2048			
	<u>\$ 4,265,000</u>	<u>\$ 845,550</u>	<u>\$ 5,110,550</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MASTER DISTRICT ACTIVITIES**  
**MARCH 31, 2022**

SERIES - 2020 TAXABLE  
WATER, SEWER AND DRAINAGE FACILITIES

Due During Fiscal Years Ending March 31	Principal Due December 1	Interest Due June 1/ December 1	Total
2023	\$ 30,000	\$ 202,400	\$ 232,400
2024	30,000	199,400	229,400
2025	20,000	196,400	216,400
2026	30,000	194,400	224,400
2027	30,000	191,400	221,400
2028	30,000	190,650	220,650
2029	30,000	189,900	219,900
2030	30,000	189,150	219,150
2031	30,000	188,400	218,400
2032	30,000	187,650	217,650
2033	30,000	186,900	216,900
2034	30,000	186,150	216,150
2035	30,000	185,400	215,400
2036	30,000	184,650	214,650
2037	30,000	183,900	213,900
2038	30,000	183,150	213,150
2039	30,000	182,250	212,250
2040	20,000	181,350	201,350
2041	20,000	180,750	200,750
2042	30,000	180,150	210,150
2043	30,000	179,250	209,250
2044	260,000	178,350	438,350
2045	885,000	170,550	1,055,550
2046	4,800,000	144,000	4,944,000
2047			
2048			
	<u>\$ 6,545,000</u>	<u>\$ 4,436,550</u>	<u>\$ 10,981,550</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MASTER DISTRICT ACTIVITIES**  
**MARCH 31, 2022**

SERIES - 2021 REFUNDING  
WATER, SEWER AND DRAINAGE FACILITIES

Due During Fiscal Years Ending March 31	Principal Due December 1	Interest Due June 1/ December 1	Total
2023	\$ 290,000	\$ 151,938	\$ 441,938
2024	300,000	143,238	443,238
2025	310,000	134,238	444,238
2026	325,000	124,938	449,938
2027	335,000	115,188	450,188
2028	345,000	101,787	446,787
2029	355,000	94,887	449,887
2030	360,000	91,337	451,337
2031	370,000	87,737	457,737
2032	370,000	83,112	453,112
2033	380,000	75,713	455,713
2034	385,000	68,113	453,113
2035	395,000	60,413	455,413
2036	405,000	52,513	457,513
2037	415,000	44,412	459,412
2038	425,000	36,112	461,112
2039	435,000	27,612	462,612
2040	440,000	18,912	458,912
2041	450,000	9,562	459,562
2042			
2043			
2044			
2045			
2046			
2047			
2048			
	<u>\$ 7,090,000</u>	<u>\$ 1,521,762</u>	<u>\$ 8,611,762</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MASTER DISTRICT ACTIVITIES**  
**MARCH 31, 2022**

SERIES - 2021 TAXABLE  
PARK

Due During Fiscal Years Ending March 31	Principal Due December 1	Interest Due June 1/ December 1	Total
2023	\$ 280,000	\$ 391,417	\$ 671,417
2024	295,000	367,307	662,307
2025	305,000	340,758	645,758
2026	320,000	316,357	636,357
2027	335,000	290,757	625,757
2028	350,000	263,958	613,958
2029	365,000	235,957	600,957
2030	380,000	221,358	601,358
2031	400,000	206,157	606,157
2032	415,000	194,158	609,158
2033	435,000	181,707	616,707
2034	455,000	168,658	623,658
2035	475,000	155,007	630,007
2036	495,000	140,758	635,758
2037	520,000	125,907	645,907
2038	545,000	110,308	655,308
2039	565,000	93,957	658,957
2040	590,000	77,008	667,008
2041	620,000	59,307	679,307
2042	645,000	40,708	685,708
2043	675,000	21,357	696,357
2044	705,000	1,108	706,108
2045	740,000	756	740,756
2046	770,000	385	770,385
2047			
2048			
	<u>\$ 11,680,000</u>	<u>\$ 4,005,115</u>	<u>\$ 15,685,115</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MASTER DISTRICT ACTIVITIES**  
**MARCH 31, 2022**

SERIES - 2022 TAXABLE  
WATER, SEWER AND DRAINAGE FACILITIES

Due During Fiscal Years Ending March 31	Principal Due December 1	Interest Due June 1/ December 1	Total
2023	\$ 55,000	\$ 76,958	\$ 131,958
2024	80,000	94,820	174,820
2025	85,000	94,020	179,020
2026	85,000	92,872	177,872
2027	90,000	91,512	181,512
2028	95,000	89,892	184,892
2029	100,000	87,992	187,992
2030	105,000	85,992	190,992
2031	110,000	83,892	193,892
2032	115,000	81,418	196,418
2033	120,000	78,830	198,830
2034	125,000	75,830	200,830
2035	130,000	72,706	202,706
2036	135,000	69,196	204,196
2037	140,000	65,550	205,550
2038	150,000	61,350	211,350
2039	155,000	56,850	211,850
2040	160,000	52,200	212,200
2041	170,000	47,400	217,400
2042	175,000	42,300	217,300
2043	185,000	37,050	222,050
2044	190,000	31,500	221,500
2045	200,000	25,800	225,800
2046	210,000	19,800	229,800
2047	220,000	13,500	233,500
2048	230,000	6,900	236,900
	<u>\$ 3,615,000</u>	<u>\$ 1,636,130</u>	<u>\$ 5,251,130</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MASTER DISTRICT ACTIVITIES**  
**MARCH 31, 2022**

ANNUAL REQUIREMENTS  
FOR ALL SERIES

Due During Fiscal Years Ending March 31	Total Principal Due	Total Interest Due	Total Principal and Interest Due
2023	\$ 4,010,000	\$ 4,582,116	\$ 8,592,116
2024	4,175,000	4,451,830	8,626,830
2025	4,300,000	4,300,932	8,600,932
2026	4,440,000	4,158,143	8,598,143
2027	4,585,000	4,006,460	8,591,460
2028	4,725,000	3,846,735	8,571,735
2029	4,870,000	3,692,405	8,562,405
2030	5,015,000	3,549,038	8,564,038
2031	5,175,000	3,395,236	8,570,236
2032	5,335,000	3,237,564	8,572,564
2033	5,520,000	3,066,837	8,586,837
2034	5,705,000	2,888,035	8,593,035
2035	5,900,000	2,700,976	8,600,976
2036	6,100,000	2,501,986	8,601,986
2037	6,325,000	2,294,939	8,619,939
2038	6,555,000	2,079,414	8,634,414
2039	6,785,000	1,854,989	8,639,989
2040	7,005,000	1,621,651	8,626,651
2041	7,315,000	1,378,213	8,693,213
2042	7,700,000	1,124,589	8,824,589
2043	7,985,000	855,432	8,840,432
2044	7,545,000	579,533	8,124,533
2045	7,800,000	368,481	8,168,481
2046	5,780,000	164,185	5,944,185
2047	220,000	13,500	233,500
2048	230,000	6,900	236,900
	<u>\$ 141,100,000</u>	<u>\$ 62,720,119</u>	<u>\$ 203,820,119</u>

See accompanying independent auditor's report.

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**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**CHANGES IN LONG-TERM BOND DEBT - MASTER DISTRICT ACTIVITIES**  
**FOR THE YEAR ENDED MARCH 31, 2022**

Description	Original Bonds Issued	Bonds Outstanding April 1, 2021
Harris County Municipal Utility District No. 500 Contract Revenue Bonds (Water, Sewer and Drainage Facilities) - Series 2013	\$ 8,060,000	\$ 7,020,000
Harris County Municipal Utility District No. 500 Contract Revenue Bonds (Water, Sewer and Drainage Facilities) - Series 2014	5,610,000	4,875,000
Harris County Municipal Utility District No. 500 Contract Revenue Bonds (Road Facilities) - Series 2015	10,875,000	9,405,000
Harris County Municipal Utility District No. 500 Contract Revenue Bonds (Water, Sewer and Drainage Facilities) - Series 2015	15,875,000	14,380,000
Harris County Municipal Utility District No. 500 Taxable Contract Revenue Bonds (Water, Sewer and Drainage Facilities) - Series 2016	15,955,000	14,725,000
Harris County Municipal Utility District No. 500 Contract Revenue Bonds (Road Facilities) - Series 2016	12,440,000	11,245,000
Harris County Municipal Utility District No. 500 Contract Revenue Refunding Bonds (Water, Sewer and Drainage Facilities) - Series 2017	6,710,000	6,325,000
Harris County Municipal Utility District No. 500 Contract Revenue Bonds (Water, Sewer and Drainage Facilities) - Series 2017	11,875,000	11,035,000
Harris County Municipal Utility District No. 500 Contract Revenue Bonds (Road Facilities) - Series 2018	9,635,000	9,135,000
Harris County Municipal Utility District No. 500 Taxable Contract Revenue Bonds (Water, Sewer and Drainage Facilities) - Series 2018	10,500,000	9,890,000
Harris County Municipal Utility District No. 500 Contract Revenue Bonds (Water, Sewer and Drainage Facilities) - Series 2019	12,615,000	12,410,000
Harris County Municipal Utility District No. 500 Contract Revenue Bonds (Road Facilities) - Series 2019	7,410,000	7,360,000

See accompanying independent auditor's report.

Current Year Transactions			Bonds Outstanding March 31, 2022	Paying Agent
Bonds Sold	Retirements			
	Principal	Interest		
\$	\$ 7,020,000	\$ 168,402	\$ -0-	The Bank of New York Mellon Trust Company, N.A.
	165,000	180,265	4,710,000	The Bank of New York Mellon Trust Company, N.A.
	330,000	352,154	9,075,000	The Bank of New York Mellon Trust Company, N.A.
	425,000	492,106	13,955,000	The Bank of New York Mellon Trust Company, N.A.
	360,000	524,438	14,365,000	The Bank of New York Mellon Trust Company, N.A.
	340,000	299,825	10,905,000	The Bank of New York Mellon Trust Company, N.A.
	95,000	209,994	6,230,000	The Bank of New York Mellon Trust Company, N.A.
	320,000	371,444	10,715,000	The Bank of New York Mellon Trust Company, N.A.
	260,000	317,056	8,875,000	The Bank of New York Mellon Trust Company, N.A.
	315,000	382,938	9,575,000	The Bank of New York Mellon Trust Company, N.A.
	220,000	400,025	12,190,000	The Bank of New York Mellon Trust Company, N.A.
	50,000	226,474	7,310,000	The Bank of New York Mellon Trust Company, N.A.

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**CHANGES IN LONG-TERM BOND DEBT - MASTER DISTRICT ACTIVITIES**  
**FOR THE YEAR ENDED MARCH 31, 2022**

Description	Original Bonds Issued	Bonds Outstanding April 1, 2021
Harris County Municipal Utility District No. 500 Contract Revenue Refunding Bonds (Water, Sewer and Drainage Facilities) - Series 2020	\$ 4,705,000	\$ 4,645,000
Harris County Municipal Utility District No. 500 Taxable Contract Revenue Bonds (Water, Sewer and Drainage Facilities) - Series 2020	6,545,000	6,545,000
Harris County Municipal Utility District No. 500 Contract Revenue Refunding Bonds (Water, Sewer and Drainage Facilities) - Series 2021	7,195,000	
Harris County Municipal Utility District No. 500 Contract Revenue Bonds (Park Facilities) - Series 2021	11,680,000	
Harris County Municipal Utility District No. 500 Taxable Contract Revenue Bonds (Water, Sewer and Drainage Facilities) - Series 2022	3,615,000	
	<u>\$ 161,300,000</u>	<u>\$ 128,995,000</u>

Master District Contract Revenue Bond Authority:	Water/Sewer/ Drainage Bonds	Road Bonds	Parks and Recreational Bonds
Amount Authorized by Voters	\$ 754,660,000	\$ 350,600,000	\$ 64,550,000
Amount Issued	<u>104,565,000</u>	<u>40,360,000</u>	<u>11,680,000</u>
Remaining to be Issued	<u>\$ 650,095,000</u>	<u>\$ 310,240,000</u>	<u>\$ 52,870,000</u>

Cash and investments restricted for Master District debt as of March 31, 2022: \$ 14,333,141

Average annual debt service payment (principal and interest) for remaining term  
of all debt: \$ 7,839,235

See Note 13 for interest rates, interest payment dates and maturity dates.

Note: Utility bonds issued include incremental debt from refunding bond issues.

See accompanying independent auditor's report.

Current Year Transactions			Bonds Outstanding March 31, 2022	Paying Agent
	Retirements			
Bonds Sold	Principal	Interest		
\$	\$ 380,000	\$ 106,350	\$ 4,265,000	The Bank of New York Mellon Trust Company, N.A.
		202,400	6,545,000	The Bank of New York Mellon Trust Company, N.A.
7,195,000	105,000	38,341	7,090,000	The Bank of New York Mellon Trust Company, N.A.
11,680,000			11,680,000	The Bank of New York Mellon Trust Company, N.A.
3,615,000			3,615,000	The Bank of New York Mellon Trust Company, N.A.
\$ 22,490,000	\$ 10,385,000	\$ 4,272,212	\$ 141,100,000	

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**INTERNAL DISTRICT ACTIVITIES**  
**MARCH 31, 2022**

SERIES - 2017  
WATER, SEWER AND DRAINAGE FACILITIES

Due During Fiscal Years Ending March 31	Principal Due September 1	Interest Due September 1/ March 1	Total
2023	\$ 50,000	\$ 69,177	\$ 119,177
2024	55,000	67,603	122,603
2025	55,000	65,911	120,911
2026	60,000	64,055	124,055
2027	60,000	62,045	122,045
2028	65,000	59,888	124,888
2029	70,000	57,490	127,490
2030	70,000	54,935	124,935
2031	75,000	52,215	127,215
2032	80,000	49,190	129,190
2033	85,000	45,890	130,890
2034	90,000	42,390	132,390
2035	90,000	38,790	128,790
2036	95,000	35,090	130,090
2037	100,000	31,190	131,190
2038	105,000	27,090	132,090
2039	110,000	22,790	132,790
2040	115,000	18,290	133,290
2041	125,000	13,427	138,427
2042	130,000	8,200	138,200
2043	135,000	2,767	137,767
	<u>\$ 1,820,000</u>	<u>\$ 888,423</u>	<u>\$ 2,708,423</u>

See accompanying independent auditor's report.

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**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**CHANGES IN LONG-TERM BOND DEBT**  
**INTERNAL DISTRICT ACTIVITIES**  
**FOR THE YEAR ENDED MARCH 31, 2022**

Description		Original Bonds Issued	Bonds Outstanding April 1, 2021
Harris County Municipal Utility District No. 500			
Unlimited Tax Bonds (Water, Sewer and Drainage Facilities) - Series 2017		<u>\$ 2,000,000</u>	<u>\$ 1,870,000</u>
Internal District Unlimited			Parks and
Tax Bond Authority:			Recreational
	Water/Sewer/ Drainage Bonds	Road Bonds	Bonds
Amount Authorized by Voters	\$ 31,250,000	\$ 14,230,000	\$ 20,000,000
Amount Issued	<u>2,000,000</u>		
Remaining to be Issued	<u>\$ 29,250,000</u>	<u>\$ 14,230,000</u>	<u>\$ 20,000,000</u>
Cash and investments restricted for District debt as of March 31, 2022:			<u>\$ 1,369,376</u>
Average annual debt service payment (principal and interest) for remaining term of all debt:			<u>\$ 128,973</u>

See Note 3 for interest rates, interest payment dates and maturity dates.

See accompanying independent auditor's report.

Current Year Transactions			Bonds Outstanding March 31, 2022	Paying Agent
Bonds Sold	Retirements			
	Principal	Interest		
\$ - 0 -	\$ 50,000	\$ 70,678	\$ 1,820,000	The Bank of New York Mellon Trust Company, N.A.

See accompanying independent auditor's report.



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES**  
**GENERAL FUND (INTERNAL DISTRICT ACTIVITIES)**

	Amounts		
	2022	2021	2020
<b>REVENUES</b>			
Property Taxes	\$ 259,588	\$ 231,253	\$ 182,881
Water Service	143,197	177,330	188,091
Wastewater Service	159,250	141,908	146,753
Tap Connection and Inspection Fees			25,350
Regional Water Authority Fees	158,256	149,129	169,771
Investment and Miscellaneous Revenues	<u>1,837</u>	<u>3,674</u>	<u>21,726</u>
<b>TOTAL REVENUES</b>	<u>\$ 722,128</u>	<u>\$ 703,294</u>	<u>\$ 734,572</u>
<b>EXPENDITURES</b>			
Professional Fees	\$ 103,418	\$ 98,893	\$ 128,834
Contracted Services	86,939	114,964	117,961
Purchased Water and Wastewater Services	205,659	212,184	227,160
Regional Water Authority Assessments	152,067	127,939	148,279
Repairs and Maintenance/Capital Outlay	241,234	20,006	22,508
Other	<u>24,332</u>	<u>31,339</u>	<u>74,398</u>
<b>TOTAL EXPENDITURES</b>	<u>\$ 813,649</u>	<u>\$ 605,325</u>	<u>\$ 719,140</u>
<b>NET CHANGE IN FUND BALANCE</b>	\$ (91,521)	\$ 97,969	\$ 15,432
<b>BEGINNING FUND BALANCE</b>	<u>1,134,522</u>	<u>1,036,553</u>	<u>1,021,121</u>
<b>ENDING FUND BALANCE</b>	<u>\$ 1,043,001</u>	<u>\$ 1,134,522</u>	<u>\$ 1,036,553</u>

See accompanying independent auditor's report.

		Percentage of Total Revenues				
2019	2018	2022	2021	2020	2019	2018
\$ 180,265	\$ 154,614	35.9 %	32.9 %	24.8 %	27.7 %	27.5 %
176,337	134,936	19.8	25.2	25.6	27.0	24.0
125,240	114,205	22.1	20.2	20.0	19.2	20.3
14,775	43,615			3.5	2.3	7.8
135,245	112,469	21.9	21.2	23.1	20.7	20.0
20,303	2,473	0.3	0.5	3.0	3.1	0.4
<u>\$ 652,165</u>	<u>\$ 562,312</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>
\$ 102,599	\$ 78,966	14.3 %	14.1 %	17.5 %	15.7 %	14.0 %
77,115	16,681	12.0	16.3	16.1	11.8	3.0
378,600	340,740	28.5	30.2	30.9	58.1	60.6
		21.1	18.2	20.2		
23,430	40,101	33.4	2.8	3.1	3.6	7.1
37,960	49,728	3.4	4.5	10.1	5.8	8.8
<u>\$ 619,704</u>	<u>\$ 526,216</u>	<u>112.7 %</u>	<u>86.1 %</u>	<u>97.9 %</u>	<u>95.0 %</u>	<u>93.5 %</u>
\$ 32,461	\$ 36,096	<u>(12.7) %</u>	<u>13.9 %</u>	<u>2.1 %</u>	<u>5.0 %</u>	<u>6.5 %</u>
<u>988,660</u>	<u>952,564</u>					
<u>\$ 1,021,121</u>	<u>\$ 988,660</u>					

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES**  
**DEBT SERVICE/CONTRACT TAX FUND (INTERNAL DISTRICT ACTIVITIES)**

	Amounts		
	2022	2021	2020
<b>REVENUES</b>			
Property/Contract Tax Revenues	\$ 1,228,972	\$ 1,251,133	\$ 1,273,270
Investment and Miscellaneous Revenues	<u>11,398</u>	<u>27,241</u>	<u>16,217</u>
<b>TOTAL REVENUES</b>	<u>\$ 1,240,370</u>	<u>\$ 1,278,374</u>	<u>\$ 1,289,487</u>
<b>EXPENDITURES</b>			
Tax Collection Expenditures	\$ 51,916	\$ 31,111	\$ 25,331
Debt Service Principal	50,000	45,000	45,000
Debt Service Interest and Fees	70,678	72,103	73,452
Contractual Obligation	<u>969,278</u>	<u>1,059,686</u>	<u>1,158,966</u>
<b>TOTAL EXPENDITURES</b>	<u>\$ 1,141,872</u>	<u>\$ 1,207,900</u>	<u>\$ 1,302,749</u>
<b>NET CHANGE IN FUND BALANCE</b>	\$ 98,498	\$ 70,474	\$ (13,262)
<b>BEGINNING FUND BALANCE</b>	<u>1,254,504</u>	<u>1,184,030</u>	<u>1,197,292</u>
<b>ENDING FUND BALANCE</b>	<u><u>\$ 1,353,002</u></u>	<u><u>\$ 1,254,504</u></u>	<u><u>\$ 1,184,030</u></u>
<b>TOTAL ACTIVE RETAIL WATER CONNECTIONS</b>	<u>46</u>	<u>46</u>	<u>46</u>
<b>TOTAL ACTIVE RETAIL WASTEWATER CONNECTIONS</b>	<u>20</u>	<u>20</u>	<u>20</u>

See accompanying independent auditor's report.

		Percentage of Total Revenues				
2019	2018	2022	2021	2020	2019	2018
\$ 1,483,131	\$ 1,285,055	99.1 %	97.9 %	98.7 %	99.0 %	99.6 %
<u>14,395</u>	<u>4,619</u>	<u>0.9</u>	<u>2.1</u>	<u>1.3</u>	<u>1.0</u>	<u>0.4</u>
\$ 1,497,526	\$ 1,289,674	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>
\$ 24,501	\$ 22,232	4.2 %	2.4 %	2.0 %	1.6 %	1.7 %
40,000		4.0	3.5	3.5	2.7	
74,728	79,931	5.7	5.6	5.7	5.0	6.2
<u>1,143,324</u>	<u>1,003,148</u>	<u>78.1</u>	<u>82.9</u>	<u>89.9</u>	<u>76.3</u>	<u>77.8</u>
\$ 1,282,553	\$ 1,105,311	<u>92.0 %</u>	<u>94.4 %</u>	<u>101.1 %</u>	<u>85.6 %</u>	<u>85.7 %</u>
\$ 214,973	\$ 184,363	<u>8.0 %</u>	<u>5.6 %</u>	<u>(1.1) %</u>	<u>14.4 %</u>	<u>14.3 %</u>
<u>982,319</u>	<u>797,956</u>					
\$ 1,197,292	\$ 982,319					
<u>42</u>	<u>44</u>					
<u>18</u>	<u>20</u>					

See accompanying independent auditor's report.

# HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500

## BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS

### MARCH 31, 2022

District Mailing Address - Harris County Municipal Utility District No. 500  
c/o Allen Boone Humphries Robinson LLP  
3200 Southwest Freeway, Suite 2600  
Houston, TX 77027

District Telephone Number - (713) 860-6400

Board Members	Term of Office (Elected or Appointed)	Fees of Office for the year ended March 31, 2022		Expense Reimbursements for the year ended March 31, 2022		Title
		Internal	Master	Internal	Master	
Jeffrey Ottmann	05/18 - 05/22 (Elected)	\$ 600	\$1,575	\$ -0-	\$ 57	President
Joanne Quintero	05/20 - 05/24 (Elected)	\$1,200	\$1,500	\$ 2	\$ 57	Vice President
Alan Steinberg	12/21 - 05/22 (Appointed)	\$ 225	\$ 375	\$ 44	\$ 44	Assistant Vice President/ Assistant Secretary
Jeff Collins	03/22 - 05/22 (Appointed)	\$ -0-	\$ -0-	\$ -0-	\$ -0-	Secretary
James Spackman	09/20 - 05/24 (Appointed)	\$ 825	\$ 900	\$ 17	\$ 29	Assistant Secretary

Notes: No Director has any business or family relationships (as defined by the Texas Water Code) with major landowners in the District, with the District's developers or with any of the District's consultants. The District's auditor leases office space from an entity affiliated with the District's Developer.

The submission date of the most recent District Registration Form was: July 5, 2022

Subsequent to year end, Directors Ottmann and Collins were elected with new terms ending in 2026.

The limit on Fees of Office that a Director may receive during a fiscal year is \$7,200 as set by Board Resolution on August 27, 2007. Fees of Office are the amounts actually paid to a Director during the District's current fiscal year.

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS**  
**MARCH 31, 2022**

<b>Consultants:</b>	<u>Date Hired</u>	<u>Fees for the year ended March 31, 2022 Internal</u>	<u>Fees for the year ended March 31, 2022 Master</u>	<u>Title</u>
Allen Boone Humphries Robinson LLP	08/27/07	\$ 82,092 \$ -0-	\$ 228,054 \$ 471,688	General Counsel/ Bond Counsel
McCall Gibson Swedlund Barfoot PLLC	02/03/10	\$ 12,000 \$ 2,500	\$ 19,000 \$ 33,200	Audit Related AUP/Bond Related
F. Matuska, Inc.**	10/03/07	\$ 11,568	\$ 15,885	Bookkeeper
Perdue, Brandon, Fielder, Collins & Mott, LLP	03/05/08	\$ 2,413	\$ -0-	Delinquent Tax Attorney
Edminster, Hinshaw, Russ and Associates, Inc.	10/03/07	\$ 7,767	\$ 637,365	Engineer
RBC Capital Markets	10/03/07	\$ 1,250	\$ 379,850	Financial Advisor
Brendan Doran**	10/06/21	\$ -0-	\$ -0-	Investment Officer
Environmental Development Partners	07/02/08	\$ 58,095	\$ 383,725	Operator
BLICO, Inc.	10/03/07	\$ 12,919	\$ 10,500	Tax Assessor/ Collector

\*\* Subsequent to year end, the Bookkeeper and Investment Officer were replaced by Myrtle Cruz, Inc. and Mary Jarmon, respectively.

See accompanying independent auditor's report.



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**

**HARRIS COUNTY, TEXAS**

**ANNUAL FINANCIAL REPORT**

**MARCH 31, 2022**

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





**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**

**HARRIS COUNTY, TEXAS**

**ANNUAL FINANCIAL REPORT**

**MARCH 31, 2022**



## **TABLE OF CONTENTS**

	<u>PAGE</u>
INDEPENDENT AUDITOR’S REPORT	1-3
MANAGEMENT’S DISCUSSION AND ANALYSIS	4-8
BASIC FINANCIAL STATEMENTS	
STATEMENT OF NET POSITION AND GOVERNMENTAL FUNDS BALANCE SHEET	9-10
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO THE STATEMENT OF NET POSITION	11
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES	12-13
RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES TO THE STATEMENT OF ACTIVITIES	14
NOTES TO THE FINANCIAL STATEMENTS	15-28
REQUIRED SUPPLEMENTARY INFORMATION	
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND	30
SUPPLEMENTARY INFORMATION - REQUIRED BY THE WATER DISTRICT FINANCIAL MANAGEMENT GUIDE	
NOTES REQUIRED BY THE WATER DISTRICT FINANCIAL MANAGEMENT GUIDE (Included in the notes to the financial statements)	
SERVICES AND RATES	32-34
GENERAL FUND EXPENDITURES	35
INVESTMENTS	36
TAXES LEVIED AND RECEIVABLE	37-38
LONG-TERM DEBT SERVICE REQUIREMENTS	39-42
CHANGES IN LONG-TERM BOND DEBT	43-44
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES GENERAL FUND AND DEBT SERVICE FUND - FIVE YEARS	45-48
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS	49-50



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## **INDEPENDENT AUDITOR'S REPORT**

Board of Directors  
Harris County Municipal  
Utility District No. 501  
Harris County, Texas

### **Opinions**

We have audited the accompanying financial statements of the governmental activities and each major fund of Harris County Municipal Utility District No. 501 (the "District") as of and for the year ended March 31, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of March 31, 2022, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### **Basis for Opinions**

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

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

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

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



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

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

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

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

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

### **Required Supplementary Information**

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





### **Supplementary Information**

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

A handwritten signature in black ink that reads "McCall Gibson Swedlund Barfoot PLLC". The signature is written in a cursive, flowing style.

McCall Gibson Swedlund Barfoot PLLC  
Certified Public Accountants  
Houston, Texas

July 12, 2022



# **HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

### **FOR THE YEAR ENDED MARCH 31, 2022**

Management's discussion and analysis of the financial performance of Harris County Municipal Utility District No. 501 (the "District") provides an overview of the District's financial activities for the year ended March 31, 2022. Please read it in conjunction with the District's financial statements.

#### **USING THIS ANNUAL REPORT**

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

#### **GOVERNMENT-WIDE FINANCIAL STATEMENTS**

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

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

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

#### **FUND FINANCIAL STATEMENTS**

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED MARCH 31, 2022**

**FUND FINANCIAL STATEMENTS (Continued)**

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

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

**NOTES TO THE FINANCIAL STATEMENTS**

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

**OTHER INFORMATION**

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

**GOVERNMENT-WIDE FINANCIAL ANALYSIS**

Net position may serve over time as a useful indicator of the District's financial position. In the case of the District, assets exceeded liabilities by \$7,514,686 as of March 31, 2022. A portion of the District's net position reflects its net investment in capital assets (water, wastewater and drainage facilities, less any debt used to acquire those assets that is still outstanding). The following is a comparative analysis of government-wide changes in net position:

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE YEAR ENDED MARCH 31, 2022**

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

	Summary of Changes in the Statement of Net Position		
	2022	2021	Change Positive (Negative)
Current and Other Assets	\$ 12,765,953	\$ 11,531,044	\$ 1,234,909
Capital Assets (Net of Accumulated Depreciation)	18,355,031	17,583,730	771,301
Total Assets	\$ 31,120,984	\$ 29,114,774	\$ 2,006,210
Due to Developers	\$ 1,309,024	\$	\$ (1,309,024)
Bonds Payable	21,699,898	22,440,031	740,133
Other Liabilities	597,376	564,248	(33,128)
Total Liabilities	\$ 23,606,298	\$ 23,004,279	\$ (602,019)
Net Position:			
Net Investment in Capital Assets	\$ (3,602,913)	\$ (3,796,259)	\$ 193,346
Restricted	6,937,491	6,118,327	819,164
Unrestricted	4,180,108	3,788,427	391,681
Total Net Position	\$ 7,514,686	\$ 6,110,495	\$ 1,404,191

The following table provides a summary of the District's operations for the years ended March 31, 2022, and March 31, 2021.

	Summary of Changes in the Statement of Activities		
	2022	2021	Change Positive (Negative)
Revenues:			
Property Taxes	\$ 7,105,703	\$ 6,588,976	\$ 516,727
Charges for Services	2,180,078	2,173,386	6,692
Other Revenues	6,622	18,681	(12,059)
Total Revenues	\$ 9,292,403	\$ 8,781,043	\$ 511,360
Expenses for Services	7,888,212	8,330,281	442,069
Change in Net Position	\$ 1,404,191	\$ 450,762	\$ 953,429
Net Position, Beginning of Year	6,110,495	5,659,733	450,762
Net Position, End of Year	\$ 7,514,686	\$ 6,110,495	\$ 1,404,191

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED MARCH 31, 2022**

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

The District's combined fund balances as of March 31, 2022, were \$12,126,377, an increase of \$1,210,854 from the prior year.

The General Fund fund balance increased by \$390,126, primarily due to tax and service revenues exceeding the costs of operating and maintaining the District's facilities.

The Debt Service Fund fund balance increased by \$829,792, primarily due to the structure of the District's outstanding debt and its obligation related to the Master District contract debt.

The Capital Projects Fund fund balance decreased by \$9,064 due to capital outlay costs paid from bond proceeds received in prior years.

**GENERAL FUND BUDGETARY HIGHLIGHTS**

The Board of Directors adopted an unappropriated budget during the fiscal year. Actual revenues were \$213,319 more than budgeted revenues and actual expenditures were \$782 less than budgeted expenditures which resulted in a positive variance of \$214,101. See the budget to actual comparison for more information.

**CAPITAL ASSETS**

Capital assets as of March 31, 2022, total \$18,355,031. See Note 13 for more information regarding the District's acquisition of certain utility infrastructure using escrowed funds, surplus bond funds and surplus maintenance tax revenues which occurred subsequent to year end.

Capital Assets At Year-End			
	2022	2021	Change Positive (Negative)
Capital Assets Subject to Depreciation:			
Water System	\$ 4,301,544	\$ 4,078,168	\$ 223,376
Wastewater System	7,913,923	7,439,980	473,943
Drainage System	9,575,092	9,013,939	561,153
Less Accumulated Depreciation	<u>(3,435,528)</u>	<u>(2,948,357)</u>	<u>(487,171)</u>
Total Net Capital Assets	<u>\$ 18,355,031</u>	<u>\$ 17,583,730</u>	<u>\$ 771,301</u>

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE YEAR ENDED MARCH 31, 2022**

**LONG-TERM DEBT**

At year-end, the District had total bond debt payable of \$22,060,000. The changes in the debt position of the District during the fiscal year ended March 31, 2022, are summarized as follows:

Bond Debt Payable, April 1, 2021	\$ 22,820,000
Less: Bond Principal Paid	<u>760,000</u>
Bond Debt Payable, March 31, 2022	<u>\$ 22,060,000</u>

The District's Series 2014 and Series 2015 Bonds are rated "AA" by Standard & Poor's and "A1" by Moody's based on policies issued by Assured Guaranty Municipal Corp. and the District's Series 2017 Bonds are rated "AA" by Standard & Poor's based on a policy issued by Build America Mutual Assurance Company. The District also had an underlying rating of "A3" by Moody's. These ratings are as of March 31, 2022, and are subject to change.

**CONTACTING THE DISTRICT'S MANAGEMENT**

This financial report is designed to provide a general overview of the District's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Harris County Municipal Utility District No. 501, c/o Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas 77027.



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**STATEMENT OF NET POSITION AND**  
**GOVERNMENTAL FUNDS BALANCE SHEET**  
**MARCH 31, 2022**

	General Fund	Debt Service Fund
<b>ASSETS</b>		
Cash	\$ 259,999	\$ 141,988
Investments	4,338,379	6,806,537
Receivables:		
Property Taxes	4,491	89,565
Penalty and Interest on Delinquent Taxes		
Service Accounts	63,740	
Due from Other Funds	25,061	
Capital Assets (Net of Accumulated Depreciation)		
<b>TOTAL ASSETS</b>	<u>\$ 4,691,670</u>	<u>\$ 7,038,090</u>
<b>LIABILITIES</b>		
Accounts Payable	\$ 207,271	\$
Accrued Interest Payable		
Due to Developers		
Due to Other Funds		25,061
Due to Taxpayers		23,682
Security Deposits	304,291	
Long-Term Liabilities:		
Bonds Payable, Due Within One Year		
Bonds Payable, Due After One Year		
<b>TOTAL LIABILITIES</b>	<u>\$ 511,562</u>	<u>\$ 48,743</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>		
Property Taxes	\$ 4,491	\$ 89,565
<b>FUND BALANCES</b>		
Restricted for Authorized Construction	\$	\$
Restricted for Debt Service		2,628,160
Restricted for Master District Contract Debt		4,271,622
Unassigned	4,175,617	
<b>TOTAL FUND BALANCES</b>	<u>\$ 4,175,617</u>	<u>\$ 6,899,782</u>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>	<u>\$ 4,691,670</u>	<u>\$ 7,038,090</u>
<b>NET POSITION</b>		
Net Investment in Capital Assets		
Restricted for Debt Service		
Unrestricted		
<b>TOTAL NET POSITION</b>		

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

Capital Projects Fund	Total	Adjustments	Statement of Net Position
\$ 301,197	\$ 703,184	\$	\$ 703,184
749,781	11,894,697		11,894,697
	94,056		94,056
		10,276	10,276
	63,740		63,740
	25,061	(25,061)	
		18,355,031	18,355,031
<u>\$ 1,050,978</u>	<u>\$ 12,780,738</u>	<u>\$ 18,340,246</u>	<u>\$ 31,120,984</u>
\$	\$ 207,271	\$	\$ 207,271
		62,132	62,132
		1,309,024	1,309,024
	25,061	(25,061)	
	23,682		23,682
	304,291		304,291
		785,000	785,000
		20,914,898	20,914,898
<u>\$ - 0 -</u>	<u>\$ 560,305</u>	<u>\$ 23,045,993</u>	<u>\$ 23,606,298</u>
<u>\$ - 0 -</u>	<u>\$ 94,056</u>	<u>\$ (94,056)</u>	<u>\$ - 0 -</u>
\$ 1,050,978	\$ 1,050,978	\$ (1,050,978)	\$
	2,628,160	(2,628,160)	
	4,271,622	(4,271,622)	
	4,175,617	(4,175,617)	
<u>\$ 1,050,978</u>	<u>\$ 12,126,377</u>	<u>\$ (12,126,377)</u>	<u>\$ - 0 -</u>
<u>\$ 1,050,978</u>	<u>\$ 12,780,738</u>		
		\$ (3,602,913)	\$ (3,602,913)
		6,937,491	6,937,491
		4,180,108	4,180,108
		<u>\$ 7,514,686</u>	<u>\$ 7,514,686</u>

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET**  
**TO THE STATEMENT OF NET POSITION**  
**MARCH 31, 2022**

Total Fund Balances - Governmental Funds	\$ 12,126,377
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Amounts reported for governmental activities in the Statement of Net Position are different because:

Capital assets are not current financial resources and, therefore, are not reported as assets in governmental funds.	18,355,031
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Deferred inflows of resources related to property tax revenues and penalty and interest receivable on delinquent taxes for the 2021 and prior tax levies became part of recognized revenue in the governmental activities of the District.	104,332
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Certain liabilities are not due and payable in the current period and, therefore, are not reported as liabilities in the funds. These liabilities at year end consist of:

Accrued Interest Payable	\$ (62,132)	
Bonds Payable	(21,699,898)	
Due to Developers	<u>(1,309,024)</u>	<u>(23,071,054)</u>

Total Net Position - Governmental Activities	<u><u>\$ 7,514,686</u></u>
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The accompanying notes to the financial  
statements are an integral part of this report.

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**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS STATEMENT OF**  
**REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**FOR THE YEAR ENDED MARCH 31, 2022**

	<u>General Fund</u>	<u>Debt Service Fund</u>
<b>REVENUES</b>		
Property Taxes	\$ 354,469	\$ 6,763,189
Water Service	624,312	
Wastewater Service	525,537	
Water Authority Fees	798,018	
Penalty and Interest	16,978	24,366
Tap Connection and Inspection Fees	189,560	
Investment and Miscellaneous Revenues	<u>1,645</u>	<u>4,623</u>
<b>TOTAL REVENUES</b>	<u>\$ 2,510,519</u>	<u>\$ 6,792,178</u>
<b>EXPENDITURES/EXPENSES</b>		
Service Operations:		
Professional Fees	\$ 145,049	\$ 2,981
Contracted Services	337,221	78,269
Purchased Water and Wastewater Service	545,049	
Water Authority Assessments	765,639	
Repairs and Maintenance	153,700	
Depreciation		
Other	173,735	5,386
Developer Interest		
Debt Service:		
Bond Principal		760,000
Bond Interest		755,038
Contractual Obligation		<u>4,360,712</u>
<b>TOTAL EXPENDITURES/EXPENSES</b>	<u>\$ 2,120,393</u>	<u>\$ 5,962,386</u>
<b>NET CHANGE IN FUND BALANCES</b>	\$ 390,126	\$ 829,792
<b>CHANGE IN NET POSITION</b>		
<b>FUND BALANCES/NET POSITION -</b>		
<b>APRIL 1, 2021</b>	<u>3,785,491</u>	<u>6,069,990</u>
<b>FUND BALANCES/NET POSITION -</b>		
<b>MARCH 31, 2022</b>	<u>\$ 4,175,617</u>	<u>\$ 6,899,782</u>

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

<u>Capital Projects Fund</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
\$	\$ 7,117,658	\$ (11,955)	\$ 7,105,703
	624,312		624,312
	525,537		525,537
	798,018		798,018
	41,344	1,307	42,651
	189,560		189,560
354	6,622		6,622
<u>\$ 354</u>	<u>\$ 9,303,051</u>	<u>\$ (10,648)</u>	<u>\$ 9,292,403</u>
\$ 8,633	\$ 156,663	\$	\$ 156,663
	415,490		415,490
	545,049		545,049
	765,639		765,639
	153,700		153,700
		487,171	487,171
785	179,906		179,906
		50,552	50,552
	760,000	(760,000)	
	755,038	18,292	773,330
	4,360,712		4,360,712
<u>\$ 9,418</u>	<u>\$ 8,092,197</u>	<u>\$ (203,985)</u>	<u>\$ 7,888,212</u>
\$ (9,064)	\$ 1,210,854	\$ (1,210,854)	\$
		1,404,191	1,404,191
1,060,042	10,915,523	(4,805,028)	6,110,495
<u>\$ 1,050,978</u>	<u>\$ 12,126,377</u>	<u>\$ (4,611,691)</u>	<u>\$ 7,514,686</u>

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501  
RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF  
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
TO THE STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED MARCH 31, 2022**

Net Change in Fund Balances - Governmental Funds	\$	1,210,854
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report tax revenues and penalty and interest revenues on delinquent taxes when collected. However, in the Statement of Activities, revenue is recorded in the accounting period for which the taxes are levied and the penalty and interest are assessed.		(10,648)
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Governmental funds do not account for depreciation. However, in the Statement of Net Position, capital assets are depreciated and depreciation expense is recorded in the Statement of Activities.		(487,171)
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Accrued interest payable on Developer liabilities was recorded in the Statement of Net Position and the related expense was recorded in the Statement of Activities.		(50,552)
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Governmental funds report bond principal payments as expenditures. However, in the Statement of Net Position, bond principal payments are reported as decreases in long-term liabilities.		760,000
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Governmental funds report interest expenditures on long-term debt as expenditures in the year paid. However, in the Statement of Net Position, interest is accrued on the long-term debt through fiscal year-end.		(18,292)
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Change in Net Position - Governmental Activities	\$	<u>1,404,191</u>
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The accompanying notes to the financial  
statements are an integral part of this report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

**NOTE 1. CREATION OF DISTRICT**

Harris County Municipal Utility District No. 501 (the “District”) was created effective August 15, 2007, by an Order of the Texas Commission on Environmental Quality, (the “Commission”). Pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code as amended, the District is empowered to purchase, operate and maintain all facilities, plants and improvements necessary to provide water, sanitary sewer service, drainage, solid waste collection and disposal, including recycling, and to construct parks, recreational facilities and roads for the residents of the District. The District is located within the extraterritorial jurisdiction of the City of Houston, Texas. The Board of Directors held its first meeting on August 24, 2007.

**NOTE 2. SIGNIFICANT ACCOUNTING POLICIES**

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

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

The District and other districts have contracted with Harris County Municipal Utility District No. 500 in its capacity as Master District (the “Master District”) for the financing, operation, and maintenance of regional water, sanitary sewer, drainage, road, and recreational facilities. These facilities are under the oversight of the Master District’s Board of Directors and financial activity of the Master District has been included in the financial statements of the District as a note disclosure (see Note 9). Copies of the financial statements for the Master District may be obtained from Harris County Municipal Utility District No. 500, c/o Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, TX 77027.

Financial Statement Presentation

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



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

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

Financial Statement Presentation (Continued)

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

- Net Investment in Capital Assets – This component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvements of those assets.
- Restricted Net Position – This component of net position consists of external constraints placed on the use of assets imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulation of other governments or constraints imposed by law through constitutional provisions or enabling legislation.
- Unrestricted Net Position – This component of net position consists of assets that do not meet the definition of Restricted or Net Investment in Capital Assets.

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

Government-Wide Financial Statements

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

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

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

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

Fund Financial Statements

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

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

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

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

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

Basis of Accounting

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

Property taxes considered available by the District and included in revenue include taxes collected during the year and taxes collected after year-end, which were considered available to defray the expenditures of the current year. Deferred inflows of resources related to property tax revenues are those taxes which the District does not reasonably expect to be collected soon enough in the subsequent period to finance current expenditures.

Amounts transferred from one fund to another fund are reported as other financing sources or uses. Loans by one fund to another fund and amounts paid by one fund for another fund are reported as interfund receivables and payables in the Governmental Funds Balance Sheet if there is intent to repay the amount and if the debtor fund has the ability to repay the advance on a timely basis. At year end, the Debt Service Fund owed the General Fund \$25,061 for maintenance tax collections.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

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

Capital Assets

Capital assets include property, plant, equipment, and infrastructure assets reported in the government-wide Statement of Net Position. Capital assets are valued at historical cost or estimated historical cost if actual historical cost is not available. Donated assets are valued at their fair market value on the date donated. Repairs and maintenance are recorded as expenditures in the governmental fund incurred and as an expense in the government-wide Statement of Activities. Capital asset additions, improvements and preservation costs that extend the life of an asset are capitalized and depreciated over the estimated useful life of the asset. Engineering fees and certain other costs are capitalized as part of the asset. Assets are capitalized, including infrastructure assets, if they have an original cost greater than \$5,000 and a useful life over two years. Depreciation is calculated on each class of depreciable property using the straight-line method of depreciation. Estimated useful lives are as follows:

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

Budgeting

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

Pensions

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

Measurement Focus

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

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

Measurement Focus (Continued)

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

*Nonspendable:* amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact. The District does not have any nonspendable fund balances.

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

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

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

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

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

Accounting Estimates

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

**NOTE 3. LONG-TERM DEBT**

	Series 2014	Series 2015	Series 2017
Amount Outstanding – March 31, 2022	\$10,985,000	\$6,210,000	\$4,865,000
Interest Rates	2.50%-4.00%	2.25%-4.00%	3.00%-3.75%
Maturity Dates – Serially Beginning/Ending	September 1, 2022/2039	September 1, 2022/2041	September 1, 2022/2041
Interest Payment Dates	September 1/ March 1	September 1/ March 1	September 1/ March 1
Callable Date	September 1, 2022*	September 1, 2023*	September 1, 2025*

\* Or any date thereafter, in whole or in part, at a price equal to the principal amount to be redeemed plus accrued interest from the most recent interest payment date to the date fixed for redemption. Series 2014 term bonds maturing on September 1, 2034, September 1, 2036 and September 1, 2039 are subject to mandatory redemption beginning September 1, 2033, September 1, 2035 and September 1, 2037, respectively. Series 2017 term bonds maturing on September 1, 2033, September 1, 2036, September 1, 2039 and September 1, 2041 are subject to mandatory redemption beginning September 1, 2032, September 1, 2034, September 1, 2037 and September 1, 2040, respectively.

The following is a summary of transactions regarding the changes in bonds payable for the year ended March 31, 2022:

	April 1, 2021	Additions	Retirements	March 31, 2022
Bonds Payable	\$ 22,820,000	\$	\$ 760,000	\$ 22,060,000
Unamortized Discounts	(414,704)		(21,609)	(393,095)
Unamortized Premium	34,735		1,742	32,993
Bonds Payable, Net	<u>\$ 22,440,031</u>	<u>\$ -0-</u>	<u>\$ 740,133</u>	<u>\$ 21,699,898</u>
		Amount Due Within One Year		\$ 785,000
		Amount Due After One Year		<u>20,914,898</u>
		Bonds Payable, Net		<u>\$ 21,699,898</u>

As of March 31, 2022, the District had authorized but unissued bonds in the amount of \$165,545,000 for water, sewer and drainage facilities, \$66,810,000 for roads and \$10,200,000 for recreational facilities. The bonds are payable from the proceeds of an ad valorem tax levied upon all property subject to taxation within the District, without limitation as to rate or amount.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

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

As of March 31, 2022, the debt service requirements on the bonds outstanding were as follows:

<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 785,000	\$ 734,838	\$ 1,519,838
2024	810,000	712,000	1,522,000
2025	835,000	688,156	1,523,156
2026	865,000	664,112	1,529,112
2027	890,000	639,051	1,529,051
2028-2032	4,925,000	2,768,073	7,693,073
2033-2037	5,865,000	1,874,488	7,739,488
2038-2042	7,085,000	685,695	7,770,695
	<u>\$ 22,060,000</u>	<u>\$ 8,766,413</u>	<u>\$ 30,826,413</u>

During the year ended March 31, 2022, the District levied an ad valorem debt service tax rate of \$0.24 per \$100 of assessed valuation, which resulted in a tax levy of \$1,709,669 on the adjusted taxable valuation of \$712,362,038 for the 2021 tax year. The bond resolutions require the District to levy and collect an ad valorem debt service tax sufficient to pay interest and principal on bonds when due and the cost of assessing and collecting taxes. See Note 7 for the maintenance tax levy and Note 8 for the contract tax levy.

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

Unreimbursed Costs

The District has entered into financing agreements with Developers. The agreements call for the Developers to fund costs associated with water, sewer, drainage, park and road facilities until such time as the District can sell bonds to reimburse the Developers. Reimbursement from these costs will come from prior bond proceeds, upon approval of escrow release or surplus funds application by the Texas Commission on Environmental Quality (the "Commission") or from available General Fund surplus.

Due to Developers, April 1, 2021	\$ - 0 -
Add: Current Year Additions	<u>1,309,024</u>
Due to Developers, March 31, 2022	<u>\$ 1,309,024</u>

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

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

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

The bond resolutions state that the District is required to provide to certain information repositories continuing disclosure of annual financial information and operating data with respect to the District. The information is of the general type included in the annual audit report and must be filed within six months after the end of each fiscal year of the District.

**NOTE 5.      DEPOSITS AND INVESTMENTS**

Deposits

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

Texas statutes require that any cash balance in any fund shall, to the extent not insured by the Federal Deposit Insurance Corporation or its successor, be continuously secured by a valid pledge to the District of securities eligible under the laws of Texas to secure the funds of the District, having an aggregate market value, including accrued interest, at all times equal to the uninsured cash balance in the fund to which such securities are pledged. At fiscal year end, the carrying amount of the District's deposits was \$703,184 and the bank balance was \$769,100. The District was not exposed to custodial credit risk at year end.

The carrying values of the deposits are included in the Governmental Funds Balance Sheet and the Statement of Net Position at March 31, 2022, as listed below:

	<u>Cash</u>
GENERAL FUND	\$ 259,999
DEBT SERVICE FUND	141,988
CAPITAL PROJECTS FUND	<u>301,197</u>
TOTAL DEPOSITS	<u><u>\$ 703,184</u></u>

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

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

Investments

Under Texas law, the District is required to invest its funds under written investment policies that primarily emphasize safety of principal and liquidity and that address investment diversification, yield, maturity, and the quality and capability of investment management, and all District funds must be invested in accordance with the following investment objectives: understanding the suitability of the investment to the District's financial requirements, first; preservation and safety of principal, second; liquidity, third; marketability of the investments if the need arises to liquidate the investment before maturity, fourth; diversification of the investment portfolio, fifth; and yield, sixth. The District's investments must be made "with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived." No person may invest District funds without express written authority from the Board of Directors. Texas statutes include specifications for and limitations applicable to the District and its authority to purchase investments as defined in the Public Funds Investment Act. The District has adopted a written investment policy to establish the guidelines by which it may invest. This policy is reviewed annually. The District's investment policy may be more restrictive than the Public Funds Investment Act.

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

As of March 31, 2022, the District had the following investments and maturities:

Fund and Investment Type	Fair Value	Maturities of Less Than 1 Year
<u>GENERAL FUND</u>		
TexPool	\$ 4,338,379	\$ 4,338,379
<u>DEBT SERVICE FUND</u>		
TexPool	6,806,537	6,806,537
<u>CAPITAL PROJECTS FUND</u>		
TexPool	749,781	749,781
<b>TOTAL INVESTMENTS</b>	<b>\$ 11,894,697</b>	<b>\$ 11,894,697</b>



# HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501

## NOTES TO THE FINANCIAL STATEMENTS

### MARCH 31, 2022

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

##### Investments (Continued)

Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. At March 31, 2022, the District's investment in TexPool was rated AAAM by Standard and Poor's.

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

##### Restrictions

All cash and investments of the Debt Service Fund are restricted for the payment of contractual debt, bond debt, and the cost of assessing and collecting taxes. All cash and investments of the Capital Projects Fund are restricted for the purchase of capital assets.

#### NOTE 6. CAPITAL ASSETS

Capital asset activity for the fiscal year ended March 31, 2022, is as follows:

	April 1, 2021	Increases	Decreases	March 31, 2022
<b>Capital Assets Subject to Depreciation</b>				
Water System	\$ 4,078,168	\$ 223,376	\$	\$ 4,301,544
Wastewater System	7,439,980	473,943		7,913,923
Drainage System	9,013,939	561,153		9,575,092
<b>Total Capital Assets Subject to Depreciation</b>	<u>\$ 20,532,087</u>	<u>\$ 1,258,472</u>	<u>\$ - 0 -</u>	<u>\$ 21,790,559</u>
<b>Less Accumulated Depreciation</b>				
Water System	\$ 596,735	\$ 95,909	\$	\$ 692,644
Wastewater System	1,090,416	176,756		1,267,172
Drainage System	1,261,206	214,506		1,475,712
<b>Total Accumulated Depreciation</b>	<u>\$ 2,948,357</u>	<u>\$ 487,171</u>	<u>\$ - 0 -</u>	<u>\$ 3,435,528</u>
<b>Total Depreciable Capital Assets, Net of Accumulated Depreciation</b>	<u>\$ 17,583,730</u>	<u>\$ 771,301</u>	<u>\$ - 0 -</u>	<u>\$ 18,355,031</u>

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

**NOTE 7. MAINTENANCE TAX**

On November 6, 2007, the voters of the District approved the levy and collection of a maintenance tax in an amount not to exceed \$1.50 per \$100 of assessed valuation of taxable property within the District. The maintenance tax is to be used by the General Fund to pay expenditures for operations and maintenance of the District. During the year ended March 31, 2022, the District levied an ad valorem maintenance tax rate of \$0.05 per \$100 of assessed valuation, which resulted in a tax levy of \$356,181 on the adjusted taxable valuation of \$712,362,038 for the 2021 tax year.

On November 4, 2008, the voters of the District approved the levy and collection of a maintenance tax in an amount not to exceed \$0.25 per \$100 of assessed valuation of taxable property within the District for purposes of constructing and maintaining roads within the District.

**NOTE 8. CONTRACT TAX**

The voters in the District have approved the levy and collection of an annual contract tax imposed on all taxable property within the boundaries of the District in an unlimited amount per \$100 of assessed valuation for purposes of making payments to the Master District for the debt service requirements of the Master District's water, sewer, drainage, road, and park contract revenue bonds, and for monthly charges associated with the services from the Master District's water, sewer, drainage, road, and park facilities (see Note 9). During the current fiscal year, the District levied an ad valorem contract tax rate of \$0.71 per \$100 of assessed valuation, which resulted in a tax levy of \$5,057,770 on the adjusted taxable valuation of \$712,362,038 for the 2021 tax year. The District made contractual payments of \$4,360,712 during the current fiscal year.

**NOTE 9. CONTRACT FOR FINANCING, OPERATION AND MAINTENANCE OF REGIONAL FACILITIES**

Harris County Municipal Utility District No. 500 as Master District (the "Master District") executed a 40-year contract with the District for the financing, operation and maintenance of the Master District's regional water, wastewater and drainage facilities as well as park and road facilities. The contract was amended November 3, 2010, October 15, 2013, December 3, 2014, and May 6, 2020. The Master District administers the contract for the Participants which include the District, Harris County Municipal Utility District No. 500 (as Internal District), Harris County Municipal Utility District No. 502, and Harris County Municipal Utility District No. 503 (collectively, the "Participants").

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

**NOTE 9. CONTRACT FOR FINANCING, OPERATION AND MAINTENANCE OF REGIONAL FACILITIES (Continued)**

Each Participant has contracted with the Master District to provide, receive, and transport its water supply, sanitary waste, and storm waters through the Master District facilities. The Master District has also assumed the responsibility of providing regional parks and major roadways. The Master District owns and operates the Master District facilities, except to the extent roadways and storm sewers are accepted for maintenance by Harris County or other governmental entities.

The Master District finances the Master District facilities through the issuance of Master District contract revenue bonds. The Master District has the authority to issue water, wastewater and drainage bonds not to exceed \$754,660,000, road bonds not to exceed \$350,600,000 and park bonds not to exceed \$64,550,000. Each Participant is responsible for its pro rata share of the debt service requirements on the Master District contract revenue bonds. As of March 31, 2022, the Master District has authorized but unissued water, wastewater and drainage bonds of \$650,095,000, road bonds of \$310,240,000 and park bonds of \$52,870,000.

As of March 31, 2022, the debt service requirements on the contract revenue bonds outstanding were as follows:

<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 4,010,000	\$ 4,582,116	\$ 8,592,116
2024	4,175,000	4,451,830	8,626,830
2025	4,300,000	4,300,932	8,600,932
2026	4,440,000	4,158,143	8,598,143
2027	4,585,000	4,006,460	8,591,460
2028-2032	25,120,000	17,720,978	42,840,978
2033-2037	29,550,000	13,452,773	43,002,773
2038-2042	35,360,000	8,058,856	43,418,856
2043-2047	29,330,000	1,981,131	31,311,131
2048	230,000	6,900	236,900
	<u>\$ 141,100,000</u>	<u>\$ 62,720,119</u>	<u>\$ 203,820,119</u>

The Master District prepares an operating budget annually. The budget is based on annual estimates provided by each Participant to the Master District for waste discharge, water usage and connections. The Master District has established a reserve equivalent to three months of operation and maintenance expenses. As of March 31, 2022, the Master District had enough funds on hand to meet this requirement. Each Participant's monthly bill is determined by multiplying the total number of equivalent single-family residential connections (ESFC) reserved for the Participant on the first day of the previous month by the unit cost per ESFC shown in the budget for each Participant. The rate in effect was \$27 per ESFC during the current fiscal year. The Master District separates the Authority fees from the monthly per connection charges and

# HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501

## NOTES TO THE FINANCIAL STATEMENTS

### MARCH 31, 2022

#### **NOTE 9. CONTRACT FOR FINANCING, OPERATION AND MAINTENANCE OF REGIONAL FACILITIES (Continued)**

bills such Authority fees to each Participant monthly based upon that Participant's actual water usage plus an additional 5% for flushing and other non-metered water usage. As of the fiscal year end the rate charged to each participant for the Authority surface water fees was \$4.31 per 1,000 gallons of water. The Master District also purchased groundwater through its Remington MUD No. 1 interconnect during the current fiscal year. The District recorded expenditures of \$545,049 for purchased water and wastewater services and \$765,639 for Water Authority assessments in the current fiscal year. The following summary audited financial data for the regional facilities is presented for the year ended March 31, 2022:

	Master District Enterprise Fund
Total Assets	\$ 127,298,539
Total Deferred Outflows of Resources	1,345,981
Total Liabilities	<u>(147,433,988)</u>
Total Net Position	<u>\$ (18,789,468)</u>
Total Operating Revenues	\$ 2,763,940
Total Operating Expenses	<u>6,603,157</u>
Operating Income (Loss)	<u>\$ (3,839,217)</u>
Total Nonoperating Revenues (Expenses)	<u>\$ 1,187,070</u>
Change in Net Position	\$ (2,652,147)
Net Position – April 1, 2021	<u>(16,137,321)</u>
Net Position – March 31, 2022	<u>\$ (18,789,468)</u>

#### **NOTE 10. STRATEGIC PARTNERSHIP AGREEMENT**

On December 12, 2008, the City of Houston (the City), the Towne Lake Management District (the "MMD") and the District entered into a Strategic Partnership Agreement (Agreement). The Agreement provides for the annexation into the City of a tract of land in the District for limited purposes for the imposition of the City's Sales and Use Tax. The City shall pay to the MMD an amount equal to 50% of the City's Sales and Use Tax revenues received by the City and generated within the boundaries of the tract. The District agrees to pay to the City an annual fee of \$100 for the provision of municipal services provided in lieu of full purpose annexation. The City agrees to not annex or attempt to annex the District for full purposes unless it simultaneously annexes for full purposes Harris County Municipal Utility District Nos. 500, 501 and 503. The term of this agreement is 30 years from the effective date.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

**NOTE 11. RISK MANAGEMENT**

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

**NOTE 12. WEST HARRIS COUNTY REGIONAL WATER AUTHORITY**

The District is located within the boundaries of the West Harris County Regional Water Authority (the “Authority”). The Authority was created under Article 16, Section 59 of the Texas Constitution by House Bill 1842 (the “Act”), as passed by the 77th Texas Legislature, in 2001. The Act, as amended, empowers the Authority for purposes including the acquisition and provision of surface water and groundwater for residential, commercial, industrial, agricultural, and other uses, the reduction of groundwater withdrawals, the conservation, preservation, protection, recharge, and prevention of waste of groundwater, and of groundwater reservoirs or their subdivisions, and the control of subsidence caused by withdrawal of water from those groundwater reservoirs or their subdivisions. As of January 1, 2022, the fees per 1,000 gallons of surface water and groundwater delivered from the Authority was \$4.10 and \$3.70, respectively. Surface water and groundwater costs are included in the amounts paid to the Master District for purchased water services.

**NOTE 13. ESCROW REQUIREMENTS**

By Order dated January 6, 2017, the Commission directed that a total of \$3,102,280 from the proceeds of the sale of Bonds be placed in escrow to be used for the construction of water, wastewater and drainage facilities plus storm water compliance activities for Towne Lake, Sections 39, 41, 44 and Towne Lake Section 39 replat. The Commission previously approved the following releases from escrow: on October 29, 2018, the release of \$452,922 from escrow; on September 23, 2019, the release of \$1,302,672 from escrow; on February 25, 2020, the release of \$818,219 from escrow; and on February 26, 2021, the release of \$329,610 from escrow.

On April 21, 2022, subsequent to year end, the Commission approved the release of the remaining \$198,857 from escrow plus the use of additional surplus funds and surplus maintenance tax revenues to pay for construction costs associated with water, wastewater, and drainage facilities serving Greenhouse Commercial, Phase 2 and water, wastewater, and drainage facilities serving Towne Lake, Section 60.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**

**REQUIRED SUPPLEMENTARY INFORMATION**

**MARCH 31, 2022**



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**SCHEDULE OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND**  
**FOR THE YEAR ENDED MARCH 31, 2022**

	Original and Final Budget	Actual	Variance Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 153,000	\$ 354,469	\$ 201,469
Water Service	672,000	624,312	(47,688)
Wastewater Service	480,000	525,537	45,537
Water Authority Fees	871,700	798,018	(73,682)
Penalty and Interest	15,500	16,978	1,478
Tap Connection and Inspection Fees	96,000	189,560	93,560
Investment and Miscellaneous Revenues	9,000	1,645	(7,355)
<b>TOTAL REVENUES</b>	<u>\$ 2,297,200</u>	<u>\$ 2,510,519</u>	<u>\$ 213,319</u>
<b>EXPENDITURES</b>			
Service Operations:			
Professional Fees	\$ 159,500	\$ 145,049	\$ 14,451
Contracted Services	329,500	337,221	(7,721)
Purchased Water and Wastewater Service	554,800	545,049	9,751
Water Authority Assessments	831,700	765,639	66,061
Repairs and Maintenance	80,000	153,700	(73,700)
Other	165,675	173,735	(8,060)
<b>TOTAL EXPENDITURES</b>	<u>\$ 2,121,175</u>	<u>\$ 2,120,393</u>	<u>\$ 782</u>
<b>NET CHANGE IN FUND BALANCE</b>	\$ 176,025	\$ 390,126	\$ 214,101
<b>FUND BALANCE - APRIL 1, 2021</b>	<u>3,785,491</u>	<u>3,785,491</u>	
<b>FUND BALANCE - MARCH 31, 2022</b>	<u>\$ 3,961,516</u>	<u>\$ 4,175,617</u>	<u>\$ 214,101</u>

See accompanying independent auditor's report.



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**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**SUPPLEMENTARY INFORMATION REQUIRED BY THE**  
**WATER DISTRICT FINANCIAL MANAGEMENT GUIDE**  
**MARCH 31, 2022**



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**SERVICES AND RATES**  
**FOR THE YEAR ENDED MARCH 31, 2022**

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

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

**2. RETAIL SERVICE PROVIDERS**

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

Based on the rate order approved February 2, 2022.

	<u>Minimum Charge</u>	<u>Minimum Usage</u>	<u>Flat Rate Y/N</u>	<u>Rate per 1,000 Gallons over Minimum Use</u>	<u>Usage Levels</u>
WATER:	\$ 22.00	7,000	N	\$ 2.25	7,001 to 15,000
				\$ 2.50	15,001 to 25,000
				\$ 3.00	25,001 and up
WASTEWATER:	\$30.00 <sup>(1)</sup>		Y		
SURCHARGE:					
Commission					
Regulatory					
Assessments	Included in the rates above				
Water Authority					
Fees	110% of the surface water fee charged by the WHCRWA				

District employs winter averaging for wastewater usage?              X    
Yes      No

Total monthly charges per 10,000 gallons usage: Water: \$28.75 Wastewater: \$30.00 Surcharge: \$45.10

(1) Includes trash pick up

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**SERVICES AND RATES**  
**FOR THE YEAR ENDED MARCH 31, 2022**

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

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

<u>Meter Size</u>	<u>Total Connections</u>	<u>Active Connections</u>	<u>ESFC Factor</u>	<u>Active ESFCs</u>
Unmetered			x 1.0	
≤¾"	<u>1,178</u>	<u>1,177</u>	x 1.0	<u>1,177</u>
1"	<u>296</u>	<u>296</u>	x 2.5	<u>740</u>
1½"	<u>2</u>	<u>2</u>	x 5.0	<u>10</u>
2"	<u>9</u>	<u>9</u>	x 8.0	<u>72</u>
3"	<u>1</u>	<u>1</u>	x 15.0	<u>15</u>
4"			x 25.0	
6"	<u>3</u>	<u>3</u>	x 50.0	<u>150</u>
8"	<u>1</u>	<u>1</u>	x 80.0	<u>80</u>
10"			x 115.0	
Total Water Connections	<u>1,490</u>	<u>1,489</u>		<u>2,244</u>
Total Wastewater Connections	<u>1,456</u>	<u>1,456</u>	x 1.0	<u>1,456</u>

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

Gallons billed to customers: 186,375,000 Water Accountability Ratio: 99%

Gallons Purchased: \* From: West Harris County RWA

\* The District, along with Harris County Municipal Utility District No. 500 (Internal District) and Harris County Municipal Utility District No. 502, receives water from the Harris County Municipal Utility District No. 500 Master District. Harris County Municipal Utility District No. 503 has not yet begun purchasing water from the Master District. The Master District purchases water from the West Harris County Regional Water Authority and, from time to time, Remington Municipal Utility District No. 1 via an emergency interconnect. Gallons purchased is calculated using gallons billed to District customers divided by total gallons billed to all participants times the total gallons purchased by the Master District.

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**SERVICES AND RATES**  
**FOR THE YEAR ENDED MARCH 31, 2022**

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

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

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

**5. LOCATION OF DISTRICT:**

Is the District located entirely within one county?

Yes ☒ No ☐

County in which District is located:

Harris County, Texas

Is the District located within a city?

Entirely ☐ Partly ☐ Not at all ☒

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

Entirely ☒ Partly ☐ Not at all ☐

ETJ in which District is located:

City of Houston, Texas

Are Board Members appointed by an office outside the District?

Yes ☐ No ☒

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**GENERAL FUND EXPENDITURES**  
**FOR THE YEAR ENDED MARCH 31, 2022**

PROFESSIONAL FEES:	
Auditing	\$ 15,500
Engineering	30,217
Legal	94,332
Financial Advisor	<u>5,000</u>
TOTAL PROFESSIONAL FEES	<u>\$ 145,049</u>
PURCHASED SERVICES FOR RESALE:	
Purchased Water and Wastewater Service	\$ 545,049
Water Authority Assessments	<u>765,639</u>
TOTAL PURCHASED SERVICES FOR RESALE	<u>\$ 1,310,688</u>
CONTRACTED SERVICES:	
Bookkeeping	\$ 11,500
Operations and Billing	48,200
Solid Waste Disposal	<u>277,521</u>
TOTAL CONTRACTED SERVICES	<u>\$ 337,221</u>
REPAIRS AND MAINTENANCE	<u>\$ 153,700</u>
ADMINISTRATIVE EXPENDITURES:	
Director Fees, Including Payroll Taxes	\$ 21,476
Insurance	6,860
Office Supplies and Postage	27,707
Website, Travel and Other	<u>15,038</u>
TOTAL ADMINISTRATIVE EXPENDITURES	<u>\$ 71,081</u>
TAP CONNECTIONS	<u>\$ 77,331</u>
OTHER EXPENDITURES:	
Laboratory Fees	\$ 4,861
Permit Fees	1,117
Inspection Fees	14,006
Regulatory Assessment	<u>5,339</u>
TOTAL OTHER EXPENDITURES	<u>\$ 25,323</u>
TOTAL EXPENDITURES	<u><u>\$ 2,120,393</u></u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**INVESTMENTS**  
**MARCH 31, 2022**

<u>Funds</u>	<u>Identification or Certificate Number</u>	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Balance at End of Year</u>	<u>Accrued Interest Receivable at End of Year</u>
<u>GENERAL FUND</u>					
TexPool	XXXX0001	Varies	Daily	\$ 4,338,379	\$ - 0 -
<u>DEBT SERVICE FUND</u>					
TexPool	XXXX0003	Varies	Daily	\$ 2,534,915	\$
TexPool	XXXX0004	Varies	Daily	4,271,622	
TOTAL DEBT SERVICE FUND				\$ 6,806,537	\$ - 0 -
<u>CAPITAL PROJECTS FUND</u>					
TexPool	XXXX0002	Varies	Daily	\$ 749,781	\$ - 0 -
TOTAL - ALL FUNDS				\$ 11,894,697	\$ - 0 -

See accompanying independent auditor's report.



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**TAXES LEVIED AND RECEIVABLE**  
**FOR THE YEAR ENDED MARCH 31, 2022**

	<u>Maintenance Taxes</u>		<u>Contract Taxes</u>		<u>Debt Service Taxes</u>	
TAXES RECEIVABLE -						
APRIL 1, 2021	\$ 2,936		\$ 78,585		\$ 24,490	
Adjustments to Beginning						
Balance	<u>(157)</u>	\$ 2,779	<u>(13,659)</u>	\$ 64,926	<u>(4,101)</u>	\$ 20,389
Original 2021 Tax Levy	\$ 322,052		\$ 4,573,139		\$ 1,545,850	
Adjustment to 2021 Tax Levy	<u>34,129</u>	<u>356,181</u>	<u>484,631</u>	<u>5,057,770</u>	<u>163,819</u>	<u>1,709,669</u>
TOTAL TO BE						
ACCOUNTED FOR		\$ 358,960		\$ 5,122,696		\$ 1,730,058
TAX COLLECTIONS:						
Prior Years	\$ 1,663		\$ 45,249		\$ 14,632	
Current Year	<u>352,806</u>	<u>354,469</u>	<u>5,009,841</u>	<u>5,055,090</u>	<u>1,693,467</u>	<u>1,708,099</u>
TAXES RECEIVABLE -						
MARCH 31, 2022		<u>\$ 4,491</u>		<u>\$ 67,606</u>		<u>\$ 21,959</u>
TAXES RECEIVABLE BY						
YEAR:						
2021	\$ 3,375		\$ 47,929		\$ 16,202	
2020	91		2,862		911	
2019	163		5,244		1,629	
2018	85		5,175		1,406	
2017	17		3,252		825	
2016	<u>760</u>		<u>3,144</u>		<u>986</u>	
TOTAL		<u>\$ 4,491</u>		<u>\$ 67,606</u>		<u>\$ 21,959</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**TAXES LEVIED AND RECEIVABLE**  
**FOR THE YEAR ENDED MARCH 31, 2022**

	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
PROPERTY VALUATIONS:				
Land	\$ 198,074,597	\$ 168,071,971	\$ 154,630,041	\$ 148,654,348
Improvements	629,271,061	553,811,901	518,451,057	472,342,186
Personal Property	4,843,256	3,276,762	4,473,355	2,300,875
Exemptions	<u>(119,826,876)</u>	<u>(100,503,281)</u>	<u>(103,416,416)</u>	<u>(91,629,354)</u>
TOTAL PROPERTY VALUATIONS	<u>\$ 712,362,038</u>	<u>\$ 624,657,353</u>	<u>\$ 574,138,037</u>	<u>\$ 531,668,055</u>
TAX RATES PER \$100 VALUATION:				
Debt Service	\$ 0.24	\$ 0.250	\$ 0.250	\$ 0.250
Contract	0.71	0.785	0.805	0.920
Maintenance	<u>0.05</u>	<u>0.025</u>	<u>0.025</u>	<u>0.015</u>
TOTAL TAX RATES PER \$100 VALUATION	<u>\$ 1.00</u>	<u>\$ 1.060</u>	<u>\$ 1.080</u>	<u>\$ 1.185</u>
ADJUSTED TAX LEVY*	<u>\$ 7,123,620</u>	<u>\$ 6,621,367</u>	<u>\$ 6,200,690</u>	<u>\$ 6,300,268</u>
PERCENTAGE OF TAXES COLLECTED TO TAXES LEVIED**	<u>99.05 %</u>	<u>99.94 %</u>	<u>99.89 %</u>	<u>99.92 %</u>

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

\*\* As of March 31, 2022

On November 6, 2007, District voters approved an operations maintenance tax rate not to exceed \$1.50 per \$100 of assessed valuation.

On November 4, 2008, District voters approved a road maintenance tax rate not to exceed \$0.25 per \$100 of assessed valuation.

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MARCH 31, 2022**

S E R I E S - 2 0 1 4			
Due During Fiscal Years Ending March 31	Principal Due September 1	Interest Due September 1/ March 1	Total
2023	\$ 410,000	\$ 374,382	\$ 784,382
2024	425,000	363,945	788,945
2025	445,000	351,956	796,956
2026	465,000	338,306	803,306
2027	490,000	323,981	813,981
2028	510,000	308,982	818,982
2029	535,000	292,972	827,972
2030	555,000	275,594	830,594
2031	580,000	256,788	836,788
2032	610,000	236,706	846,706
2033	635,000	215,300	850,300
2034	665,000	192,134	857,134
2035	695,000	167,484	862,484
2036	725,000	141,294	866,294
2037	760,000	113,450	873,450
2038	790,000	83,400	873,400
2039	825,000	51,100	876,100
2040	865,000	17,300	882,300
2041			
2042			
	<u>\$ 10,985,000</u>	<u>\$ 4,105,074</u>	<u>\$ 15,090,074</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MARCH 31, 2022**

S E R I E S - 2 0 1 5			
Due During Fiscal Years Ending March 31	Principal Due September 1	Interest Due September 1/ March 1	Total
2023	\$ 190,000	\$ 197,068	\$ 387,068
2024	200,000	190,218	390,218
2025	205,000	183,912	388,912
2026	220,000	178,994	398,994
2027	230,000	173,507	403,507
2028	240,000	167,482	407,482
2029	250,000	160,894	410,894
2030	265,000	153,481	418,481
2031	280,000	145,306	425,306
2032	290,000	136,756	426,756
2033	305,000	127,641	432,641
2034	320,000	117,676	437,676
2035	335,000	107,032	442,032
2036	355,000	95,597	450,597
2037	370,000	83,362	453,362
2038	390,000	70,293	460,293
2039	410,000	56,293	466,293
2040	430,000	41,325	471,325
2041	450,000	25,375	475,375
2042	475,000	8,609	483,609
	<u>\$ 6,210,000</u>	<u>\$ 2,420,821</u>	<u>\$ 8,630,821</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MARCH 31, 2022**

S E R I E S - 2 0 1 7				
Due During Fiscal Years Ending March 31	Principal Due September 1	Interest Due September 1/ March 1	Total	
2023	\$ 185,000	\$ 163,388	\$	348,388
2024	185,000	157,837		342,837
2025	185,000	152,288		337,288
2026	180,000	146,812		326,812
2027	170,000	141,563		311,563
2028	170,000	136,462		306,462
2029	165,000	131,438		296,438
2030	165,000	126,487		291,487
2031	155,000	121,688		276,688
2032	155,000	117,037		272,037
2033	150,000	112,275		262,275
2034	145,000	107,481		252,481
2035	140,000	102,675		242,675
2036	135,000	97,862		232,862
2037	130,000	93,225		223,225
2038	125,000	88,763		213,763
2039	125,000	84,387		209,387
2040	120,000	80,100		200,100
2041	1,020,000	58,875		1,078,875
2042	1,060,000	19,875		1,079,875
	<u>\$ 4,865,000</u>	<u>\$ 2,240,518</u>	<u>\$</u>	<u>7,105,518</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MARCH 31, 2022**

ANNUAL REQUIREMENTS  
FOR ALL SERIES

Due During Fiscal Years Ending March 31	Total Principal Due	Total Interest Due	Total Principal and Interest Due
2023	\$ 785,000	\$ 734,838	\$ 1,519,838
2024	810,000	712,000	1,522,000
2025	835,000	688,156	1,523,156
2026	865,000	664,112	1,529,112
2027	890,000	639,051	1,529,051
2028	920,000	612,926	1,532,926
2029	950,000	585,304	1,535,304
2030	985,000	555,562	1,540,562
2031	1,015,000	523,782	1,538,782
2032	1,055,000	490,499	1,545,499
2033	1,090,000	455,216	1,545,216
2034	1,130,000	417,291	1,547,291
2035	1,170,000	377,191	1,547,191
2036	1,215,000	334,753	1,549,753
2037	1,260,000	290,037	1,550,037
2038	1,305,000	242,456	1,547,456
2039	1,360,000	191,780	1,551,780
2040	1,415,000	138,725	1,553,725
2041	1,470,000	84,250	1,554,250
2042	1,535,000	28,484	1,563,484
	<u>\$ 22,060,000</u>	<u>\$ 8,766,413</u>	<u>\$ 30,826,413</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**CHANGES IN LONG-TERM BOND DEBT**  
**FOR THE YEAR ENDED MARCH 31, 2022**

Description	Original Bonds Issued	Bonds Outstanding April 1, 2021
Harris County Municipal Utility District No. 501 Unlimited Tax Bonds - Series 2014	\$ 13,100,000	\$ 11,375,000
Harris County Municipal Utility District No. 501 Unlimited Tax Bonds - Series 2015	7,025,000	6,390,000
Harris County Municipal Utility District No. 501 Unlimited Tax Bonds - Series 2017	<u>5,640,000</u>	<u>5,055,000</u>
TOTAL	<u>\$ 25,765,000</u>	<u>\$ 22,820,000</u>

Bond Authority:	Water, Sewer, Drainage Facilities	Recreational Facilities	Road Bonds
Amount Authorized by Voters	\$ 191,310,000	\$ 10,200,000	\$ 66,810,000
Amount Issued	<u>25,765,000</u>	<u>                    </u>	<u>                    </u>
Remaining to be Issued	<u>\$ 165,545,000</u>	<u>\$ 10,200,000</u>	<u>\$ 66,810,000</u>

Debt Service Fund cash and investment balances (excluding contract tax cash and investment balances) as of March 31, 2022: \$ 2,676,903

Average annual debt service payment (principal and interest) for remaining term of all debt: \$ 1,541,321

See Note 3 for interest rates, interest payment dates and maturity dates.

See accompanying independent auditor's report.

Current Year Transactions					
	Retirements		Bonds Outstanding March 31, 2022		
Bonds Sold	Principal	Interest		Paying Agent	
\$	\$ 390,000	\$ 383,406	\$ 10,985,000	Amegy Bank, N.A. Houston, TX	
	180,000	202,619	6,210,000	Amegy Bank, N.A. Houston, TX	
	190,000	169,013	4,865,000	The Bank of New York Mellon Trust Company, N.A. Dallas, TX	
\$ - 0 -	\$ 760,000	\$ 755,038	\$ 22,060,000		

See accompanying independent auditor's report.



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES**  
**GENERAL FUND - FIVE YEARS**

	Amounts		
	2022	2021	2020
<b>REVENUES</b>			
Property Taxes	\$ 354,469	\$ 157,353	\$ 142,055
Water Service	624,312	647,955	617,264
Wastewater Service	525,537	485,651	459,123
Water Authority Fees	798,018	803,176	706,886
Penalty and Interest	16,978	14,650	16,599
Tap Connection and Inspection Fees	189,560	189,955	135,620
Investment and Miscellaneous Revenues	<u>1,645</u>	<u>6,647</u>	<u>73,383</u>
<b>TOTAL REVENUES</b>	<u>\$ 2,510,519</u>	<u>\$ 2,305,387</u>	<u>\$ 2,150,930</u>
<b>EXPENDITURES</b>			
Professional Fees	\$ 145,049	\$ 166,391	\$ 158,065
Contracted Services	337,221	308,794	278,919
Purchased Water and Wastewater Services	545,049	536,256	569,160
Water Authority Assessments	765,639	672,167	675,322
Repairs and Maintenance	153,700	547,324	109,510
Other	<u>173,735</u>	<u>198,197</u>	<u>155,986</u>
<b>TOTAL EXPENDITURES</b>	<u>\$ 2,120,393</u>	<u>\$ 2,429,129</u>	<u>\$ 1,946,962</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<u>\$ 390,126</u>	<u>\$ (123,742)</u>	<u>\$ 203,968</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers In (Out)	<u>\$ - 0 -</u>	<u>\$ - 0 -</u>	<u>\$ - 0 -</u>
<b>NET CHANGE IN FUND BALANCE</b>	\$ 390,126	\$ (123,742)	\$ 203,968
<b>BEGINNING FUND BALANCE</b>	<u>3,785,491</u>	<u>3,909,233</u>	<u>3,705,265</u>
<b>ENDING FUND BALANCE</b>	<u><u>\$ 4,175,617</u></u>	<u><u>\$ 3,785,491</u></u>	<u><u>\$ 3,909,233</u></u>

See accompanying independent auditor's report.

		Percentage of Total Revenues				
2019	2018	2022	2021	2020	2019	2018
\$ 79,514	\$ 58,011	14.0 %	6.9 %	6.6 %	4.4 %	3.3 %
545,005	538,683	24.9	28.1	28.7	30.4	31.6
431,170	401,568	20.9	21.1	21.3	24.0	23.5
572,586	532,381	31.8	34.8	32.9	31.9	31.2
15,579	16,826	0.7	0.6	0.8	0.9	1.0
79,150	125,570	7.6	8.2	6.3	4.4	7.4
71,734	34,079	0.1	0.3	3.4	4.0	2.0
<u>\$ 1,794,738</u>	<u>\$ 1,707,118</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>
\$ 189,303	\$ 138,830	5.8 %	7.2 %	7.3 %	10.5 %	8.1 %
245,087	216,631	13.4	13.4	13.0	13.7	12.7
924,100	774,090	21.7	23.3	26.5	51.5	45.3
		30.5	29.2	31.4		
52,189	48,743	6.1	23.7	5.1	2.9	2.9
146,290	162,851	6.9	8.6	7.3	8.2	9.5
<u>\$ 1,556,969</u>	<u>\$ 1,341,145</u>	<u>84.4 %</u>	<u>105.4 %</u>	<u>90.6 %</u>	<u>86.8 %</u>	<u>78.5 %</u>
<u>\$ 237,769</u>	<u>\$ 365,973</u>	<u>15.6 %</u>	<u>(5.4) %</u>	<u>9.4 %</u>	<u>13.2 %</u>	<u>21.5 %</u>
<u>\$ (100,000)</u>	<u>\$ - 0 -</u>					
\$ 137,769	\$ 365,973					
3,567,496	3,201,523					
<u>\$ 3,705,265</u>	<u>\$ 3,567,496</u>					

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES**  
**DEBT SERVICE FUND - FIVE YEARS**

	Amounts		
	2022	2021	2020
<b>REVENUES</b>			
Property/Contract Taxes	\$ 6,763,189	\$ 6,514,133	\$ 6,073,770
Penalty and Interest	24,366	38,751	55,492
Investment and Miscellaneous Revenues	<u>4,623</u>	<u>9,766</u>	<u>83,808</u>
<b>TOTAL REVENUES</b>	<u>\$ 6,792,178</u>	<u>\$ 6,562,650</u>	<u>\$ 6,213,070</u>
<b>EXPENDITURES</b>			
Other Expenditures	\$ 84,336	\$ 90,706	\$ 91,605
Debt Service Principal	760,000	740,000	715,000
Debt Service Interest and Fees	757,338	775,263	793,462
Contractual Obligation	<u>4,360,712</u>	<u>4,484,357</u>	<u>4,764,675</u>
<b>TOTAL EXPENDITURES</b>	<u>\$ 5,962,386</u>	<u>\$ 6,090,326</u>	<u>\$ 6,364,742</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<u>\$ 829,792</u>	<u>\$ 472,324</u>	<u>\$ (151,672)</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers In (Out)	<u>\$ - 0 -</u>	<u>\$ - 0 -</u>	<u>\$ - 0 -</u>
<b>NET CHANGE IN FUND BALANCE</b>	\$ 829,792	\$ 472,324	\$ (151,672)
<b>BEGINNING FUND BALANCE</b>	<u>6,069,990</u>	<u>5,597,666</u>	<u>5,749,338</u>
<b>ENDING FUND BALANCE</b>	<u>\$ 6,899,782</u>	<u>\$ 6,069,990</u>	<u>\$ 5,597,666</u>
<b>TOTAL ACTIVE RETAIL WATER CONNECTIONS</b>	<u>1,489</u>	<u>1,388</u>	<u>1,299</u>
<b>TOTAL ACTIVE RETAIL WASTEWATER CONNECTIONS</b>	<u>1,456</u>	<u>1,355</u>	<u>1,267</u>

See accompanying independent auditor's report.

		Percentage of Total Revenues				
2019	2018	2022	2021	2020	2019	2018
\$ 6,250,278	\$ 6,180,527	99.5 %	99.3 %	97.8 %	97.7 %	98.5 %
56,710	49,884	0.4	0.6	0.9	0.9	0.8
87,248	41,179	0.1	0.1	1.3	1.4	0.7
\$ 6,394,236	\$ 6,271,590	100.0 %	100.0 %	100.0 %	100.0 %	100.0 %
\$ 92,470	\$ 91,229	1.2 %	1.4 %	1.5 %	1.4 %	1.5 %
695,000	480,000	11.2	11.3	11.5	10.9	7.7
813,412	826,628	11.2	11.8	12.8	12.7	13.2
4,822,860	4,409,066	64.2	68.3	76.7	75.4	70.3
\$ 6,423,742	\$ 5,806,923	87.8 %	92.8 %	102.5 %	100.4 %	92.7 %
\$ (29,506)	\$ 464,667	12.2 %	7.2 %	(2.5) %	(0.4) %	7.3 %
\$ 100,000	\$ - 0 -					
\$ 70,494	\$ 464,667					
5,678,844	5,214,177					
\$ 5,749,338	\$ 5,678,844					
1,205	1,140					
1,176	1,112					

See accompanying independent auditor's report.

District Mailing Address - Harris County Municipal Utility District No. 501  
c/o Allen Boone Humphries Robinson LLP  
3200 Southwest Freeway, Suite 2600  
Houston, TX 77027

Board Members	Term of Office (Elected or Appointed)	Fees of Office for the year ended March 31, 2022	Expense Reimbursements for the year ended March 31, 2022	Title
Wayne Tyson	05/18 - 05/22 (Elected)	\$ 2,850	\$ 1,174	President
Jonathan Cowen	05/18 - 05/22 (Elected)	\$ 4,800	\$ -0-	Vice President
Jared Day	03/22 - 05/24 (Appointed)	\$ -0-	\$ -0-	Assistant Vice President
DeBra Edwards	05/18 - 05/22 (Elected)	\$ 5,550	\$ 1,812	Secretary
John Casey	05/20 - 05/24 (Appointed)	\$ 5,100	\$ -0-	Assistant Secretary

The limit on Fees of Office that a Director may receive during a fiscal year is \$7,200 as set by Board Resolution on August 24, 2007. Fees of Office are the amounts actually paid to a Director during the District's current fiscal year.

- 49 -

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS**  
**MARCH 31, 2022**

<b>Consultants:</b>	<u>Date Hired</u>	<u>Fees for the year ended March 31, 2022</u>	<u>Title</u>
Allen Boone Humphries Robinson LLP	08/24/07	\$ 100,465	General Counsel
McCall Gibson Swedlund Barfoot PLLC	04/01/09	\$ 15,500 \$ 2,500	Audit Related/ AUP Related
F. Matuska, Inc.**	10/03/07	\$ 14,648	Bookkeeper
Perdue, Brandon, Fielder, Collins & Mott, L.L.P.	03/05/08	\$ 2,981	Delinquent Tax Attorney
Edminster, Hinshaw, Russ and Associates, Inc.	10/03/07	\$ 30,217	Engineer
RBC Capital Markets	10/03/07	\$ 5,000	Financial Advisor
Brendan Doran**		\$ -0-	Investment Officer
Environmental Development Partners	07/02/08	\$ 307,846	Operator
BLICO, Inc.	10/03/07	\$ 29,279	Tax Assessor/ Collector

\*\* Subsequent to year end, the Bookkeeper and Investment Officer were replaced by Myrtle Cruz, Inc. and Mary Jarmon, respectively.

See accompanying independent auditor's report.



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**

**HARRIS COUNTY, TEXAS**

**ANNUAL FINANCIAL REPORT**

**MARCH 31, 2022**





**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**

**HARRIS COUNTY, TEXAS**

**ANNUAL FINANCIAL REPORT**

**MARCH 31, 2022**



## **TABLE OF CONTENTS**

	<u>PAGE</u>
INDEPENDENT AUDITOR’S REPORT	1-3
MANAGEMENT’S DISCUSSION AND ANALYSIS	4-8
BASIC FINANCIAL STATEMENTS	
STATEMENT OF NET POSITION AND GOVERNMENTAL FUNDS BALANCE SHEET	9-10
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO THE STATEMENT OF NET POSITION	11
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES	12-13
RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES TO THE STATEMENT OF ACTIVITIES	14
NOTES TO THE FINANCIAL STATEMENTS	15-28
REQUIRED SUPPLEMENTARY INFORMATION	
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND	30
SUPPLEMENTARY INFORMATION – REQUIRED BY THE WATER DISTRICT FINANCIAL MANAGEMENT GUIDE	
NOTES REQUIRED BY THE WATER DISTRICT FINANCIAL MANAGEMENT GUIDE (Included in the notes to the financial statements)	
SERVICES AND RATES	32-34
GENERAL FUND EXPENDITURES	35
INVESTMENTS	36
TAXES LEVIED AND RECEIVABLE	37-38
LONG-TERM DEBT SERVICE REQUIREMENTS	39-44
CHANGES IN LONG-TERM BOND DEBT	45-46
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES GENERAL FUND AND DEBT SERVICE FUND - FIVE YEARS	47-50
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS	51-52



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## **INDEPENDENT AUDITOR'S REPORT**

Board of Directors  
Harris County Municipal  
Utility District No. 502  
Harris County, Texas

### **Opinions**

We have audited the accompanying financial statements of the governmental activities and each major fund of Harris County Municipal Utility District No. 502 (the "District") as of and for the year ended March 31, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of March 31, 2022, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### **Basis for Opinions**

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

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

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

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



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

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

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

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

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

### **Required Supplementary Information**

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





### Supplementary Information

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

A handwritten signature in black ink that reads "McCall Gibson Swedlund Barfoot PLLC". The signature is written in a cursive, flowing style.

McCall Gibson Swedlund Barfoot PLLC  
Certified Public Accountants  
Houston, Texas

July 13, 2022



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE YEAR ENDED MARCH 31, 2022**

Management's discussion and analysis of the financial performance of Harris County Municipal Utility District No. 502 (the "District") provides an overview of the District's financial activities for the year ended March 31, 2022. Please read it in conjunction with the District's financial statements.

**USING THIS ANNUAL REPORT**

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

**GOVERNMENT-WIDE FINANCIAL STATEMENTS**

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

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

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

**FUND FINANCIAL STATEMENTS**

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE YEAR ENDED MARCH 31, 2022**

**FUND FINANCIAL STATEMENTS (Continued)**

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

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

**NOTES TO THE FINANCIAL STATEMENTS**

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

**OTHER INFORMATION**

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

**GOVERNMENT-WIDE FINANCIAL ANALYSIS**

Net position may serve over time as a useful indicator of the District's financial position. In the case of the District, assets exceeded liabilities by \$5,791,444 as of March 31, 2022. A portion of the District's net position reflects its net investment in capital assets (water, wastewater and drainage facilities, less any debt used to acquire those assets that is still outstanding). The following is a comparative analysis of government-wide changes in net position:

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE YEAR ENDED MARCH 31, 2022**

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

	Summary of Changes in the Statement of Net Position		
	2022	2021	Change Positive (Negative)
Current and Other Assets	\$ 15,391,464	\$ 8,522,290	\$ 6,869,174
Capital Assets (Net of Accumulated Depreciation)	19,170,345	15,639,667	3,530,678
Total Assets	\$ 34,561,809	\$ 24,161,957	\$ 10,399,852
Due to Developer	\$ 3,858,454	\$ 633,878	\$ (3,224,576)
Bonds and BAN Payable	24,363,495	20,348,203	(4,015,292)
Other Liabilities	548,416	422,014	(126,402)
Total Liabilities	\$ 28,770,365	\$ 21,404,095	\$ (7,366,270)
Net Position:			
Net Investment in Capital Assets	\$ (4,525,759)	\$ (4,037,737)	\$ (488,022)
Restricted	7,372,569	5,096,405	2,276,164
Unrestricted	2,944,634	1,699,194	1,245,440
Total Net Position	\$ 5,791,444	\$ 2,757,862	\$ 3,033,582

The following table provides a summary of the District's operations for the years ending March 31, 2022, and March 31, 2021.

	Summary of Changes in the Statement of Activities		
	2022	2021	Change Positive (Negative)
Revenues:			
Property Taxes	\$ 7,432,670	\$ 5,935,402	\$ 1,497,268
Charges for Services	2,153,345	1,709,070	444,275
Other Revenues	9,495	9,374	121
Total Revenues	\$ 9,595,510	\$ 7,653,846	\$ 1,941,664
Expenses for Services	6,561,928	5,378,485	(1,183,443)
Change in Net Position	\$ 3,033,582	\$ 2,275,361	\$ 758,221
Net Position, Beginning of Year	2,757,862	482,501	2,275,361
Net Position, End of Year	\$ 5,791,444	\$ 2,757,862	\$ 3,033,582

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE YEAR ENDED MARCH 31, 2022**

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

The District's combined fund balances as of March 31, 2022, totaled \$14,632,260, an increase of \$6,665,701.

The General Fund fund balance increased by \$1,233,100, primarily due to property tax revenues and service revenues exceeding the costs of operating and maintaining the District's facilities.

The Debt Service Fund fund balance increased by \$2,211,433, primarily due to the structure of the District's outstanding bond debt as well as the District's debt obligation to the Master District.

The Capital Projects Fund fund balance increased by \$3,221,168. The District issued its Series 2021 Bonds and used the proceeds to reimburse the developer and retire its Series 2020 Bond Anticipation Note.

**GENERAL FUND BUDGETARY HIGHLIGHTS**

The Board of Directors adopted an unappropriated budget during the current fiscal year. Actual revenues were \$651,581 more than budgeted revenues and actual expenditures were \$91,336 more than budgeted expenditures which resulted in a positive variance of \$560,245. See the budget to actual comparison for more information.

**CAPITAL ASSETS**

Capital assets as of March 31, 2022, total \$19,170,345 (net of accumulated depreciation) and include land as well as the water, wastewater and drainage systems. See Note 11 for assets acquired through the issuance of bonds.

Capital Assets At Year-End			
	2022	2021	Change Positive (Negative)
Capital Assets Not Being Depreciated:			
Land and Land Improvements	\$ 4,235	\$ 4,235	\$
Construction in Progress		111,558	(111,558)
Capital Assets Subject to Depreciation:			
Water System	3,670,420	2,914,699	755,721
Wastewater System	7,741,655	6,169,566	1,572,089
Drainage System	9,430,750	7,672,206	1,758,544
Less Accumulated Depreciation	(1,676,715)	(1,232,597)	(444,118)
Total Net Capital Assets	<u>\$ 19,170,345</u>	<u>\$ 15,639,667</u>	<u>\$ 3,530,678</u>

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502  
MANAGEMENT’S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED MARCH 31, 2022**

**LONG-TERM DEBT**

As of March 31, 2022, the District had bond debt payable of \$24,300,000. The changes in debt position of the District during the year ended March 31, 2022, are summarized as follows:

Bond Debt Payable, April 1, 2021	\$ 18,860,000
Add: Bond Sale - Series 2021	5,900,000
Less: Bond Principal Paid	<u>460,000</u>
Bond Debt Payable, March 31, 2022	<u><u>\$ 24,300,000</u></u>

The District’s Series 2021 bonds carry underlying rating of “Baa2”. The Series 2018, 2019 and 2021 bonds carry “AA” ratings by virtue of bond insurance issued by Build America Mutual Assurance Company. The Series 2020 bonds carry an “AA” rating by virtue of bond insurance issued by Assured Guaranty Municipal. The above ratings are as of March 31, 2022, and are subject to change.

**CONTACTING THE DISTRICT’S MANAGEMENT**

This financial report is designed to provide a general overview of the District’s finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Harris County Municipal Utility District No. 502, c/o Smith, Murdaugh, Little & Bonham, L.L.P., 2727 Allen Parkway, Suite 1100, Houston, Texas 77019.



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**STATEMENT OF NET POSITION AND**  
**GOVERNMENTAL FUNDS BALANCE SHEET**  
**MARCH 31, 2022**

	General Fund	Debt Service Fund
<b>ASSETS</b>		
Cash	\$ 454,844	\$ 105,572
Investments	2,898,824	7,138,724
Receivables:		
Property Taxes	34,748	204,199
Service Accounts	107,443	
Penalty and Interest on Delinquent Taxes		
Due from Other Funds	33,097	
Land		
Capital Assets (Net of Accumulated Depreciation)		
<b>TOTAL ASSETS</b>	<u>\$ 3,528,956</u>	<u>\$ 7,448,495</u>
<b>LIABILITIES</b>		
Accounts Payable	\$ 232,847	\$ 14,670
Accrued Interest Payable		
Due to Developer		
Due to Other Funds		33,097
Security Deposits	244,862	
Long-Term Liabilities:		
Bonds Payable, Due Within One Year		
Bonds Payable, Due After One Year		
<b>TOTAL LIABILITIES</b>	<u>\$ 477,709</u>	<u>\$ 47,767</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>		
Property Taxes	\$ 34,748	\$ 204,199
<b>FUND BALANCES</b>		
Restricted for Authorized Construction	\$	\$
Restricted for Contract Debt Service		4,229,201
Restricted for Debt Service		2,967,328
Unassigned	3,016,499	
<b>TOTAL FUND BALANCES</b>	<u>\$ 3,016,499</u>	<u>\$ 7,196,529</u>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>	<u>\$ 3,528,956</u>	<u>\$ 7,448,495</u>
<b>NET POSITION</b>		
Net Investment in Capital Assets		
Restricted for Debt Service		
Unrestricted		
<b>TOTAL NET POSITION</b>		

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

Capital Projects Fund	Total	Adjustments	Statement of Net Position
\$ 1,850,465	\$ 2,410,881	\$	\$ 2,410,881
2,568,767	12,606,315		12,606,315
	238,947		238,947
	107,443		107,443
		27,878	27,878
	33,097	(33,097)	
		4,235	4,235
		19,166,110	19,166,110
<u>\$ 4,419,232</u>	<u>\$ 15,396,683</u>	<u>\$ 19,165,126</u>	<u>\$ 34,561,809</u>
\$	\$ 247,517	\$	\$ 247,517
		56,037	56,037
		3,858,454	3,858,454
	33,097	(33,097)	
	244,862		244,862
		605,000	605,000
		23,758,495	23,758,495
<u>\$ - 0 -</u>	<u>\$ 525,476</u>	<u>\$ 28,244,889</u>	<u>\$ 28,770,365</u>
<u>\$ - 0 -</u>	<u>\$ 238,947</u>	<u>\$ (238,947)</u>	<u>\$ - 0 -</u>
\$ 4,419,232	\$ 4,419,232	\$ (4,419,232)	\$
	4,229,201	(4,229,201)	
	2,967,328	(2,967,328)	
	3,016,499	(3,016,499)	
<u>\$ 4,419,232</u>	<u>\$ 14,632,260</u>	<u>\$ (14,632,260)</u>	<u>\$ - 0 -</u>
<u>\$ 4,419,232</u>	<u>\$ 15,396,683</u>		
		\$ (4,525,759)	\$ (4,525,759)
		7,372,569	7,372,569
		2,944,634	2,944,634
		<u>\$ 5,791,444</u>	<u>\$ 5,791,444</u>

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET**  
**TO THE STATEMENT OF NET POSITION**  
**MARCH 31, 2022**

Total Fund Balances - Governmental Funds	\$ 14,632,260
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Amounts reported for governmental activities in the Statement of Net Position are different because:

Capital assets are not current financial resources and, therefore, are not reported as assets in governmental funds.	19,170,345
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Deferred inflows of resources related to property tax revenues and penalty and interest receivable on delinquent taxes for the 2021 and prior tax levies became part of recognized revenue in the governmental activities of the District.	266,825
--	---------

Long-term liabilities are not due and payable in the current period and, therefore, are not reported as liabilities in the funds. Long-term liabilities at year end consist of:

Due to Developer	\$ (3,858,454)	
Accrued Interest Payable	(56,037)	
Bonds Payable	<u>(24,363,495)</u>	<u>(28,277,986)</u>

Total Net Position - Governmental Activities	\$ <u>5,791,444</u>
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The accompanying notes to the financial  
statements are an integral part of this report.

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**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS STATEMENT OF**  
**REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**FOR THE YEAR ENDED MARCH 31, 2022**

	General Fund	Debt Service Fund
<b>REVENUES</b>		
Property Taxes	\$ 1,063,302	\$ 6,300,322
Water Service	568,907	
Wastewater Service	440,589	
Water Authority Fees	612,872	
Penalty and Interest	11,557	40,473
Tap Connection and Inspection Fees	469,755	
Investment and Miscellaneous Revenues	999	6,540
<b>TOTAL REVENUES</b>	<b>\$ 3,167,981</b>	<b>\$ 6,347,335</b>
<b>EXPENDITURES/EXPENSES</b>		
Service Operations:		
Professional Fees	\$ 139,494	\$ 8,730
Contracted Services	364,537	73,684
Purchased Water and Wastewater Service	463,401	
Water Authority Assessments	593,736	
Repairs and Maintenance	74,513	
Depreciation		
Other	299,200	6,564
Developer Interest		
Capital Outlay		
Debt Service:		
Debt Issuance Costs		
BAN Payoff		
Bond Principal		460,000
Bond and BAN Interest		661,665
Contractual Obligation		2,925,259
<b>TOTAL EXPENDITURES/EXPENSES</b>	<b>\$ 1,934,881</b>	<b>\$ 4,135,902</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER</b>		
<b>EXPENDITURES/EXPENSES</b>	<b>\$ 1,233,100</b>	<b>\$ 2,211,433</b>
<b>OTHER FINANCING SOURCES (USES)</b>		
Proceeds from Issuance of Bonds	\$ - 0 -	\$ - 0 -
<b>NET CHANGE IN FUND BALANCES</b>	<b>\$ 1,233,100</b>	<b>\$ 2,211,433</b>
<b>CHANGE IN NET POSITION</b>		
<b>FUND BALANCES/NET POSITION -</b>		
<b>APRIL 1, 2021</b>	<b>1,783,399</b>	<b>4,985,096</b>
<b>FUND BALANCES/NET POSITION -</b>		
<b>MARCH 31, 2022</b>	<b>\$ 3,016,499</b>	<b>\$ 7,196,529</b>

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

Capital Projects Fund	Total	Adjustments	Statement of Activities
\$	\$ 7,363,624	\$ 69,046	\$ 7,432,670
	568,907		568,907
	440,589		440,589
	612,872		612,872
	52,030	9,192	61,222
	469,755		469,755
1,956	9,495		9,495
<u>\$ 1,956</u>	<u>\$ 9,517,272</u>	<u>\$ 78,238</u>	<u>\$ 9,595,510</u>
\$	\$ 148,224	\$	\$ 148,224
	438,221		438,221
	463,401		463,401
	593,736		593,736
7,343	81,856		81,856
		444,118	444,118
	305,764		305,764
38,816	38,816		38,816
750,220	750,220	(750,220)	
454,039	454,039		454,039
1,422,000	1,422,000	(1,422,000)	
	460,000	(460,000)	
8,370	670,035	(1,541)	668,494
	2,925,259		2,925,259
<u>\$ 2,680,788</u>	<u>\$ 8,751,571</u>	<u>\$ (2,189,643)</u>	<u>\$ 6,561,928</u>
<u>\$ (2,678,832)</u>	<u>\$ 765,701</u>	<u>\$ 2,267,881</u>	<u>\$ 3,033,582</u>
<u>\$ 5,900,000</u>	<u>\$ 5,900,000</u>	<u>\$ (5,900,000)</u>	<u>\$ - 0 -</u>
\$ 3,221,168	\$ 6,665,701	\$ (6,665,701)	\$
		3,033,582	3,033,582
<u>1,198,064</u>	<u>7,966,559</u>	<u>(5,208,697)</u>	<u>2,757,862</u>
<u>\$ 4,419,232</u>	<u>\$ 14,632,260</u>	<u>\$ (8,840,816)</u>	<u>\$ 5,791,444</u>

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF**  
**REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**TO THE STATEMENT OF ACTIVITIES**  
**FOR THE YEAR ENDED MARCH 31, 2022**

Net Change in Fund Balances - Governmental Funds	\$ 6,665,701
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report tax revenues when collected. However, in the Statement of Activities, revenue is recorded in the accounting period for which the taxes are levied.	69,046
Governmental funds report penalty and interest revenue on property taxes when collected. However, in the Statement of Activities, revenue is recorded when penalties and interest are assessed.	9,192
Governmental funds do not account for depreciation. However, in the Statement of Net Position, capital assets are depreciated and depreciation expense is recorded in the Statement of Activities.	(444,118)
Governmental funds report capital expenditures as expenditures in the period purchased. However, in the Statement of Net Position, capital assets are increased by new purchases and the Statement of Activities is not affected.	750,220
Governmental funds report bond and bond anticipation note principal payments as expenditures. However, in the Statement of Net Position, principal payments reduce liabilities.	1,882,000
Governmental funds report interest expenditures on long-term debt as expenditures in the year paid. However, in the Statement of Net Position, interest is accrued on the long-term debt through fiscal year-end.	1,541
Governmental funds report proceeds from the sale of bonds as other financing sources. The sale of long-term debt increases liabilities in the Statement of Net Position.	(5,900,000)
Change in Net Position - Governmental Activities	<u>\$ 3,033,582</u>

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

**NOTE 1. CREATION OF DISTRICT**

Harris County Municipal Utility District No. 502 (the “District”) was created effective August 16, 2007, by an Order of the Texas Commission on Environmental Quality, (the “Commission”). Pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code, the District is empowered to purchase, operate and maintain all facilities, plants and improvements necessary to provide water, sanitary sewer service, storm sewer drainage, irrigation, solid waste collection and disposal, including recycling, and to construct parks, recreational facilities and roads for the residents of the District. The District is located within the extraterritorial jurisdiction of the City of Houston, Texas. The Board of Directors held its first meeting on August 24, 2007.

**NOTE 2. SIGNIFICANT ACCOUNTING POLICIES**

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

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

The District and other districts have contracted with the Master District for the financing, operation, and maintenance of regional water, sanitary sewer, and storm sewer facilities. These facilities are under the oversight of the Master District’s Board of Directors. Financial activity of the Master District has been included in the financial statements of the District as a note disclosure. Copies of the financial statements for the Master District may be obtained from Harris County Municipal Utility District No. 500 Master District, c/o Allen Boone Humphries Robinson L.L.P., 3200 Southwest Freeway, Suite 2600, Houston, TX 77027.

Financial Statement Presentation

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



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

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

Financial Statement Presentation (Continued)

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

- Net Investment in Capital Assets – This component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvements of those assets.
- Restricted Net Position – This component of net position consists of external constraints placed on the use of net position imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulation of other governments or constraints imposed by law through constitutional provisions or enabling legislation.
- Unrestricted Net Position – This component of net position consists of net position that does not meet the definition of Restricted or Net Investment in Capital Assets.

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

Government-Wide Financial Statements

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

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

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

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

Fund Financial Statements

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

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

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

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

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

Basis of Accounting

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

Property taxes considered available by the District and included in revenue include taxes collected during the year and taxes collected after year-end, which were considered available to defray the expenditures of the current year. Deferred inflows of resources related to property tax revenues are those taxes which the District does not reasonably expect to be collected soon enough in the subsequent period to finance current expenditures.

Amounts transferred from one fund to another fund are reported as other financing sources or uses. Loans by one fund to another fund and amounts paid by one fund for another fund are reported as interfund receivables and payables in the Governmental Funds Balance Sheet if there is intent to repay the amount and if the debtor fund has the ability to repay the advance on a timely basis. As of the fiscal year-end, the Debt Service Fund owed the General Fund \$33,097 for the over transfer of maintenance tax collections.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

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

Capital Assets

Capital assets include property, plant, equipment, and infrastructure assets reported in the government-wide Statement of Net Position. All capital assets are valued at historical cost or estimated historical cost if actual historical cost is not available. Donated assets are valued at their fair market value on the date donated. Repairs and maintenance are recorded as expenditures in the governmental fund incurred and as an expense in the government-wide Statement of Activities. Capital asset additions, improvements and preservation costs that extend the life of an asset are capitalized and depreciated over the estimated useful life of the asset. Engineering fees and certain other costs are capitalized as part of the asset. Assets are capitalized, including infrastructure assets, if they have an original cost greater than \$5,000 and a useful life over two years. Depreciation is calculated on each class of depreciable property using the straight-line method of depreciation. Estimated useful lives are as follows:

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

Budgeting

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

Pensions

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

Measurement Focus

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

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

Measurement Focus (Continued)

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

*Nonspendable:* amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact. The District does not have any nonspendable fund balances.

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

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

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

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

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

Accounting Estimates

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

**NOTE 3. LONG-TERM DEBT**

	<u>Series 2017</u>	<u>Series 2018</u>	<u>Series 2019</u>
Amount Outstanding – March 31, 2022	\$2,220,000	\$5,010,000	\$4,270,000
Interest Rates	2.00%-3.85%	3.00%-4.50%	2.25%-4.25%
Maturity Dates – Serially Beginning/Ending	September 1, 2022/2042	September 1, 2022/2043	September 1, 2022/2044
Interest Payment Dates	September 1/ March 1	September 1/ March 1	September 1/ March 1
Callable Date	September 1, 2025*	September 1, 2023*	September 1, 2024*
	<u>Series 2020</u>	<u>Series 2021</u>	
Amount Outstanding – March 31, 2022	\$6,900,000	\$5,900,000	
Interest Rates	2.00%-4.00%	1.50%-2.25%	
Maturity Dates – Serially Beginning/Ending	September 1, 2022/2045	September 1, 2022/2046	
Interest Payment Dates	September 1/ March 1	September 1/ March 1	
Callable Date	September 1, 2025*	September 1, 2027*	

\* Or any date thereafter, in whole or in part, at a price equal to the principal amount to be redeemed plus accrued interest from the most recent interest payment date to the date fixed for redemption. Series 2017 term bonds maturing on September 1, 2032, September 1, 2034, September 1, 2036, September 1, 2038, and September 1, 2042 are subject to mandatory redemption beginning September 1, 2031, September 1, 2033, September 1, 2035, September 1, 2037 and September 1, 2039, respectively. Series 2018 term bonds maturing on September 1, 2033, September 1, 2038, and September 1, 2043 are subject to mandatory redemption beginning September 1, 2030, September 1, 2034, and September 1, 2039, respectively. Series 2019 term bonds maturing on September 1, 2033 and September 1, 2039 are subject to mandatory redemption beginning September 1, 2032 and September 1, 2038, respectively. Series 2020 term bonds maturing on September 1, 2037, September 1, 2039, September 1, 2041, September 1, 2043 and September 1, 2045 are subject to mandatory redemption beginning September 1, 2036, September 1, 2038, September 1, 2040, September 1, 2042, and September 1, 2044, respectively. Series 2021 term bonds maturing on September 1, 2035, September 1, 2037 and September 1, 2046 are subject to mandatory redemption beginning September 1, 2034, September 1, 2036 and September 1, 2042, respectively.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

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

The following is a summary of transactions regarding the changes in bonds payable for the year ended March 31, 2022:

	April 1, 2021	Additions	Retirements	March 31, 2022
Bonds Payable	\$ 18,860,000	\$ 5,900,000	\$ 460,000	\$ 24,300,000
Unamortized Discounts	(24,122)		(1,135)	(22,987)
Unamortized Premiums	90,325		3,843	86,482
Bonds Payable, Net	<u>\$ 18,926,203</u>	<u>\$ 5,900,000</u>	<u>\$ 462,708</u>	<u>\$ 24,363,495</u>
			Amount Due Within One Year	\$ 605,000
			Amount Due After One Year	<u>23,758,495</u>
			Bonds Payable, Net	<u>\$ 24,363,495</u>

As of March 31, 2022, the debt service requirements on the bonds outstanding were as follows:

Fiscal Year	Principal	Interest	Total
2023	\$ 605,000	\$ 661,724	\$ 1,266,724
2024	645,000	639,501	1,284,501
2025	670,000	615,990	1,285,990
2026	700,000	592,376	1,292,376
2027	735,000	571,161	1,306,161
2028-2032	4,160,000	2,563,351	6,723,351
2033-2037	5,140,000	1,953,449	7,093,449
2038-2042	6,390,000	1,167,535	7,557,535
2043-2047	5,255,000	258,433	5,513,433
	<u>\$ 24,300,000</u>	<u>\$ 9,023,520</u>	<u>\$ 33,323,520</u>

As of March 31, 2022, the District had authorized but unissued bonds in the amount of \$143,905,000 for water, sewer and drainage facilities, \$14,800,000 for recreational facilities and \$73,750,000 for road infrastructure. The bond authorizations also include bonds issued for refunding purposes.

During the year ended March 31, 2022, the District levied an ad valorem debt service tax rate of \$0.28 per \$100 of assessed valuation, which resulted in a tax levy of \$1,493,367 on the adjusted taxable valuation of \$533,345,462 for the 2021 tax year. The bond resolutions require the District to levy and collect an ad valorem debt service tax sufficient to pay interest and principal on bonds when due and the cost of assessing and collecting taxes. See Note 7 for the maintenance tax levy and Note 8 for the contract tax levy.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

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

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

The District has entered into financing agreements with the Developer which call for the Developer to fund operating advances as well as costs associated with the construction of water, sewer, drainage, park and road facilities until such time as the District can sell bonds to reimburse the Developer. Activity for the current fiscal year is as follows:

Due to Developer, April 1, 2021	\$ 633,878
Add: Current Year Additions	3,751,841
Less: Current Year Reimbursements	<u>527,265</u>
Due to Developer, March 31, 2022	<u>\$ 3,858,454</u>

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

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

The bond orders state that the District is required to provide to certain information repositories continuing disclosure of annual financial information and operating data with respect to the District. The information is of the general type included in the annual audit report and must be filed within six months after the end of each fiscal year of the District.

**NOTE 5. DEPOSITS AND INVESTMENTS**

Deposits

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

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

Deposits (Continued)

Texas statutes require that any cash balance in any fund shall, to the extent not insured by the Federal Deposit Insurance Corporation or its successor, be continuously secured by a valid pledge to the District of securities eligible under the laws of Texas to secure the funds of the District, having an aggregate market value, including accrued interest, at all times equal to the uninsured cash balance in the fund to which such securities are pledged. At fiscal year end, the carrying amount of the District's deposits was \$2,410,881 and the bank balance was \$2,410,894. The District was not exposed to custodial credit risk at year end.

The carrying values of the deposits are included in the Governmental Funds Balance Sheet and the Statement of Net Position at March 31, 2022 as listed below:

	<u>Cash</u>
GENERAL FUND	\$ 454,844
DEBT SERVICE FUND	105,572
CAPITAL PROJECTS FUND	<u>1,850,465</u>
TOTAL DEPOSITS	<u><u>\$ 2,410,881</u></u>

Investments

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

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



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

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

Investments (Continued)

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

As of March 31, 2022, the District had the following investments and maturities:

Fund and Investment Type	Fair Value	Maturities of Less Than 1 Year
<u>GENERAL FUND</u>		
TexPool	\$ 2,898,824	\$ 2,898,824
<u>DEBT SERVICE FUND</u>		
TexPool	7,138,724	7,138,724
<u>CAPITAL PROJECTS FUND</u>		
TexPool	<u>2,568,767</u>	<u>2,568,767</u>
TOTAL INVESTMENTS	<u>\$12,606,315</u>	<u>\$12,606,315</u>

Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. At March 31, 2022, the District's investment in TexPool was rated AAAm by Standard and Poor's.

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

Restrictions

All cash and investments of the Debt Service Fund are restricted for the payment of contractual debt, bond debt, and the cost of assessing and collecting taxes. All cash and investments of the Capital Projects Fund are restricted for the purchase of capital assets.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

**NOTE 6. CAPITAL ASSETS**

Capital asset activity for the fiscal year ended March 31, 2022 is as follows:

	April 1, 2021	Increases	Decreases	March 31, 2022
<b>Capital Assets Not Being Depreciated</b>				
Land and Land Improvements	\$ 4,235	\$	\$	\$ 4,235
Construction in Progress	111,558	3,974,796	4,086,354	
<b>Total Capital Assets Not Being Depreciated</b>	<u>\$ 115,793</u>	<u>\$ 3,974,796</u>	<u>\$ 4,086,354</u>	<u>\$ 4,235</u>
<b>Capital Assets Subject to Depreciation</b>				
Water System	\$ 2,914,699	\$ 755,721	\$	\$ 3,670,420
Wastewater System	6,169,566	1,572,089		7,741,655
Drainage System	7,672,206	1,758,544		9,430,750
<b>Total Capital Assets Subject to Depreciation</b>	<u>\$ 16,756,471</u>	<u>\$ 4,086,354</u>	<u>\$ - 0 -</u>	<u>\$ 20,842,825</u>
<b>Less Accumulated Depreciation</b>				
Water System	\$ 222,768	\$ 77,115	\$	\$ 299,883
Wastewater System	473,896	162,536		636,432
Drainage System	535,933	204,467		740,400
<b>Total Accumulated Depreciation</b>	<u>\$ 1,232,597</u>	<u>\$ 444,118</u>	<u>\$ - 0 -</u>	<u>\$ 1,676,715</u>
<b>Total Depreciable Capital Assets, Net of Accumulated Depreciation</b>	<u>\$ 15,523,874</u>	<u>\$ 3,642,236</u>	<u>\$ - 0 -</u>	<u>\$ 19,166,110</u>
<b>Total Capital Assets, Net of Accumulated Depreciation</b>	<u>\$ 15,639,667</u>	<u>\$ 7,617,032</u>	<u>\$ 4,086,354</u>	<u>\$ 19,170,345</u>

**NOTE 7. MAINTENANCE TAX**

On November 6, 2007, the voters of the District approved the levy and collection of a maintenance tax in an amount not to exceed \$1.50 per \$100 of assessed valuation of taxable property within the District. During the year ended March 31, 2022, the District levied an ad valorem maintenance tax rate of \$0.20 per \$100 of assessed valuation, which resulted in a tax levy of \$1,066,691 on the adjusted taxable valuation of \$533,345,462 for the 2021 tax year. On November 4, 2008, the voters of the District approved the levy and collection of a maintenance tax in an amount not to exceed \$0.25 per \$100 of assessed valuation of taxable property within the District for purposes of constructing and maintaining roads within the District.

**NOTE 8. CONTRACT TAX**

The voters in the District have approved the levy and collection of an annual contract tax imposed on all taxable property within the boundaries of the District in an unlimited amount per \$100 of assessed valuation for purposes of making payments to the Master District for the debt service requirements of the Master District's water, sewer, drainage, road, and park contract tax revenue bonds, and for monthly charges associated with the services from the Master District's

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

**NOTE 8. CONTRACT TAX (Continued)**

water, sewer, drainage, road, and park facilities. During the current year, the District levied an ad valorem contract tax rate of \$0.90 per \$100 of assessed valuation, which resulted in a tax levy of \$4,800,109 on the adjusted taxable valuation of \$533,345,462 for the 2021 tax year. The District paid \$2,925,259 to the Master District during the year to satisfy its contract debt obligations.

**NOTE 9. CONTRACT FOR FINANCING, OPERATION AND MAINTENANCE OF REGIONAL FACILITIES**

Harris County Municipal Utility District No. 500 as Master District (the “Master District”) executed a 40-year contract with the District for the financing, operation and maintenance of the Master District’s regional water, wastewater and drainage facilities as well as park and road facilities. The contract was amended November 3, 2010, October 15, 2013, December 3, 2014, May 6, 2020 and entered into by Harris County Municipal Utility District No. 503 on August 3, 2016. The Master District administers the contract for the Participants which include the District, Harris County Municipal Utility District No. 500, Harris County Municipal Utility District No. 501, and Harris County Municipal Utility District No. 503.

The Master District finances the Master District facilities through the issuance of Master District contract revenue bonds. The Master District has the authority to issue water, wastewater and drainage bonds not to exceed \$754,660,000, road bonds not to exceed \$350,600,000 and park bonds not to exceed \$64,550,000. Each Participant is responsible for its pro rata share of the debt service requirements on the Master District contract revenue bonds. As of March 31, 2022, the Master District has authorized but unissued water, wastewater and drainage bonds of \$650,095,000, road bonds of \$310,240,000 and park bonds of \$52,870,000.

As of March 31, 2022, the debt service requirements on the contract bonds outstanding were as follows:

<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 4,010,000	\$ 4,582,116	\$ 8,592,116
2024	4,175,000	4,451,830	8,626,830
2025	4,300,000	4,300,932	8,600,932
2026	4,440,000	4,158,143	8,598,143
2027	4,585,000	4,006,460	8,591,460
2028-2032	25,120,000	17,720,978	42,840,978
2033-2037	29,550,000	13,452,773	43,002,773
2038-2042	35,360,000	8,058,856	43,418,856
2043-2047	29,330,000	1,981,131	31,311,131
2048	230,000	6,900	236,900
	<u>\$ 141,100,000</u>	<u>\$ 62,720,119</u>	<u>\$ 203,820,119</u>

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

**NOTE 9. CONTRACT FOR FINANCING, OPERATION AND MAINTENANCE OF REGIONAL FACILITIES (Continued)**

Each Participant has contracted with the Master District to provide, receive, and transport its water supply, sanitary waste, and storm waters through the Master District facilities. The Master District has also assumed the responsibility of providing parks and major roadways. The Master District owns and operates the Master District facilities, except to the extent roadways and storm sewers are accepted for maintenance by Harris County or other governmental entities.

The Master District prepares an operating budget annually. The budget is based on annual estimates provided by each Participant to the Master District for waste discharge, water usage and connections. The Master District has established a reserve equivalent to three months of operation and maintenance expenses. As of March 31, 2022, the Master District had enough funds on hand to meet this requirement.

Each Participant's monthly bill is determined by multiplying the total number of equivalent single-family residential connections (ESFC) reserved for the Participant on the first day of the previous month by the unit cost per ESFC shown in the budget for each Participant. The rate in effect during the current fiscal year was \$27 per ESFC. The Master District separates the Authority fees from the monthly per connection charges and bills such Authority fees to each Participant monthly based upon that Participant's actual water usage plus an additional 5% for flushing and other non-metered water usage. As of the fiscal year end the rate charged to each participant for the Authority fees is \$4.31 per 1,000 gallons of water.

The following summary audited financial data for the regional facilities is presented for the year ended March 31, 2022:

	<u>Master District Enterprise Fund</u>
Total Assets	\$ 127,298,539
Total Deferred Outflows of Resources	1,345,981
Total Liabilities	<u>(147,433,988)</u>
Total Net Position	<u>\$ (18,789,468)</u>
Total Operating Revenues	\$ 2,763,940
Total Operating Expenses	<u>6,603,157</u>
Operating Income (Loss)	<u>\$ (3,839,217)</u>
Total Non-operating Revenues (Expenses)	<u>\$ 1,187,070</u>
Change in Net Position	\$ (2,652,147)
Net Position – April 1, 2021	<u>(16,137,321)</u>
Net Position – March 31, 2022	<u>\$ (18,789,468)</u>

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

**NOTE 10. RISK MANAGEMENT**

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

**NOTE 11. BOND SALE AND ESCROW REQUIREMENT**

On April 29, 2021, the District issued its \$5,900,000 Series 2021 Unlimited Tax Bonds. Proceeds from the bonds were used to retire the Series 2020 BAN as well as reimburse the Developer for certain capital costs associated with: water, wastewater, and drainage facilities serving Towne Lake Sections 53, 54, 55, 56, 57, 58, 59, 61 and 62; engineering and geotechnical fees; storm water compliance; and issuance costs related to the bonds.

The District was directed to escrow bond proceeds totaling \$1,849,504 pending Commission approval related to the construction of the water, wastewater and drainage facilities serving Towne Lake, Sections 55, 58, 59 and 62.

**NOTE 12. WEST HARRIS COUNTY REGIONAL WATER AUTHORITY**

The District is located within the boundaries of the West Harris County Regional Water Authority (the “Authority”). The Authority was created under Article 16, Section 59 of the Texas Constitution by House Bill 1842 (the “Act”), as passed by the 77th Texas Legislature, in 2001. The Act, as amended, empowers the Authority for purposes including the acquisition and provision of surface water and groundwater for residential, commercial, industrial, agricultural, and other uses, the reduction of groundwater withdrawals, the conservation, preservation, protection, recharge, and prevention of waste of groundwater, and of groundwater reservoirs or their subdivisions, and the control of subsidence caused by withdrawal of water from those groundwater reservoirs or their subdivisions. As of January 1, 2022, the Authority’s fees per 1,000 gallons of water are \$4.10 for surface water and \$3.70 for groundwater.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**

**REQUIRED SUPPLEMENTARY INFORMATION**

**MARCH 31, 2022**



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**SCHEDULE OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND**  
**FOR THE YEAR ENDED MARCH 31, 2022**

	Original and Final Budget	Actual	Variance Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 692,000	\$ 1,063,302	\$ 371,302
Water Service	478,000	568,907	90,907
Wastewater Service	325,000	440,589	115,589
Water Authority Fees	695,000	612,872	(82,128)
Penalty and Interest	12,000	11,557	(443)
Tap Connection and Inspection Fees	312,000	469,755	157,755
Investment and Miscellaneous Revenues	<u>2,400</u>	<u>999</u>	<u>(1,401)</u>
<b>TOTAL REVENUES</b>	<u>\$ 2,516,400</u>	<u>\$ 3,167,981</u>	<u>\$ 651,581</u>
<b>EXPENDITURES</b>			
Service Operations:			
Professional Fees	\$ 134,000	\$ 139,494	\$ (5,494)
Contracted Services	266,200	364,537	(98,337)
Purchased Water and Wastewater Service	480,870	463,401	17,469
Water Authority Assessments	632,700	593,736	38,964
Repairs and Maintenance	80,000	74,513	5,487
Other	<u>249,775</u>	<u>299,200</u>	<u>(49,425)</u>
<b>TOTAL EXPENDITURES</b>	<u>\$ 1,843,545</u>	<u>\$ 1,934,881</u>	<u>\$ (91,336)</u>
<b>NET CHANGE IN FUND BALANCE</b>	\$ 672,855	\$ 1,233,100	\$ 560,245
<b>FUND BALANCE - APRIL 1, 2021</b>	<u>1,783,399</u>	<u>1,783,399</u>	<u></u>
<b>FUND BALANCE - MARCH 31, 2022</b>	<u>\$ 2,456,254</u>	<u>\$ 3,016,499</u>	<u>\$ 560,245</u>

See accompanying independent auditor's report.



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**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**

**SUPPLEMENTARY INFORMATION – REQUIRED BY THE**

**WATER DISTRICT FINANCIAL MANAGEMENT GUIDE**

**MARCH 31, 2022**



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**SERVICES AND RATES**  
**FOR THE YEAR ENDED MARCH 31, 2022**

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

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

**2. RETAIL SERVICE PROVIDERS**

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

Based on the rate order approved and effective December 1, 2021

	Minimum Charge	Minimum Usage	Flat Rate Y/N	Rate per 1,000 Gallons over Minimum Use	Usage Levels
WATER:	\$ 22.00	7,000	N	\$ 2.25 \$ 2.50 \$ 3.00	7,001 to 15,000 15,001 to 25,000 25,001 and up
WASTEWATER:	\$ 30.00		Y		

**SURCHARGE:**

Commission	
Regulatory	
Assessments	Included in the rates above
Surface Water	110% of the surface water fee
Fees	charged by the WHCRWA

District employs winter averaging for wastewater usage?

	<u>        </u>	<u>  X  </u>
	Yes	No

Total monthly charges per 10,000 gallons usage: Water: \$28.75 Wastewater: \$30.00 Surcharge: \$43.50

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**SERVICES AND RATES**  
**FOR THE YEAR ENDED MARCH 31, 2022**

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

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

<b>Meter Size</b>	<b>Total Connections</b>	<b>Active Connections</b>	<b>ESFC Factor</b>	<b>Active ESFCs</b>
Unmetered			x 1.0	
≤¾"	<u>1,239</u>	<u>1,239</u>	x 1.0	<u>1,239</u>
1"	<u>191</u>	<u>191</u>	x 2.5	<u>478</u>
1½"	<u>2</u>	<u>2</u>	x 5.0	<u>10</u>
2"	<u>2</u>	<u>2</u>	x 8.0	<u>16</u>
3"			x 15.0	
4"			x 25.0	
6"	<u>1</u>	<u>1</u>	x 50.0	<u>50</u>
8"			x 80.0	
10"			x 115.0	
Total Water Connections	<u><u>1,435</u></u>	<u><u>1,435</u></u>		<u><u>1,793</u></u>
Total Wastewater Connections	<u><u>1,423</u></u>	<u><u>1,423</u></u>	x 1.0	<u><u>1,423</u></u>

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

Gallons billed to customers: 144,354,000      Water Accountability Ratio: 99%

Gallons purchased: \*      From: West Harris County RWA

- \* The District, along with Harris County Municipal Utility District No. 500 (Internal District) and Harris County Municipal Utility District No. 501, receives water from the Harris County Municipal Utility District No. 500 Master District. Harris County Municipal Utility District No. 503 has not yet begun purchasing water from the Master District. The Master District purchases water from the West Harris County Regional Water Authority and, from time to time, Remington Municipal Utility District No. 1 via an emergency interconnect. Gallons purchased is calculated using gallons billed to District customers divided by total gallons billed to all participants times the total gallons purchased by the Master District.

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**SERVICES AND RATES**  
**FOR THE YEAR ENDED MARCH 31, 2022**

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

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

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

**5. LOCATION OF DISTRICT:**

Is the District located entirely within one county?

Yes ☒ No ☐

County in which District is located:

Harris County, Texas

Is the District located within a city?

Entirely ☐ Partly ☐ Not at all ☒

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

Entirely ☒ Partly ☐ Not at all ☐

ETJ in which District is located:

City of Houston, Texas

Are Board Members appointed by an office outside the District?

Yes ☐ No ☒

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**GENERAL FUND EXPENDITURES**  
**FOR THE YEAR ENDED MARCH 31, 2022**

PROFESSIONAL FEES:	
Auditing	\$ 14,000
Engineering	23,139
Legal	<u>102,355</u>
TOTAL PROFESSIONAL FEES	<u>\$ 139,494</u>
 PURCHASED SERVICES FOR RESALE	
Master District Charges	\$ 463,401
Water Authority Assessments	<u>593,736</u>
TOTAL PURCHASED SERVICES FOR RESALE	<u>\$ 1,057,137</u>
 CONTRACTED SERVICES:	
Bookkeeping	\$ 10,890
Operations and Billing	50,544
Solid Waste Disposal	<u>303,103</u>
TOTAL CONTRACTED SERVICES	<u>\$ 364,537</u>
 REPAIRS AND MAINTENANCE	<u>\$ 74,513</u>
 ADMINISTRATIVE EXPENDITURES:	
Director Fees, Including Payroll Taxes	\$ 7,267
Insurance	6,828
Office Supplies and Postage	33,861
Website and Other	<u>6,664</u>
TOTAL ADMINISTRATIVE EXPENDITURES	<u>\$ 54,620</u>
 TAP CONNECTIONS	<u>\$ 183,306</u>
 OTHER EXPENDITURES:	
Laboratory Fees	\$ 2,611
Inspection Fees	49,305
Regulatory Assessment	4,415
Utilities	<u>4,943</u>
TOTAL OTHER EXPENDITURES	<u>\$ 61,274</u>
 TOTAL EXPENDITURES	<u><u>\$ 1,934,881</u></u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**INVESTMENTS**  
**MARCH 31, 2022**

<u>Funds</u>	<u>Identification or Certificate Number</u>	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Balance at End of Year</u>	<u>Accrued Interest Receivable at End of Year</u>
<u>GENERAL FUND</u>					
TexPool	XXXX0001	Varies	Daily	\$ 2,898,824	\$ - 0 -
<u>DEBT SERVICE FUND</u>					
TexPool	XXXX0003	Varies	Daily	\$ 2,751,655	\$
TexPool	XXXX0004	Varies	Daily	4,229,200	
TexPool	XXXX0005	Varies	Daily	157,869	
TOTAL DEBT SERVICE FUND				\$ 7,138,724	\$ - 0 -
<u>CAPITAL PROJECTS FUND</u>					
TexPool	XXXX0002	Varies	Daily	\$ 2,568,767	\$ - 0 -
TOTAL - ALL FUNDS				\$ 12,606,315	\$ - 0 -

See accompanying independent auditor's report.



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**TAXES LEVIED AND RECEIVABLE**  
**FOR THE YEAR ENDED MARCH 31, 2022**

	<u>Maintenance Taxes</u>		<u>Contract Taxes</u>		<u>Debt Service Taxes</u>	
TAXES RECEIVABLE -						
APRIL 1, 2021	\$ 22,408		\$ 93,217		\$ 54,276	
Adjustments to Beginning						
Balance	<u>8,951</u>	\$ 31,359	<u>39,296</u>	\$ 132,513	<u>24,255</u>	\$ 78,531
Original 2021 Tax Levy	\$ 881,699		\$ 3,967,646		\$ 1,234,379	
Adjustment to 2021 Tax Levy	<u>184,992</u>	<u>1,066,691</u>	<u>832,463</u>	<u>4,800,109</u>	<u>258,988</u>	<u>1,493,367</u>
TOTAL TO BE						
ACCOUNTED FOR		\$ 1,098,050		\$ 4,932,622		\$ 1,571,898
TAX COLLECTIONS:						
Prior Years	\$ 27,658		\$ 118,601		\$ 71,422	
Current Year	<u>1,035,644</u>	<u>1,063,302</u>	<u>4,660,397</u>	<u>4,778,998</u>	<u>1,449,901</u>	<u>1,521,323</u>
TAXES RECEIVABLE -						
MARCH 31, 2022		<u>\$ 34,748</u>		<u>\$ 153,624</u>		<u>\$ 50,575</u>
TAXES RECEIVABLE BY						
YEAR:						
2021		\$ 31,047		\$ 139,712		\$ 43,466
2020		1,561		6,936		4,335
2019		<u>2,140</u>		<u>6,976</u>		<u>2,774</u>
TOTAL		<u>\$ 34,748</u>		<u>\$ 153,624</u>		<u>\$ 50,575</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**TAXES LEVIED AND RECEIVABLE**  
**FOR THE YEAR ENDED MARCH 31, 2022**

	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
PROPERTY VALUATIONS:				
Land	\$ 154,386,144	\$ 120,273,906	\$ 98,255,356	\$ 88,224,131
Improvements	397,132,054	282,095,106	183,562,376	107,276,459
Personal Property	3,063,757	1,880,829	932,976	840,785
Exemptions	<u>(21,236,493)</u>	<u>(11,209,515)</u>	<u>(7,394,821)</u>	<u>(5,339,442)</u>
TOTAL PROPERTY VALUATIONS	<u>\$ 533,345,462</u>	<u>\$ 393,040,326</u>	<u>\$ 275,355,887</u>	<u>\$ 191,001,933</u>
TAX RATES PER \$100 VALUATION:				
Contract	\$ 0.90	\$ 0.80	\$ 0.88	\$ 0.95
Debt Service	0.28	0.50	0.35	0.36
Maintenance	<u>0.20</u>	<u>0.18</u>	<u>0.27</u>	<u>0.19</u>
TOTAL TAX RATES PER \$100 VALUATION	<u>\$ 1.38</u>	<u>\$ 1.48</u>	<u>\$ 1.50</u>	<u>\$ 1.50</u>
ADJUSTED TAX LEVY*	<u>\$ 7,360,167</u>	<u>\$ 5,816,996</u>	<u>\$ 4,130,340</u>	<u>\$ 2,865,031</u>
PERCENTAGE OF TAXES COLLECTED TO TAXES LEVIED	<u>97.09 %</u>	<u>99.78 %</u>	<u>99.71 %</u>	<u>100.00 %</u>

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

Maintenance Tax – Maximum tax rate of \$1.50 per \$100 of assessed valuation approved by voters on November 6, 2007.

Maximum road maintenance tax rate of \$0.25 per \$100 of assessed valuation approved by voters on November 4, 2008.

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MARCH 31, 2022**

S E R I E S - 2 0 1 7			
Due During Fiscal Years Ending March 31	Principal Due September 1	Interest Due September 1/ March 1	Total
2023	\$ 65,000	\$ 75,374	\$ 140,374
2024	65,000	73,863	138,863
2025	70,000	72,172	142,172
2026	70,000	70,300	140,300
2027	75,000	68,250	143,250
2028	80,000	65,962	145,962
2029	85,000	63,445	148,445
2030	90,000	60,688	150,688
2031	90,000	57,762	147,762
2032	95,000	54,662	149,662
2033	100,000	51,348	151,348
2034	105,000	47,810	152,810
2035	110,000	44,047	154,047
2036	115,000	40,053	155,053
2037	125,000	35,732	160,732
2038	130,000	31,078	161,078
2039	135,000	26,175	161,175
2040	145,000	20,886	165,886
2041	150,000	15,208	165,208
2042	155,000	9,336	164,336
2043	165,000	3,176	168,176
2044			
2045			
2046			
2047			
	<u>\$ 2,220,000</u>	<u>\$ 987,327</u>	<u>\$ 3,207,327</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MARCH 31, 2022**

S E R I E S - 2 0 1 8				
Due During Fiscal Years Ending March 31	Principal Due September 1	Interest Due September 1/ March 1	Total	
2023	\$ 135,000	\$ 176,875	\$	311,875
2024	145,000	170,575		315,575
2025	150,000	163,937		313,937
2026	160,000	156,963		316,963
2027	165,000	150,887		315,887
2028	170,000	145,863		315,863
2029	175,000	140,687		315,687
2030	180,000	135,363		315,363
2031	190,000	129,337		319,337
2032	200,000	122,513		322,513
2033	210,000	115,337		325,337
2034	215,000	107,900		322,900
2035	225,000	100,200		325,200
2036	235,000	92,150		327,150
2037	245,000	83,750		328,750
2038	255,000	75,000		330,000
2039	265,000	65,900		330,900
2040	275,000	56,278		331,278
2041	290,000	46,038		336,038
2042	305,000	35,253		340,253
2043	315,000	24,015		339,015
2044	505,000	9,153		514,153
2045				
2046				
2047				
	<u>\$ 5,010,000</u>	<u>\$ 2,303,974</u>	<u>\$</u>	<u>7,313,974</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MARCH 31, 2022**

S E R I E S - 2 0 1 9				
Due During Fiscal Years Ending March 31	Principal Due September 1	Interest Due September 1/ March 1	Total	
2023	\$ 120,000	\$ 134,863	\$	254,863
2024	130,000	129,550		259,550
2025	135,000	123,919		258,919
2026	140,000	118,425		258,425
2027	145,000	113,262		258,262
2028	150,000	109,038		259,038
2029	155,000	105,606		260,606
2030	160,000	101,463		261,463
2031	165,000	96,587		261,587
2032	175,000	91,488		266,488
2033	175,000	86,237		261,237
2034	180,000	80,913		260,913
2035	190,000	75,363		265,363
2036	195,000	69,587		264,587
2037	200,000	63,663		263,663
2038	205,000	57,459		262,459
2039	215,000	50,763		265,763
2040	220,000	43,694		263,694
2041	230,000	36,381		266,381
2042	235,000	28,825		263,825
2043	245,000	21,024		266,024
2044	250,000	12,825		262,825
2045	255,000	4,303		259,303
2046				
2047				
	<u>\$ 4,270,000</u>	<u>\$ 1,755,238</u>	<u>\$</u>	<u>6,025,238</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MARCH 31, 2022**

S E R I E S - 2 0 2 0			
Due During Fiscal Years Ending March 31	Principal Due September 1	Interest Due September 1/ March 1	Total
2023	\$ 155,000	\$ 152,331	\$ 307,331
2024	165,000	145,932	310,932
2025	170,000	139,231	309,231
2026	180,000	132,907	312,907
2027	190,000	128,081	318,081
2028	200,000	124,182	324,182
2029	210,000	120,081	330,081
2030	220,000	115,782	335,782
2031	230,000	111,281	341,281
2032	240,000	106,581	346,581
2033	250,000	101,681	351,681
2034	265,000	96,531	361,531
2035	280,000	91,081	371,081
2036	290,000	85,381	375,381
2037	305,000	79,431	384,431
2038	320,000	73,181	393,181
2039	340,000	66,581	406,581
2040	355,000	59,631	414,631
2041	375,000	52,097	427,097
2042	390,000	43,969	433,969
2043	410,000	35,213	445,213
2044	430,000	25,762	455,762
2045	455,000	15,806	470,806
2046	475,000	5,344	480,344
2047			
	<u>\$ 6,900,000</u>	<u>\$ 2,108,078</u>	<u>\$ 9,008,078</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MARCH 31, 2022**

S E R I E S - 2 0 2 1			
Due During Fiscal Years Ending March 31	Principal Due September 1	Interest Due September 1/ March 1	Total
2023	\$ 130,000	\$ 122,281	\$ 252,281
2024	140,000	119,581	259,581
2025	145,000	116,731	261,731
2026	150,000	113,781	263,781
2027	160,000	110,681	270,681
2028	165,000	107,431	272,431
2029	170,000	104,506	274,506
2030	180,000	101,431	281,431
2031	190,000	97,731	287,731
2032	195,000	93,881	288,881
2033	205,000	89,881	294,881
2034	215,000	85,682	300,682
2035	225,000	81,282	306,282
2036	235,000	76,681	311,681
2037	245,000	71,728	316,728
2038	255,000	66,416	321,416
2039	270,000	60,838	330,838
2040	280,000	54,994	334,994
2041	290,000	48,938	338,938
2042	305,000	42,616	347,616
2043	320,000	35,775	355,775
2044	335,000	28,406	363,406
2045	350,000	20,700	370,700
2046	365,000	12,656	377,656
2047	380,000	4,275	384,275
	<u>\$ 5,900,000</u>	<u>\$ 1,868,903</u>	<u>\$ 7,768,903</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MARCH 31, 2022**

ANNUAL REQUIREMENTS  
FOR ALL SERIES

Due During Fiscal Years Ending March 31	Total Principal Due	Total Interest Due	Total Principal and Interest Due
2023	\$ 605,000	\$ 661,724	\$ 1,266,724
2024	645,000	639,501	1,284,501
2025	670,000	615,990	1,285,990
2026	700,000	592,376	1,292,376
2027	735,000	571,161	1,306,161
2028	765,000	552,476	1,317,476
2029	795,000	534,325	1,329,325
2030	830,000	514,727	1,344,727
2031	865,000	492,698	1,357,698
2032	905,000	469,125	1,374,125
2033	940,000	444,484	1,384,484
2034	980,000	418,836	1,398,836
2035	1,030,000	391,973	1,421,973
2036	1,070,000	363,852	1,433,852
2037	1,120,000	334,304	1,454,304
2038	1,165,000	303,134	1,468,134
2039	1,225,000	270,257	1,495,257
2040	1,275,000	235,483	1,510,483
2041	1,335,000	198,662	1,533,662
2042	1,390,000	159,999	1,549,999
2043	1,455,000	119,203	1,574,203
2044	1,520,000	76,146	1,596,146
2045	1,060,000	40,809	1,100,809
2046	840,000	18,000	858,000
2047	380,000	4,275	384,275
	<u>\$ 24,300,000</u>	<u>\$ 9,023,520</u>	<u>\$ 33,323,520</u>

See accompanying independent auditor's report.



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**CHANGES IN LONG-TERM BOND DEBT**  
**FOR THE YEAR ENDED MARCH 31, 2022**

Description	Original Bonds Issued	Bonds Outstanding April 1, 2021
Harris County Municipal Utility District No. 502 Unlimited Tax Bonds - Series 2017	\$ 2,440,000	\$ 2,280,000
Harris County Municipal Utility District No. 502 Unlimited Tax Bonds - Series 2018	5,400,000	5,145,000
Harris County Municipal Utility District No. 502 Unlimited Tax Bonds - Series 2019	4,500,000	4,390,000
Harris County Municipal Utility District No. 502 Unlimited Tax Bonds - Series 2020	7,045,000	7,045,000
Harris County Municipal Utility District No. 502 Unlimited Tax Bonds - Series 2021	<u>5,900,000</u>	<u>                    </u>
<b>TOTAL</b>	<u><u>\$ 25,285,000</u></u>	<u><u>\$ 18,860,000</u></u>

Bond Authority:	Tax Bonds	Road Bonds	Recreational Facilities Bonds
Amount Authorized by Voters	\$ 169,190,000	\$ 73,750,000	\$ 14,800,000
Amount Issued	<u>25,285,000</u>	<u>                    </u>	<u>                    </u>
Remaining to be Issued	<u><u>\$ 143,905,000</u></u>	<u><u>\$ 73,750,000</u></u>	<u><u>\$ 14,800,000</u></u>

Debt Service Fund cash and investment balances (excluding contract tax cash and investment balances) as of March 31, 2022: \$ 3,015,095

Average annual debt service payment (principal and interest) for remaining term of all debt: \$ 1,332,941

See Note 3 for interest rates, interest payment dates and maturity dates.

See accompanying independent auditor's report.

Current Year Transactions					
Bonds Sold	Retirements		Bonds Outstanding March 31, 2022	Paying Agent	
	Principal	Interest			
\$	\$ 60,000	\$ 76,750	\$ 2,220,000	The Bank of New York Mellon Trust Company, N.A.	
	135,000	182,950	5,010,000	The Bank of New York Mellon Trust Company, N.A.	
	120,000	139,962	4,270,000	The Bank of New York Mellon Trust Company, N.A.	
	145,000	158,332	6,900,000	The Bank of New York Mellon Trust Company, N.A.	
<u>5,900,000</u>		<u>103,671</u>	<u>5,900,000</u>	The Bank of New York Mellon Trust Company, N.A.	
<u>\$ 5,900,000</u>	<u>\$ 460,000</u>	<u>\$ 661,665</u>	<u>\$ 24,300,000</u>		

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES**  
**GENERAL FUND - FIVE YEARS**

	Amounts		
	2022	2021	2020
<b>REVENUES</b>			
Property Taxes	\$ 1,063,302	\$ 733,180	\$ 767,361
Water Service	568,907	458,651	344,487
Wastewater Service	440,589	335,375	245,110
Water Authority Fees	612,872	545,982	379,926
Penalty and Interest	11,557	10,710	9,277
Tap Connection and Inspection Fees	469,755	302,140	304,420
Investment and Miscellaneous Revenues	999	18,521	22,585
<b>TOTAL REVENUES</b>	<u>\$ 3,167,981</u>	<u>\$ 2,404,559</u>	<u>\$ 2,073,166</u>
<b>EXPENDITURES</b>			
Professional Fees	\$ 139,494	\$ 127,967	\$ 135,517
Contracted Services	364,537	251,295	187,977
Purchased Water and Wastewater Services	463,401	412,216	405,450
Water Authority Assessments	593,736	479,581	362,349
Repairs and Maintenance	74,513	66,049	79,972
Other	299,200	249,744	217,634
<b>TOTAL EXPENDITURES</b>	<u>\$ 1,934,881</u>	<u>\$ 1,586,852</u>	<u>\$ 1,388,899</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<u>\$ 1,233,100</u>	<u>\$ 817,707</u>	<u>\$ 684,267</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfer In (Out)	\$	\$	\$
Developer Advances			
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<u>\$ - 0 -</u>	<u>\$ - 0 -</u>	<u>\$ - 0 -</u>
<b>NET CHANGE IN FUND BALANCE</b>	\$ 1,233,100	\$ 817,707	\$ 684,267
<b>BEGINNING FUND BALANCE</b>	<u>1,783,399</u>	<u>965,692</u>	<u>281,425</u>
<b>ENDING FUND BALANCE</b>	<u><u>\$ 3,016,499</u></u>	<u><u>\$ 1,783,399</u></u>	<u><u>\$ 965,692</u></u>

See accompanying independent auditor's report.

		Percentage of Total Revenues				
2019	2018	2022	2021	2020	2019	2018
\$ 364,617	\$ 211,713	33.6 %	30.5 %	37.1 %	28.4 %	23.3 %
217,057	161,666	18.0	19.1	16.6	17.0	17.8
156,899	82,871	13.9	13.9	11.8	12.3	9.1
202,196	150,621	19.3	22.7	18.3	15.8	16.6
7,534	5,742	0.4	0.4	0.4	0.6	0.6
314,660	287,865	14.8	12.6	14.7	24.6	31.6
16,634	9,429		0.8	1.1	1.3	1.0
<u>\$ 1,279,597</u>	<u>\$ 909,907</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>
\$ 122,233	\$ 142,719	4.4 %	5.3 %	6.5 %	9.6 %	15.7 %
132,783	70,065	11.5	10.5	9.1	10.4	7.7
564,000	463,725	14.6	17.1	19.6	44.1	51.0
		18.7	19.9	17.5		
56,929	28,887	2.4	2.7	3.9	4.4	3.2
217,311	186,289	9.4	10.4	10.5	17.0	20.5
<u>\$ 1,093,256</u>	<u>\$ 891,685</u>	<u>61.0 %</u>	<u>65.9 %</u>	<u>67.1 %</u>	<u>85.5 %</u>	<u>98.1 %</u>
<u>\$ 186,341</u>	<u>\$ 18,222</u>	<u>39.0 %</u>	<u>34.1 %</u>	<u>32.9 %</u>	<u>14.5 %</u>	<u>1.9 %</u>
\$ (34,000)	\$ (9,800)					
	85,000					
<u>\$ (34,000)</u>	<u>\$ 75,200</u>					
\$ 152,341	\$ 93,422					
129,084	35,662					
<u>\$ 281,425</u>	<u>\$ 129,084</u>					

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES**  
**DEBT SERVICE FUND - FIVE YEARS**

	Amounts		
	2022	2021	2020
<b>REVENUES</b>			
Property/Contract Taxes	\$ 6,300,322	\$ 5,183,289	\$ 3,601,794
Penalty and Interest	40,473	32,504	30,635
Investment and Miscellaneous Revenues	<u>6,540</u>	<u>5,705</u>	<u>29,328</u>
<b>TOTAL REVENUES</b>	<u>\$ 6,347,335</u>	<u>\$ 5,221,498</u>	<u>\$ 3,661,757</u>
<b>EXPENDITURES</b>			
Tax Collection Expenditures	\$ 85,978	\$ 71,747	\$ 56,954
Debt Service Principal	460,000	295,000	180,000
Debt Service Interest and Fees	664,665	562,951	395,398
Contractual Obligation	<u>2,925,259</u>	<u>2,491,599</u>	<u>1,903,563</u>
<b>TOTAL EXPENDITURES</b>	<u>\$ 4,135,902</u>	<u>\$ 3,421,297</u>	<u>\$ 2,535,915</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<u>\$ 2,211,433</u>	<u>\$ 1,800,201</u>	<u>\$ 1,125,842</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers In (Out)	\$	\$	\$
Proceeds From Issuance of Long-Term Debt	<u></u>	<u></u>	<u>306,514</u>
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<u>\$ - 0 -</u>	<u>\$ - 0 -</u>	<u>\$ 306,514</u>
<b>NET CHANGE IN FUND BALANCE</b>	\$ 2,211,433	\$ 1,800,201	\$ 1,432,356
<b>BEGINNING FUND BALANCE</b>	<u>4,985,096</u>	<u>3,184,895</u>	<u>1,752,539</u>
<b>ENDING FUND BALANCE</b>	<u>\$ 7,196,529</u>	<u>\$ 4,985,096</u>	<u>\$ 3,184,895</u>
<b>TOTAL ACTIVE RETAIL WATER CONNECTIONS</b>	<u>1,435</u>	<u>1,080</u>	<u>857</u>
<b>TOTAL ACTIVE RETAIL WASTEWATER CONNECTIONS</b>	<u>1,423</u>	<u>1,068</u>	<u>845</u>

See accompanying independent auditor's report.

		Percentage of Total Revenues				
2019	2018	2022	2021	2020	2019	2018
\$ 2,426,652	\$ 922,404	99.3 %	99.3 %	98.4 %	99.0 %	98.4 %
15,234	4,452	0.6	0.6	0.8	0.6	0.5
8,889	10,691	0.1	0.1	0.8	0.4	1.1
\$ 2,450,775	\$ 937,547	100.0 %	100.0 %	100.0 %	100.0 %	100.0 %
\$ 32,282	\$ 19,111	1.4 %	1.4 %	1.6 %	1.3 %	2.0 %
50,000		7.2	5.6	4.9	2.0	
314,744		10.5	10.8	10.8	12.8	
1,146,139	591,297	46.1	47.7	52.0	46.8	63.1
\$ 1,543,165	\$ 610,408	65.2 %	65.5 %	69.3 %	62.9 %	65.1 %
\$ 907,610	\$ 327,139	34.8 %	34.5 %	30.7 %	37.1 %	34.9 %
\$ 34,000	\$ 9,800					
	315,335					
\$ 34,000	\$ 325,135					
\$ 941,610	\$ 652,274					
810,929	158,655					
\$ 1,752,539	\$ 810,929					
610	372					
599	367					

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS**  
**MARCH 31, 2022**

District Mailing Address      -   Harris County Municipal Utility District No. 502  
c/o Smith, Murdaugh, Little & Bonham, L.L.P.  
2727 Allen Parkway, Suite 1100  
Houston, TX 77019

District Telephone Number   -   (713) 860-6400

<b>Board Members</b>	<b>Term of Office (Elected or Appointed)</b>	<b>Fees of Office for the year ended March 31, 2022</b>	<b>Expense Reimbursements for the year ended March 31, 2022</b>	<b>Title</b>
Andrew Peebles	05/18 - 05/22 (Elected)	\$     1,650	\$     126	President
Catherine Munding	05/18 - 05/22 (Elected)	\$     1,200	\$     18	Vice President
John Suppatkul	05/20 - 05/24 (Elected)	\$     1,200	\$     59	Secretary
Reginald Smith	12/20 - 05/24 (Appointed)	\$     1,500	\$     76	Director
Brian Thomas	01/19 - 05/22 (Appointed)	\$     1,950	\$    -0-	Director

Notes: No Director has any business or family relationships (as defined by the Texas Water Code) with major landowners in the District, with the District's developers or with any of the District's consultants. The District's auditor leases office space from an entity affiliated with the District's Developer.

The submission date of the most recent District Registration Form: June 15, 2022

The limit on Fees of Office that a Director may receive during a fiscal year is \$7,200 as set by Board Resolution on August 24, 2007. Fees of Office are the amounts actually paid to a Director during the District's current fiscal year.

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS**  
**MARCH 31, 2022**

<b>Consultants:</b>	<u>Date Hired</u>	<u>Fees for the year ended March 31, 2022</u>	<u>Title</u>
Smith, Murdaugh, Little & Bonham, L.L.P.	07/09/12	\$ 102,355 \$ 178,219	General Counsel Bond/BAN Counsel
McCall Gibson Swedlund Barfoot PLLC	03/02/11	\$ 14,000 \$ 12,500	Audit Related Bond/BAN Related
F. Matuska, Inc.	09/28/07	\$ 13,294	Bookkeeper
Perdue, Brandon, Fielder, Collins & Mott, L.L.P.	03/02/11	\$ 8,730	Delinquent Tax Attorney
Edminster, Hinshaw, Russ and Associates, Inc.	09/28/07	\$ 71,367	Engineer
RBC Capital Markets	09/28/07	\$ 73,700	Financial Advisor
Brendan Doran		\$ -0-	Investment Officer
Environmental Development Partners	11/28/11	\$ 456,026	Operator
BLICO, Inc.	09/28/07	\$ 29,005	Tax Assessor/ Collector

See accompanying independent auditor's report.





**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503**

**HARRIS COUNTY, TEXAS**

**ANNUAL FINANCIAL REPORT**

**MARCH 31, 2022**

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



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503**

**HARRIS COUNTY, TEXAS**

**ANNUAL FINANCIAL REPORT**

**MARCH 31, 2022**



## TABLE OF CONTENTS

	<u>PAGE</u>
INDEPENDENT AUDITOR'S REPORT	1-3
MANAGEMENT'S DISCUSSION AND ANALYSIS	4-7
BASIC FINANCIAL STATEMENTS	
STATEMENT OF NET POSITION AND GOVERNMENTAL FUNDS BALANCE SHEET	8-9
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO THE STATEMENT OF NET POSITION	10
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES	11-12
RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES TO THE STATEMENT OF ACTIVITIES	13
NOTES TO THE FINANCIAL STATEMENTS	14-25
REQUIRED SUPPLEMENTARY INFORMATION	
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND	27
SUPPLEMENTARY INFORMATION - REQUIRED BY THE WATER DISTRICT FINANCIAL MANAGEMENT GUIDE	
NOTES REQUIRED BY THE WATER DISTRICT FINANCIAL MANAGEMENT GUIDE (Included in the notes to the financial statements)	
SERVICES AND RATES	29-31
GENERAL FUND EXPENDITURES	32
INVESTMENTS	33
TAXES LEVIED AND RECEIVABLE	34-35
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES GENERAL FUND AND DEBT SERVICE FUND - ONE YEAR	36-37
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS	38-39



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## **INDEPENDENT AUDITOR'S REPORT**

Board of Directors  
Harris County Municipal  
Utility District No. 503  
Harris County, Texas

### **Opinions**

We have audited the accompanying financial statements of the governmental activities and each major fund of Harris County Municipal Utility District No. 503 (the "District") as of and for the year ended March 31, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of March 31, 2022, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### **Basis for Opinions**

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

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

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

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





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

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

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

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

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

### **Required Supplementary Information**

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



### **Supplementary Information**

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

A handwritten signature in black ink that reads "McCall Gibson Swedlund Barfoot PLLC". The signature is written in a cursive, flowing style.

McCall Gibson Swedlund Barfoot PLLC  
Certified Public Accountants  
Houston, Texas

July 15, 2022



# **HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503**

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

### **FOR THE YEAR ENDED MARCH 31, 2022**

Management's discussion and analysis of the financial performance of Harris County Municipal Utility District No. 503 (the "District") provides an overview of the District's financial activities for the year ended March 31, 2022. Please read it in conjunction with the District's financial statements.

#### **USING THIS ANNUAL REPORT**

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

#### **GOVERNMENT-WIDE FINANCIAL STATEMENTS**

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

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

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

#### **FUND FINANCIAL STATEMENTS**

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE YEAR ENDED MARCH 31, 2022**

**FUND FINANCIAL STATEMENTS (Continued)**

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

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

**NOTES TO THE FINANCIAL STATEMENTS**

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

**OTHER INFORMATION**

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

**GOVERNMENT-WIDE FINANCIAL ANALYSIS**

Net position may serve over time as a useful indicator of the District's financial position. In the case of the District, liabilities exceeded assets by \$108,463 as of March 31, 2022. This is the District's first audit. In future years a comparative analysis of government-wide changes in net position will be presented.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE YEAR ENDED MARCH 31, 2022**

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

The following table provides a summary of the Statement of Net Position for the year ended March 31, 2022:

	Summary of the Statement of Net Position
	<u>2022</u>
Current and Other Assets	\$ 252,591
Due to Developer	\$ 350,500
Other Liabilities	<u>10,554</u>
Total Liabilities	<u>\$ 361,054</u>
Net Position:	
Restricted	\$ 160,487
Unrestricted	<u>(268,950)</u>
Total Net Position	<u><u>\$ (108,463)</u></u>

The following table provides a summary of the District's operations for the year ended March 31, 2022, which covers the initial audit period for the District.

	Summary of the Statement of Activities
	<u>2022</u>
Revenues:	
Property Taxes	\$ 179,919
Other Revenues	<u>467</u>
Total Revenues	\$ 180,386
Total Expenses	<u>165,421</u>
Change in Net Position	\$ 14,965
Net Position, Beginning of Year	<u>(123,428)</u>
Net Position, End of Year	<u><u>\$ (108,463)</u></u>



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**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED MARCH 31, 2022**

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

The District's combined fund balances as of March 31, 2022, were \$242,037, an increase of \$64,965 from the prior year.

The General Fund fund balance increased by \$68,942, primarily due to property tax revenues and developer advances exceeding the professional and administrative costs.

The Debt Service Fund fund balance decreased by \$3,977, primarily due to its obligation related to the Master District contract debt exceeding current year property tax revenues.

**GENERAL FUND BUDGETARY HIGHLIGHTS**

The Board of Directors adopted an unappropriated budget during the fiscal year. Actual revenues were \$37,954 more than budgeted revenues, actual expenditures were \$9,272 more than budgeted expenditures and actual developer advances exceeded budgeted advances by \$40,260 which resulted in a positive variance of \$68,942. See the budget to actual comparison for more information.

**CAPITAL ASSETS**

The District did not own any capital assets as of March 31, 2022.

**LONG-TERM DEBT**

The District's long-term debt as of March 31, 2022, consists of amounts owed to the Developer for operating advances totaling \$350,500. The Developer is in the process of funding the construction of utility infrastructure within the District. Operating advances and construction costs will be reimbursed from proceeds of future bond sales.

**CONTACTING THE DISTRICT'S MANAGEMENT**

This financial report is designed to provide a general overview of the District's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Harris County Municipal Utility District No. 503, c/o Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas 77027.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503**  
**STATEMENT OF NET POSITION AND**  
**GOVERNMENTAL FUNDS BALANCE SHEET**  
**MARCH 31, 2022**

	General Fund	Debt Service Fund
<b>ASSETS</b>		
Cash	\$ 99,152	\$ 49,701
Investments		103,738
Due from Other Funds		7,048
<b>TOTAL ASSETS</b>	<u>\$ 99,152</u>	<u>\$ 160,487</u>
<b>LIABILITIES</b>		
Accounts Payable	\$ 10,554	\$
Due to Developer		
Due to Other Funds	7,048	
<b>TOTAL LIABILITIES</b>	<u>\$ 17,602</u>	<u>\$ -0-</u>
<b>FUND BALANCES</b>		
Restricted for Master District Contract Debt	\$	\$ 160,487
Unassigned	81,550	
<b>TOTAL FUND BALANCES</b>	<u>\$ 81,550</u>	<u>\$ 160,487</u>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<u>\$ 99,152</u>	<u>\$ 160,487</u>
<b>NET POSITION</b>		
Restricted for Debt Service		
Unrestricted		
<b>TOTAL NET POSITION</b>		

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

<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
\$ 148,853	\$	\$ 148,853
103,738		103,738
<u>7,048</u>	<u>(7,048)</u>	<u></u>
\$ 259,639	\$ (7,048)	\$ 252,591
<u></u>	<u></u>	<u></u>
\$ 10,554	\$	\$ 10,554
	350,500	350,500
<u>7,048</u>	<u>(7,048)</u>	<u></u>
\$ 17,602	\$ 343,452	\$ 361,054
<u></u>	<u></u>	<u></u>
\$ 160,487	\$ (160,487)	\$
<u>81,550</u>	<u>(81,550)</u>	<u></u>
\$ 242,037	\$ (242,037)	\$ - 0 -
<u></u>	<u></u>	<u></u>
\$ 259,639		
<u></u>		
	\$ 160,487	\$ 160,487
	<u>(268,950)</u>	<u>(268,950)</u>
	\$ (108,463)	\$ (108,463)
	<u></u>	<u></u>

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503**  
**RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET**  
**TO THE STATEMENT OF NET POSITION**  
**MARCH 31, 2022**

Total Fund Balances - Governmental Funds	\$ 242,037
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Amounts reported for governmental activities in the Statement of Net Position are different because:

Certain liabilities are not due and payable in the current period and, therefore, are not reported as liabilities in the funds. These liabilities at year end consist of:

Due to Developer	<u>\$ (350,500)</u>	<u>(350,500)</u>
Total Net Position - Governmental Activities		<u>\$ (108,463)</u>

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

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**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503**  
**STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS STATEMENT OF**  
**REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**FOR THE YEAR ENDED MARCH 31, 2022**

	<u>General Fund</u>	<u>Debt Service Fund</u>
<b>REVENUES</b>		
Property Taxes	\$ 107,952	\$ 71,967
Investment and Miscellaneous Revenues	<u>2</u>	<u>465</u>
<b>TOTAL REVENUES</b>	<u>\$ 107,954</u>	<u>\$ 72,432</u>
<b>EXPENDITURES/EXPENSES</b>		
Service Operations:		
Professional Fees	\$ 66,474	\$
Contracted Services	6,015	11,079
Other	16,523	3,217
Debt Service:		
Contractual Obligation	<u></u>	<u>62,113</u>
<b>TOTAL EXPENDITURES/EXPENSES</b>	<u>\$ 89,012</u>	<u>\$ 76,409</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES/EXPENSES</b>	<u>\$ 18,942</u>	<u>\$ (3,977)</u>
<b>OTHER FINANCING SOURCES (USES)</b>		
Developer Advances	<u>\$ 50,000</u>	<u>\$ -0-</u>
<b>NET CHANGE IN FUND BALANCES</b>	\$ 68,942	\$ (3,977)
<b>CHANGE IN NET POSITION</b>		
<b>FUND BALANCES/NET POSITION - APRIL 1, 2021</b>	<u>12,608</u>	<u>164,464</u>
<b>FUND BALANCES/NET POSITION - MARCH 31, 2022</b>	<u>\$ 81,550</u>	<u>\$ 160,487</u>

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

<u>Total</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
\$ 179,919	\$	\$ 179,919
<u>467</u>	<u></u>	<u>467</u>
\$ 180,386	\$ -0-	\$ 180,386
<u></u>	<u></u>	<u></u>
\$ 66,474	\$	\$ 66,474
17,094		17,094
19,740		19,740
<u>62,113</u>	<u></u>	<u>62,113</u>
\$ 165,421	\$ -0-	\$ 165,421
<u></u>	<u></u>	<u></u>
\$ 14,965	\$ -0-	\$ 14,965
<u></u>	<u></u>	<u></u>
\$ 50,000	\$ (50,000)	\$ -0-
<u></u>	<u></u>	<u></u>
\$ 64,965	\$ (64,965)	\$
	14,965	14,965
<u>177,072</u>	<u>(300,500)</u>	<u>(123,428)</u>
<u>\$ 242,037</u>	<u>\$ (350,500)</u>	<u>\$ (108,463)</u>

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



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503**  
**RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF**  
**REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**TO THE STATEMENT OF ACTIVITIES**  
**FOR THE YEAR ENDED MARCH 31, 2022**

Net Change in Fund Balances - Governmental Funds	\$	64,965
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report developer advances as other financing sources. However, in the Statement of Net Position, developer advances, net any amount paid to the developer, are recorded as a liability.		(50,000)
		(50,000)
Change in Net Position - Governmental Activities	\$	14,965

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

**NOTE 1. CREATION OF DISTRICT**

Harris County Municipal Utility District No. 503 (the “District”) was created effective June 26, 2007, by an Order of the Texas Commission on Environmental Quality, (the “Commission”). Pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code as amended, the District is empowered to purchase, operate and maintain all facilities, plants and improvements necessary to provide water, sanitary sewer service, drainage, solid waste collection and disposal, including recycling, and to construct parks, recreational facilities and roads for the residents of the District. The District is located within the extraterritorial jurisdiction of the City of Houston, Texas. The Board of Directors held its organizational meeting on October 28, 2008.

**NOTE 2. SIGNIFICANT ACCOUNTING POLICIES**

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

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

The District and other districts have contracted with Harris County Municipal Utility District No. 500 in its capacity as Master District (the “Master District”) for the financing, operation, and maintenance of regional water, sanitary sewer, drainage, road, and recreational facilities. These facilities are under the oversight of the Master District’s Board of Directors and financial activity of the Master District has been included in the financial statements of the District as a note disclosure (see Note 7). Copies of the financial statements for the Master District may be obtained from Harris County Municipal Utility District No. 500, c/o Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, TX 77027.

Financial Statement Presentation

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

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

Financial Statement Presentation (Continued)

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

- Net Investment in Capital Assets – This component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvements of those assets.
- Restricted Net Position – This component of net position consists of external constraints placed on the use of assets imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulation of other governments or constraints imposed by law through constitutional provisions or enabling legislation.
- Unrestricted Net Position – This component of net position consists of assets that do not meet the definition of Restricted or Net Investment in Capital Assets.

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

Government-Wide Financial Statements

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

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

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

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

Fund Financial Statements

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

Governmental Funds

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

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

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

Basis of Accounting

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

Property taxes considered available by the District and included in revenue include taxes collected during the year and taxes collected after year-end, which were considered available to defray the expenditures of the current year. Deferred inflows of resources related to property tax revenues are those taxes which the District does not reasonably expect to be collected soon enough in the subsequent period to finance current expenditures.

Amounts transferred from one fund to another fund are reported as other financing sources or uses. Loans by one fund to another fund and amounts paid by one fund for another fund are reported as interfund receivables and payables in the Governmental Funds Balance Sheet if there is intent to repay the amount and if the debtor fund has the ability to repay the advance on a timely basis. At year end, the General Fund owed the Debt Service Fund \$7,048 for maintenance tax collections.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

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

Capital Assets

Future capital asset acquisitions will include property, plant, equipment, and infrastructure assets reported in the government-wide Statement of Net Position. Capital assets are valued at historical cost or estimated historical cost if actual historical cost is not available. Donated assets are valued at their fair market value on the date donated. Repairs and maintenance are recorded as expenditures in the governmental fund incurred and as an expense in the government-wide Statement of Activities. Capital asset additions, improvements and preservation costs that extend the life of an asset are capitalized and depreciated over the estimated useful life of the asset. Engineering fees and certain other costs are capitalized as part of the asset. Assets are capitalized, including infrastructure assets, if they have an original cost greater than \$5,000 and a useful life over two years. Depreciation is calculated on each class of depreciable property using the straight-line method of depreciation. Estimated useful lives are as follows:

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

Budgeting

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

Pensions

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

Measurement Focus

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

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

Measurement Focus (Continued)

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

*Nonspendable:* amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact. The District does not have any nonspendable fund balances.

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

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

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

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

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

Accounting Estimates

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

**NOTE 3. LONG-TERM DEBT**

As of March 31, 2022, the District had authorized but unissued bonds in the amount of \$90,285,000 for water, sewer and drainage facilities, \$56,875,000 for roads and \$28,990,000 for recreational facilities. As bonds are issued, they will be repaid from the proceeds of an ad valorem tax levied upon all property subject to taxation within the District, without limitation as to rate or amount. During the year ended March 31, 2022, the District did not levy an ad valorem debt service tax.

Unreimbursed Costs

The District has entered into financing agreements with the Developer. The agreements call for the Developer to fund operating advances as well as construction costs associated with water, sewer, drainage, park and road facilities. Reimbursement of these costs will come from future bond proceeds or other lawfully available monies. Due to Developer activity for the current fiscal year is as follows:

Due to Developer, April 1, 2021	\$ 300,500
Add: Current Year Additions	<u>50,000</u>
Due to Developer, March 31, 2022	<u><u>\$ 350,500</u></u>

**NOTE 4. DEPOSITS AND INVESTMENTS**

Deposits

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

Texas statutes require that any cash balance in any fund shall, to the extent not insured by the Federal Deposit Insurance Corporation or its successor, be continuously secured by a valid pledge to the District of securities eligible under the laws of Texas to secure the funds of the District, having an aggregate market value, including accrued interest, at all times equal to the uninsured cash balance in the fund to which such securities are pledged. At fiscal year end, the carrying amount of the District's deposits was \$148,853 and the bank balance was \$157,227. The District was not exposed to custodial credit risk at year end.

# HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503

## NOTES TO THE FINANCIAL STATEMENTS

### MARCH 31, 2022

#### NOTE 4. DEPOSITS AND INVESTMENTS (Continued)

##### Deposits (Continued)

The carrying values of the deposits are included in the Governmental Funds Balance Sheet and the Statement of Net Position at March 31, 2022, as listed below:

	<u>Cash</u>
GENERAL FUND	\$ 99,152
DEBT SERVICE FUND	<u>49,701</u>
TOTAL DEPOSITS	<u>\$ 148,853</u>

##### Investments

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

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

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



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

**NOTE 4. DEPOSITS AND INVESTMENTS (Continued)**

Investments (Continued)

As of March 31, 2022, the District had the following investments and maturities:

Fund and Investment Type	Fair Value	Maturities of Less Than 1 Year
<u>DEBT SERVICE FUND</u>		
TexPool	\$ 103,738	\$ 103,738

Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. At March 31, 2022, the District's investment in TexPool was rated AAAM by Standard and Poor's.

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

Restrictions

All cash and investments of the Debt Service Fund are restricted for the payment of contractual debt and the cost of assessing and collecting taxes.

**NOTE 5. MAINTENANCE TAX**

On May 7, 2016, the voters of the District approved the levy and collection of a maintenance tax in an amount not to exceed \$1.50 per \$100 of assessed valuation of taxable property within the District. The maintenance tax is to be used by the General Fund to pay expenditures for operations and maintenance of the District. During the year ended March 31, 2022, the District levied an ad valorem maintenance tax rate of \$0.90 per \$100 of assessed valuation, which resulted in a tax levy of \$107,952 on the adjusted taxable valuation of \$11,994,621 for the 2021 tax year.

On May 7, 2016, the voters of the District approved the levy and collection of a maintenance tax in an amount not to exceed \$0.25 per \$100 of assessed valuation of taxable property within the District for purposes of constructing and maintaining roads within the District.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

**NOTE 5. MAINTENANCE TAX (Continued)**

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

**NOTE 6. CONTRACT TAX**

The voters in the District have approved the levy and collection of an annual contract tax imposed on all taxable property within the boundaries of the District in an unlimited amount per \$100 of assessed valuation for purposes of making payments to the Master District for the debt service requirements of the Master District's water, sewer, drainage, road, and park contract revenue bonds, and for monthly charges associated with the services from the Master District's water, sewer, drainage, road, and park facilities (see Note 7). During the current year, the District levied an ad valorem contract tax rate of \$0.60 per \$100 of assessed valuation, which resulted in a tax levy of \$71,967 on the adjusted taxable valuation of \$11,994,621 for the 2021 tax year. The District made contractual payments of \$62,113 during the current fiscal year.

**NOTE 7. CONTRACT FOR FINANCING, OPERATION AND MAINTENANCE OF REGIONAL FACILITIES**

Harris County Municipal Utility District No. 500 as Master District (the "Master District") executed a 40-year contract with the District on August 3, 2016, for the financing, operation and maintenance of the Master District's regional water, wastewater and drainage facilities as well as park and road facilities. The first, second and third amendments were executed on August 3, 2016, and the fourth amendment was executed on May 6, 2020. The Master District administers the contract for the Participants which include the District, Harris County Municipal Utility District No. 500 (as Internal District), Harris County Municipal Utility District No. 501, and Harris County Municipal Utility District No. 502 (collectively, the "Participants").

Each Participant has contracted with the Master District to provide, receive, and transport its water supply, sanitary waste, and storm waters through the Master District facilities. The Master District has also assumed the responsibility of providing regional parks and major roadways. The Master District owns and operates the Master District facilities, except to the extent roadways and storm sewers are accepted for maintenance by Harris County or other governmental entities.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

**NOTE 7. CONTRACT FOR FINANCING, OPERATION AND MAINTENANCE OF REGIONAL FACILITIES (Continued)**

The Master District finances the Master District facilities through the issuance of Master District contract revenue bonds. The Master District has the authority to issue water, wastewater and drainage bonds not to exceed \$754,660,000, road bonds not to exceed \$350,600,000 and park bonds not to exceed \$64,550,000. Each Participant is responsible for its pro rata share of the debt service requirements on the Master District contract revenue bonds. As of March 31, 2022, the Master District has authorized but unissued water, wastewater and drainage bonds of \$650,095,000, road bonds of \$310,240,000 and park bonds of \$52,870,000.

As of March 31, 2022, the debt service requirements on the Master District contract revenue bonds outstanding were as follows:

<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 4,010,000	\$ 4,582,116	\$ 8,592,116
2024	4,175,000	4,451,830	8,626,830
2025	4,300,000	4,300,932	8,600,932
2026	4,440,000	4,158,143	8,598,143
2027	4,585,000	4,006,460	8,591,460
2028-2032	25,120,000	17,720,978	42,840,978
2033-2037	29,550,000	13,452,773	43,002,773
2038-2042	35,360,000	8,058,856	43,418,856
2043-2047	29,330,000	1,981,131	31,311,131
2048	230,000	6,900	236,900
	<u>\$ 141,100,000</u>	<u>\$ 62,720,119</u>	<u>\$ 203,820,119</u>

The Master District prepares an operating budget annually. The budget is based on annual estimates provided by each Participant to the Master District for waste discharge, water usage and connections. As of March 31, 2022, the Master District had enough funds on hand to meet its three-month reserve requirement.

Each Participant's monthly bill is determined by multiplying the total number of equivalent single-family residential connections (ESFC) reserved for the Participant on the first day of the previous month by the unit cost per ESFC shown in the budget for each Participant. The rate in effect for the current fiscal year was \$27 per ESFC. The Master District separates the Authority fees from the monthly per connection charges and bills such Authority fees to each Participant monthly based upon that Participant's actual water usage plus an additional 5% for flushing and other non-metered water usage. As of the fiscal year end the rate charged to each participant for the Authority surface water fees was \$4.31 per 1,000 gallons of water.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

**NOTE 7. CONTRACT FOR FINANCING, OPERATION AND MAINTENANCE OF REGIONAL FACILITIES (Continued)**

A summary of Master District financial activity for the current fiscal year is as follows:

	<u>Master District Enterprise Fund</u>
Total Assets	\$ 127,298,539
Total Deferred Outflows of Resources	1,345,981
Total Liabilities	<u>(147,433,988)</u>
Total Net Position	<u>\$ (18,789,468)</u>
Total Operating Revenues	\$ 2,763,940
Total Operating Expenses	<u>6,603,157</u>
Operating Income (Loss)	<u>\$ (3,839,217)</u>
Total Nonoperating Revenues (Expenses)	<u>\$ 1,187,070</u>
Change in Net Position	\$ (2,652,147)
Net Position – April 1, 2021	<u>(16,137,321)</u>
Net Position – March 31, 2022	<u>\$ (18,789,468)</u>

**NOTE 8. WEST HARRIS COUNTY REGIONAL WATER AUTHORITY**

The District is located within the boundaries of the West Harris County Regional Water Authority (the “Authority”). The Authority was created under Article 16, Section 59 of the Texas Constitution by House Bill 1842 (the “Act”), as passed by the 77th Texas Legislature, in 2001. The Act, as amended, empowers the Authority for purposes including the acquisition and provision of surface water and groundwater for residential, commercial, industrial, agricultural, and other uses, the reduction of groundwater withdrawals, the conservation, preservation, protection, recharge, and prevention of waste of groundwater, and of groundwater reservoirs or their subdivisions, and the control of subsidence caused by withdrawal of water from those groundwater reservoirs or their subdivisions.

Effective January 1, 2022, the fees per 1,000 gallons of surface water and groundwater delivered from the Authority was \$4.10 and \$3.70, respectively. Surface water and groundwater costs are included in the amounts paid to the Master District for purchased water services.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2022**

**NOTE 9. RISK MANAGEMENT**

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

**NOTE 10. STRATEGIC PARTNERSHIP AGREEMENT**

On December 12, 2008, the City of Houston (the City), the Towne Lake Management District (the “MMD”) and the District entered into a Strategic Partnership Agreement (Agreement). The Agreement provides for the annexation into the City of a tract of land in the District for limited purposes for the imposition of the City’s Sales and Use Tax. The City shall pay to the MMD an amount equal to 50% of the City’s Sales and Use Tax revenues received by the City and generated within the boundaries of the tract. The District agrees to pay to the City an annual fee of \$100 for the provision of municipal services provided in lieu of full purpose annexation. The City agrees to not annex or attempt to annex the District for full purposes unless it simultaneously annexes for full purposes Harris County Municipal Utility District Nos. 500, 501 and 503. The term of this agreement is 30 years from the effective date.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503**

**REQUIRED SUPPLEMENTARY INFORMATION**

**MARCH 31, 2022**



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503**  
**SCHEDULE OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND**  
**FOR THE YEAR ENDED MARCH 31, 2022**

	Original and Final Budget	Actual	Variance Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 70,000	\$ 107,952	\$ 37,952
Investment and Miscellaneous Revenues	<u>2</u>	<u>2</u>	<u>2</u>
<b>TOTAL REVENUES</b>	<u>\$ 70,000</u>	<u>\$ 107,954</u>	<u>\$ 37,954</u>
<b>EXPENDITURES</b>			
Service Operations:			
Professional Fees	\$ 60,000	\$ 66,474	\$ (6,474)
Contracted Services	8,790	6,015	2,775
Other	<u>10,950</u>	<u>16,523</u>	<u>(5,573)</u>
<b>TOTAL EXPENDITURES</b>	<u>\$ 79,740</u>	<u>\$ 89,012</u>	<u>\$ (9,272)</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<u>\$ (9,740)</u>	<u>\$ 18,942</u>	<u>\$ 28,682</u>
<b>OTHER FINANCING SOURCES(USES)</b>			
Developer Advances	<u>\$ 9,740</u>	<u>\$ 50,000</u>	<u>\$ 40,260</u>
<b>NET CHANGE IN FUND BALANCE</b>	\$ -0-	\$ 68,942	\$ 68,942
<b>FUND BALANCE - APRIL 1, 2021</b>	<u>12,608</u>	<u>12,608</u>	
<b>FUND BALANCE - MARCH 31, 2022</b>	<u><u>\$ 12,608</u></u>	<u><u>\$ 81,550</u></u>	<u><u>\$ 68,942</u></u>

See accompanying independent auditor's report.



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**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503**

**SUPPLEMENTARY INFORMATION REQUIRED BY THE**

**WATER DISTRICT FINANCIAL MANAGEMENT GUIDE**

**MARCH 31, 2022**



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503**  
**SERVICES AND RATES**  
**FOR THE YEAR ENDED MARCH 31, 2022**

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

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

**2. RETAIL SERVICE PROVIDERS**

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

Based on the rate order approved January 21, 2022

	Minimum Charge	Minimum Usage	Flat Rate Y/N	Rate per 1,000 Gallons over Minimum Use	Usage Levels
WATER:	\$ 22.00	7,000	N	\$ 2.25	7,001 to 15,000
				\$ 2.50	15,001 to 25,000
				\$ 3.00	25,001 and up
WASTEWATER:	\$30.00 <sup>(1)</sup>		Y		

**SURCHARGE:**

Commission	
Regulatory Assessments	Included in the rates above
Water Authority Fees	110% of the surface water fee charged by the WHCRWA

District employs winter averaging for wastewater usage?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Total monthly charges per 10,000 gallons usage: Water: \$28.75 Wastewater: \$30.00 Surcharge: \$45.10

(1) Is anticipated to include the cost of trash pick up in the future.

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503**  
**SERVICES AND RATES**  
**FOR THE YEAR ENDED MARCH 31, 2022**

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

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

<u>Meter Size</u>	<u>Total Connections</u>	<u>Active Connections</u>	<u>ESFC Factor</u>	<u>Active ESFCs</u>
Unmetered	_____	_____	x 1.0	_____
≤¾"	_____	_____	x 1.0	_____
1"	_____	_____	x 2.5	_____
1½"	_____	_____	x 5.0	_____
2"	_____	_____	x 8.0	_____
3"	_____	_____	x 15.0	_____
4"	_____	_____	x 25.0	_____
6"	_____	_____	x 50.0	_____
8"	_____	_____	x 80.0	_____
10"	_____	_____	x 115.0	_____
Total Water Connections	===== -0- =====	===== -0- =====		===== -0- =====
Total Wastewater Connections	===== -0- =====	===== -0- =====	x 1.0	===== -0- =====

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

Gallons billed to customers: -0-

Gallons Purchased: \*

\* Harris County Municipal Utility District No. 500 (Internal District), Harris County Municipal Utility District No. 501, and Harris County Municipal Utility District No. 502, receive water from the Harris County Municipal Utility District No. 500 Master District. The District has not yet begun purchasing water from the Master District. The Master District purchases water from the West Harris County Regional Water Authority and, from time to time, Remington Municipal Utility District No. 1 via an emergency interconnect. Gallons purchased is calculated using gallons billed to District customers divided by total gallons billed to all participants times the total gallons purchased by the Master District.

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503**  
**SERVICES AND RATES**  
**FOR THE YEAR ENDED MARCH 31, 2022**

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

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

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

**5. LOCATION OF DISTRICT:**

Is the District located entirely within one county?

Yes ☒ No ☐

County in which District is located:

Harris County, Texas

Is the District located within a city?

Entirely ☐ Partly ☐ Not at all ☒

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

Entirely ☒ Partly ☐ Not at all ☐

ETJ in which District is located:

City of Houston, Texas

Are Board Members appointed by an office outside the District?

Yes ☐ No ☒

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503**  
**GENERAL FUND EXPENDITURES**  
**FOR THE YEAR ENDED MARCH 31, 2022**

PROFESSIONAL FEES:

Engineering	\$ 23,084
Legal	<u>43,390</u>

TOTAL PROFESSIONAL FEES	<u>\$ 66,474</u>
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CONTRACTED SERVICES:

Bookkeeping	<u>\$ 6,015</u>
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ADMINISTRATIVE EXPENDITURES:

Director Fees, Including Payroll Taxes	\$ 6,459
Insurance	3,019
Legal Notices	4,285
Office Supplies and Postage	2,426
Travel and Other	<u>334</u>

TOTAL ADMINISTRATIVE EXPENDITURES	<u>\$ 16,523</u>
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TOTAL EXPENDITURES	<u>\$ 89,012</u>
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See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503**  
**INVESTMENTS**  
**MARCH 31, 2022**

<u>Funds</u>	<u>Identification or Certificate Number</u>	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Balance at End of Year</u>	<u>Accrued Interest Receivable at End of Year</u>
<u>DEBT SERVICE FUND</u>					
TexPool	XXXX0001	Varies	Daily	<u>\$ 103,738</u>	<u>\$ - 0 -</u>

See accompanying independent auditor's report.



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503**  
**TAXES LEVIED AND RECEIVABLE**  
**FOR THE YEAR ENDED MARCH 31, 2022**

	<u>Maintenance Taxes</u>		<u>Contract Taxes</u>	
TAXES RECEIVABLE -				
APRIL 1, 2021	\$ -0-		\$ -0-	
Adjustments to Beginning				
Balance	<u>                    </u>	\$ -0-	<u>                    </u>	\$ -0-
Original 2021 Tax Levy	\$ 61,881		\$ 41,254	
Adjustments to 2021 Tax Levy	<u>46,071</u>	<u>107,952</u>	<u>30,713</u>	<u>71,967</u>
TOTAL TO BE				
ACCOUNTED FOR		\$ 107,952		\$ 71,967
TAX COLLECTIONS:				
Prior Years	\$		\$	
Current Year	<u>107,952</u>	<u>107,952</u>	<u>71,967</u>	<u>71,967</u>
TAXES RECEIVABLE -				
MARCH 31, 2022		<u><u>\$ -0-</u></u>		<u><u>\$ -0-</u></u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503**  
**TAXES LEVIED AND RECEIVABLE**  
**FOR THE YEAR ENDED MARCH 31, 2022**

	<u>2021</u>
PROPERTY VALUATIONS:	
Land	\$ 12,139,411
Personal Property	790
Exemptions	<u>(145,580)</u>
TOTAL PROPERTY VALUATIONS	<u>\$ 11,994,621</u>
TAX RATES PER \$100 VALUATION:	
Debt Service	\$ 0.00
Contract	0.60
Maintenance	<u>0.90</u>
TOTAL TAX RATES PER \$100 VALUATION	<u>\$ 1.50</u>
ADJUSTED TAX LEVY*	<u>\$ 179,919</u>
PERCENTAGE OF TAXES COLLECTED TO TAXES LEVIED**	<u>100.00 %</u>

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

\*\* As of March 31, 2022

On May 7, 2016, District voters approved an operations maintenance tax rate not to exceed \$1.50 per \$100 of assessed valuation.

On May 7, 2016, District voters approved a road maintenance tax rate not to exceed \$0.25 per \$100 of assessed valuation.

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503**  
**COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES**  
**GENERAL FUND - ONE YEAR**

	<u>Amounts</u>	<u>Percentage of Total Revenues</u>
	<u>2022</u>	<u>2022</u>
<b>REVENUES</b>		
Property Taxes	\$ 107,952	100.0 %
Investment and Miscellaneous Revenues	<u>2</u>	<u>          </u>
<b>TOTAL REVENUES</b>	<u>\$ 107,954</u>	<u>100.0 %</u>
<b>EXPENDITURES</b>		
Professional Fees	\$ 66,474	61.6 %
Contracted Services	6,015	5.6
Other	<u>16,523</u>	<u>15.3</u>
<b>TOTAL EXPENDITURES</b>	<u>\$ 89,012</u>	<u>82.5 %</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<u>\$ 18,942</u>	<u>17.5 %</u>
<b>OTHER FINANCING SOURCES (USES)</b>		
Developer Advances	<u>\$ 50,000</u>	
<b>NET CHANGE IN FUND BALANCE</b>	\$ 68,942	
<b>BEGINNING FUND BALANCE</b>	<u>12,608</u>	
<b>ENDING FUND BALANCE</b>	<u>\$ 81,550</u>	

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503**  
**COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES**  
**DEBT SERVICE FUND - ONE YEAR**

	<u>Amounts</u>	<u>Percentage of Total Revenues</u>
	<u>2022</u>	<u>2022</u>
<b>REVENUES</b>		
Contract Taxes	\$ 71,967	99.4 %
Investment and Miscellaneous Revenues	<u>465</u>	<u>0.6</u>
<b>TOTAL REVENUES</b>	<u>\$ 72,432</u>	<u>100.0 %</u>
<b>EXPENDITURES</b>		
Other Expenditures	\$ 14,296	19.7 %
Contractual Obligation	<u>62,113</u>	<u>85.8</u>
<b>TOTAL EXPENDITURES</b>	<u>\$ 76,409</u>	<u>105.5 %</u>
<b>NET CHANGE IN FUND BALANCE</b>	\$ (3,977)	<u>(5.5) %</u>
<b>BEGINNING FUND BALANCE</b>	<u>164,464</u>	
<b>ENDING FUND BALANCE</b>	<u>\$ 160,487</u>	
<b>TOTAL ACTIVE RETAIL WATER CONNECTIONS</b>	<u>-0-</u>	
<b>TOTAL ACTIVE RETAIL WASTEWATER CONNECTIONS</b>	<u><u>-0-</u></u>	

See accompanying independent auditor's report.

District Mailing Address - Harris County Municipal Utility District No. 503  
c/o Allen Boone Humphries Robinson LLP  
3200 Southwest Freeway, Suite 2600  
Houston, TX 77027

<b>Board Members</b>	<b>Term of Office (Elected or Appointed)</b>	<b>Fees of Office for the year ended March 31, 2022</b>	<b>Expense Reimbursements for the year ended March 31, 2022</b>	<b>Title</b>
Patrick Carrigan	05/18 - 05/22 (Elected)	\$ 1,650	\$ 151	President
Kevin Gilligan	02/22 - 05/24 (Appointed)	\$ 300	\$ 9	Vice President
Kelli Odum	05/20 - 05/24 (Elected)	\$ 1,200	\$ 19	Assistant Vice President/ Assistant Secretary
Jennifer Taylor	05/20 - 05/24 (Elected)	\$ 1,200	\$ 58	Secretary
Sean Mulroony	01/22 - 05/22 (Appointed)	\$ 450	\$ 19	Assistant Secretary

The submission date of the most recent District Registration Form: July 15, 2022

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503**  
**BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS**  
**MARCH 31, 2022**

<b>Consultants:</b>	<u>Date Hired</u>	<u>Fees for the year ended March 31, 2022</u>	<u>Title</u>
Allen Boone Humphries Robinson LLP	10/28/08	\$ 43,390	General Counsel
McCall Gibson Swedlund Barfoot PLLC	03/21/22	\$ -0-	Auditor
F. Matuska, Inc.**	11/14/08	\$ 7,443	Bookkeeper
Perdue, Brandon, Fielder, Collins & Mott, L.L.P.	10/07/16	\$ -0-	Delinquent Tax Attorney
Edminster, Hinshaw, Russ and Associates, Inc.	11/14/08	\$ 23,084	Engineer
RBC Capital Markets	11/14/08	\$ -0-	Financial Advisor
Brendan Doran**	10/29/21	\$ -0-	Investment Officer
Environmental Development Partners	12/10/20	\$ 789	Operator
BLICO, Inc.	11/14/08	\$ 12,220	Tax Assessor/ Collector

\*\* Subsequent to year end, the Bookkeeper and Investment Officer were replaced by Myrtle Cruz, Inc. and Mary Jarmon, respectively.

See accompanying independent auditor's report.

