

## OFFICIAL STATEMENT DATED JULY 14, 2021

IN THE OPINION OF BOND COUNSEL, THE BONDS ARE VALID OBLIGATIONS OF LANGHAM CREEK UTILITY DISTRICT, AND INTEREST ON THE BONDS IS EXCLUDABLE FROM GROSS INCOME FOR PURPOSES OF FEDERAL INCOME TAXATION UNDER STATUTES, REGULATIONS, PUBLISHED RULINGS AND COURT DECISIONS EXISTING ON THE DATE OF SUCH OPINION. SEE “LEGAL MATTERS” HEREIN FOR A DISCUSSION OF THE OPINION OF BOND COUNSEL.

THE BONDS HAVE BEEN DESIGNATED “QUALIFIED TAX-EXEMPT OBLIGATIONS” FOR FINANCIAL INSTITUTIONS. SEE “LEGAL MATTERS—Qualified Tax-Exempt Obligations.”

### BOOK-ENTRY-ONLY

Insured Rating (AGM): S&P “AA” (stable outlook)  
Underlying Rating: S&P “A”  
See “MUNICIPAL BOND RATING” and “MUNICIPAL BOND INSURANCE” herein.

**\$3,425,000**

### LANGHAM CREEK UTILITY DISTRICT

(A political subdivision of the State of Texas located within Harris County)

### UNLIMITED TAX BONDS

### SERIES 2021

**Dated: August 1, 2021**

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

Principal of the bonds described above (the “Bonds”) will be payable at maturity or earlier redemption at the principal payment office of the Paying Agent/Registrar, initially Regions Bank, Houston, Texas (the “Paying Agent/Registrar”). Interest on the Bonds will accrue from August 1, 2021 and will be payable on April 1 and October 1 of each year commencing April 1, 2022 (eight months interest) until maturity or prior redemption and will be calculated on the basis of a 360-day year consisting of twelve 30-day months. The Bonds will be issued in fully registered form only in denominations of \$5,000 each or integral multiples thereof. The Bonds will be subject to redemption prior to their maturity, as shown below.

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



The scheduled payment of principal of and interest on the Bonds when due will be guaranteed under a municipal bond insurance policy to be issued concurrently with the delivery of the Bonds by ASSURED GUARANTY MUNICIPAL CORP. See “MUNICIPAL BOND INSURANCE” herein.

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

\$490,000 Term Bonds due April 1, 2033 (b), 515723 PE8 (c), 1.500% Interest Rate, 1.70% Yield (a)  
\$360,000 Term Bonds due April 1, 2035 (b), 515723 PG3 (c), 2.000% Interest Rate, 1.70% Yield (a)  
\$390,000 Term Bonds due April 1, 2037 (b), 515723 PJ7 (c), 2.000% Interest Rate, 1.90% Yield (a)  
\$420,000 Term Bonds due April 1, 2039 (b), 515723 PL2 (c), 2.000% Interest Rate, 2.10% Yield (a)  
\$460,000 Term Bonds due April 1, 2041 (b), 515723 PN8 (c), 2.000% Interest Rate, 2.20% Yield (a)  
\$490,000 Term Bonds due April 1, 2043 (b), 515723 PQ1 (c), 2.125% Interest Rate, 2.25% Yield (a)  
\$815,000 Term Bonds due April 1, 2046 (b), 515723 PT5 (c), 2.250% Interest Rate, 2.31% Yield (a)

- (a) Initial reoffering yield represents the initial offering yield to the public, which has been established by the Initial Purchaser 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. Accrued interest from August 1, 2021 is to be added to the price.
- (b) The Bonds are subject to redemption prior to maturity at the option of the District, in whole or, from time to time in part, on April 1, 2027, or on any date thereafter, at a price equal to the principal amount thereof plus accrued interest thereon to the date fixed for redemption. The Term Bonds (as defined herein) also are subject to mandatory sinking fund redemption as more fully described herein See “THE BONDS—Redemption Provisions.”
- (c) CUSIP Numbers have been assigned to the Bonds by the CUSIP Service Bureau and are included solely for the convenience of the purchasers 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.

The Bonds, when issued, will constitute valid and legally binding obligations of Langham Creek Utility District (the “District”) and will be payable from the proceeds of an annual ad valorem tax, without legal limitation as to rate or amount, levied upon all taxable property within the District, as further described herein. The Bonds are obligations solely of the District and are not obligations of the State of Texas, Harris County, the City of Houston or any entity other than the District. Investment in the Bonds is subject to special investment considerations described herein. See “INVESTMENT CONSIDERATIONS.”

The Bonds are offered when, as and if issued by the District, subject, among other things, to the approval of the Bonds by the Attorney General of Texas and the approval of certain legal matters by Schwartz, Page & Harding, L.L.P., Houston, Texas, Bond Counsel. Delivery of the Bonds in book-entry form through DTC is expected on or about August 17, 2021.

**TABLE OF CONTENTS**

MATURITIES, PRINCIPAL AMOUNTS, INTEREST RATES AND INITIAL REOFFERING YIELDS ..... 1

OFFICIAL STATEMENT SUMMARY ..... 3

SELECTED FINANCIAL INFORMATION ..... 7

THE BONDS ..... 8

BOOK-ENTRY-ONLY SYSTEM ..... 12

THE DISTRICT ..... 14

MANAGEMENT ..... 15

THE SYSTEM ..... 17

WATER AND SEWER OPERATIONS ..... 20

FINANCIAL STATEMENT ..... 21

ESTIMATED OVERLAPPING DEBT STATEMENT ..... 22

TAX DATA ..... 23

TAX PROCEDURES ..... 25

DEBT SERVICE REQUIREMENTS ..... 30

INVESTMENT CONSIDERATIONS ..... 31

LEGAL MATTERS ..... 37

REGISTRATION AND QUALIFICATION UNDER SECURITIES LAWS ..... 40

NO MATERIAL ADVERSE CHANGE ..... 40

NO-LITIGATION CERTIFICATE ..... 40

SALE AND DISTRIBUTION OF THE BONDS ..... 40

MUNICIPAL BOND RATING ..... 41

MUNICIPAL BOND INSURANCE ..... 41

PREPARATION OF OFFICIAL STATEMENT ..... 43

UPDATING OF OFFICIAL STATEMENT ..... 44

CERTIFICATION OF OFFICIAL STATEMENT ..... 44

CONTINUING DISCLOSURE OF INFORMATION ..... 44

MISCELLANEOUS ..... 46

AERIAL PHOTO ..... 47

PHOTOGRAPHS ..... 48

DISTRICT AUDITED FINANCIAL STATEMENTS FOR THE FISCAL YEAR ENDED  
 AUGUST 31, 2020 ..... APPENDIX A

SPECIMEN MUNICIPAL BOND INSURANCE POLICY ..... APPENDIX B

**USE OF INFORMATION IN OFFICIAL STATEMENT**

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

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

All of the summaries of the statutes, orders, contracts, audited financial statements, engineering and other related reports set forth in this Official Statement are made subject to all of the provisions of such documents. These summaries do not purport to be complete statements of such provisions, and reference is made to such documents, copies of which are available from Schwartz, Page & Harding, L.L.P., 1300 Post Oak Boulevard, Suite 1400, Houston, Texas, 77056 upon payment of the costs of duplication.

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

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

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

## OFFICIAL STATEMENT SUMMARY

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

### INFECTIOUS DISEASE OUTBREAK (COVID-19)

General ..... The World Health Organization has declared a pandemic following the outbreak of COVID-19, a respiratory disease caused by a new strain of coronavirus (the “Pandemic”), which is currently affecting many parts of the world, including the United States and Texas. As described herein under “INVESTMENT CONSIDERATIONS—Infectious Disease Outbreak (COVID-19)”, federal, state and local governments have all taken actions to respond to the Pandemic, including disaster declarations by both the President of the United States and the Governor of Texas.

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

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

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

### THE FINANCING

The Issuer ..... Langham Creek Utility District (the “District”), a political subdivision of the State of Texas, is located in Harris County, Texas. See “THE DISTRICT.”

The Issue ..... \$3,425,000 Langham Creek Utility District Unlimited Tax Bonds, Series 2021, dated August 1, 2021. The Bonds will mature as term bonds on April 1 in each of the years 2033, 2035, 2037, 2039, 2041, 2043, 2046 (the “Term Bonds”), inclusive, in the respective amounts and bearing interest at the rates for each maturity shown on the cover page hereof. Interest on the Bonds will accrue from August 1, 2021 and will be payable April 1 and October 1 of each year commencing April 1, 2022 (eight months interest) until maturity or prior redemption and will be calculated on the basis of 360-day year consisting of twelve 30-day months. The Bonds are subject to optional redemption, in whole or, from time to time, in part, on April 1, 2027, or on any date thereafter, at a price equal to the principal amount of the Bonds to be redeemed plus accrued interest thereon to the date fixed for redemption. The Term Bonds are also subject to mandatory sinking fund redemption as more fully described herein. If less than all the Bonds are redeemed, the particular maturity or maturities and the amounts thereof to be redeemed shall be selected by the District in integral multiples of \$5,000 in any one maturity. If less than all the Bonds within a maturity are redeemed, the Bonds to be redeemed shall be selected by DTC in accordance with its procedures. See “BOOK-ENTRY-ONLY SYSTEM.” The Bonds will be issued in fully registered form only, in denominations of \$5,000 or any integral multiple thereof. See “THE BONDS.”

Book-Entry-Only..... The Bonds will be registered in the name of, and delivered only to, Cede & Co., the nominee of DTC, pursuant to the Book-Entry-Only System described herein. Beneficial ownership of the Bonds may be acquired in denominations of \$5,000 or integral multiples thereof. No physical delivery of the Bonds will be made to the Beneficial Owners. Principal of and interest on the Bonds will be payable by the Paying Agent/Registrar to Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an authorized representative of DTC, which will make distribution of the amounts so paid to the participating members of DTC for subsequent payment to the Beneficial Owners of the Bonds. See “BOOK-ENTRY-ONLY SYSTEM.”

Authority for Issuance..... At elections held within the District on April 2, 1977, May 16, 1981, August 11, 1984, January 19, 1985, and November 7, 2000, voters authorized a total of \$33,440,000 in principal amount of waterworks and sewer system combination unlimited tax and revenue bonds for the purpose of acquiring or constructing water, sanitary sewer and drainage facilities. The District has issued eleven series of bonds out of said authorization and has exhausted such authorization. At an election held within the District on November 4, 2014, voters authorized a total of \$75,000,000 in principal amount of unlimited tax bonds for the purpose of acquiring or constructing water, sanitary sewer and drainage facilities. The Bonds constitute the fourth issuance of bonds from the November 4, 2014 election. After the sale of the Bonds, the District will have \$58,520,000 principal amount of unlimited tax bonds authorized and unissued for the purpose of acquiring or constructing water, sanitary sewer and drainage facilities. See “THE BONDS—Issuance of Additional Debt.”

Source of Payment ..... The Bonds are payable from a continuing direct annual ad valorem tax, without legal limitation as to rate or amount, levied upon all taxable property within the District. The Bonds are obligations solely of the District and are not obligations of the State of Texas, Harris County, the City of Houston or any entity other than the District. See “THE BONDS—Source and Security for Payment.”

Use of Proceeds ..... Proceeds from the Bonds will be used to fund construction and engineering expenses for solids dewatering improvements at the District’s wastewater treatment plant. Bond proceeds will also be used to pay certain costs associated with the issuance of the Bonds. See “THE SYSTEM—Use and Distribution of Bond Proceeds.”

Payment Record ..... The District has previously issued \$46,495,000 principal amount of waterworks and sewer system combination unlimited tax and revenue bonds and \$26,430,000 principal amount of unlimited tax refunding bonds (collectively, the “Previously Issued Bonds”), of which \$22,570,000 principal amount of such Previously Issued Bonds is currently outstanding (the “Outstanding Bonds”). See “INVESTMENT CONSIDERATIONS—Future Debt.” The District has timely paid its debt service on the Previously Issued Bonds.

Qualified Tax-Exempt Obligations ..... The District has designated the Bonds as “qualified tax-exempt obligations” pursuant to Section 265(b) of the Internal Revenue Code of 1986, as amended. See “LEGAL MATTERS—Qualified Tax-Exempt Obligations.”

Legal Opinion ..... Schwartz, Page & Harding, L.L.P., Bond Counsel, Houston, Texas.

Engineer ..... Jones & Carter, Inc., Houston, Texas.

Disclosure Counsel..... McCall, Parkhurst & Horton L.L.P, Houston, Texas.

Financial Advisor ..... Masterson Advisors LLC, Houston, Texas.

Paying Agent/Registrar ..... Regions Bank, Houston, Texas.

Municipal Bond Insurance  
and

Municipal Bond Rating... S&P Global Ratings, a business unit of Standard & Poor’s Financial Services LLC, (“S&P”) has assigned a municipal bond ratings of “AA” (stable outlook) to the issue of Bonds with the understanding that, upon delivery of the Bonds, a Policy insuring the timely payment of the principal of and interest on the Bonds will be issued by ASSURED GUARANTY MUNICIPAL CORP. (“AGM” or the “Insurer”). S&P has also assigned an underlying rating of “A” to the Bonds. An explanation of the ratings may be obtained from S&P. See “INVESTMENT CONSIDERATIONS—Risk Factors Related to the Purchase of Municipal Bond Insurance,” “MUNICIPAL BOND RATING,” “MUNICIPAL BOND INSURANCE” and “APPENDIX B.”

Investment

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

**THE DISTRICT**

Description..... The District is a municipal utility district created by an act of the 61st Texas Legislature, Regular Session, 1969, effective May 22, 1969, under Article XVI, Section 59, and operates under the provisions of Chapters 49 and 54 of the Texas Water Code, as amended, and other general statutes of Texas applicable to municipal utility districts. The District, which lies wholly within the extraterritorial jurisdiction of the City of Houston, is subject to the continuing supervisory jurisdiction of the Texas Commission on Environmental Quality (the “Commission”). The District contains approximately 948 acres of land. The District has agreed to annex a 3.3346 acre tract of land upon consent of the City of Houston. See “THE DISTRICT.”

Location ..... The District is located approximately 22 miles northwest of downtown Houston. The District is situated approximately eight miles north of Interstate 10 and approximately five miles southwest of U.S. 290. Access to the District is provided by Interstate 10 West to Barker Cypress Road or U.S. 290 to Barker Cypress Road. The District is located entirely within the boundaries of the Cypress Fairbanks Independent School District. See “THE DISTRICT.”

Recent 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 District as a result of such a weather event, the investment security of the Bonds could be adversely affected.

The greater Houston area, including the District, has experienced multiple storms exceeding a 0.2% probability (i.e. “500-year flood” events) since 2015, including Hurricane Harvey, which made landfall along the Texas Gulf Coast on August 26, 2017, and brought historic levels of rainfall during the successive four days. According to the Operator, there was no interruption of water and sewer service as a result of Hurricane Harvey. According to the Engineer, the District’s system did not sustain any material damage from Hurricane Harvey. To the knowledge of the District, no homes or other improvements within the District experienced structural flooding or other damage as a result of Hurricane Harvey

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

Status of Development ..... Approximately 667 acres have been developed into Northglen Sections 1 through 6, Ashley Grove, Coventry Estates, Sections 1, 3 and 4, Coventry Creek Estates, Coventry Meadows, Sheffield Section 1, Sheffield Estates Sections 2 through 4, Crossing at Stone Creek Sections 1 through 4, and Cypress Falls Sections 1 through 3, which collectively encompass 3,292 platted lots according to neighborhood plats. As of May, 2021, there were 3,179 completed and occupied homes and 31 completed and unoccupied homes in the District per the District's operations report.

Commercial and multi-family development in the District includes approximately 124 acres, which consists of two Walgreens drug stores, a Popeye's restaurant, a Jack in the Box restaurant, a Taco Bell restaurant, an Auto Zone, a Waffle House restaurant, multiple service stations and convenience stores, several mechanic shops, the Harmony School of Discovery (which is exempt from taxation), a nursing home, a daycare facility, several small strip shopping centers and the Queenston Manor Apartments, a 216 unit apartment complex on approximately 7 acres of land. There are also several churches, which are exempt from ad valorem taxation. The District is also providing out-of-District water and sanitary sewer service to a 3.3346-acre office warehouse development that the District has agreed to annex into the District upon consent of the City of Houston.

There are approximately 68 acres with water, sewer and drainage facilities available that remain to be developed and approximately 89 acres that are undevelopable. See "THE DISTRICT."

## SELECTED FINANCIAL INFORMATION

2020 Certified Taxable Assessed Valuation .....	\$563,060,186	(a)
2021 Preliminary Taxable Assessed Valuation .....	\$609,728,225	(b)
Gross Direct Debt Outstanding.....	\$25,995,000	(c)
Estimated Overlapping Debt.....	<u>33,371,817</u>	
Total Gross Direct Debt and Estimated Overlapping Debt.....	\$59,366,817	
Ratios of Gross Direct Debt to:		
2020 Certified Taxable Assessed Valuation.....	4.62%	
2021 Preliminary Taxable Assessed Valuation .....	4.26%	
Ratios of Gross Direct and Estimated Overlapping Debt to:		
2020 Certified Taxable Assessed Valuation.....	10.54%	
2021 Preliminary Taxable Assessed Valuation .....	9.74%	
Capital Projects Funds Available as of June 9, 2021 .....	\$6,639,260	(d)
Operating Funds Available as of June 9, 2021 .....	\$7,088,724	
Debt Service Funds Available as of June 9, 2021 .....	\$1,418,205	(e)
2020 Debt Service Tax Rate .....	\$0.340	
2020 Maintenance Tax Rate .....	<u>0.285</u>	
Total .....	\$0.625	
Average Annual Debt Service Requirement (2022-2046).....	\$1,379,202	(f)
Average Annual Debt Service Requirement (2022-2032).....	\$1,870,757	(f)
Maximum Annual Debt Service Requirement (2022).....	\$1,918,394	(f)
Tax Rate Required to Pay Average Annual Debt Service (2022-2046) at a 95% Collection Rate		
Based upon 2020 Certified Taxable Assessed Valuation .....	\$0.26	
Based upon 2021 Preliminary Taxable Assessed Valuation .....	\$0.24	
Tax Rate Required to Pay Average Annual Debt Service (2022-2032) at a 95% Collection Rate		
Based upon 2020 Certified Taxable Assessed Valuation .....	\$0.35	
Based upon 2021 Preliminary Taxable Assessed Valuation .....	\$0.33	
Tax Rate Required to Pay Maximum Annual Debt Service (2022) at a 95% Collection Rate		
Based upon 2020 Certified Taxable Assessed Valuation .....	\$0.36	
Based upon 2021 Preliminary Taxable Assessed Valuation .....	\$0.34	
Status of Development as of May, 2021:		
Completed Single Family Homes.....	3,179	
Vacant Single-Family Homes.....	31	
Vacant Developed Lots .....	0	
Apartment Units (1 complex).....	216	
Estimated Population.....	11,559	(g)

(a) As certified by the Harris County Appraisal District (the "Appraisal District"). See "TAX PROCEDURES."

(b) Provided by the Appraisal District as a preliminary indication of the 2021 taxable assessed value. Such amount is subject to review and downward adjustment prior to certification. No tax will be levied on such amount until it is certified. Includes estimate from the Appraisal District of \$594,152,133 and the personal property value from the 2020 certified tax roll of \$15,576,092. See "TAX PROCEDURES."

(c) After giving effect to issuance of the Bonds. See "FINANCIAL STATEMENT— Outstanding Bonds."

(d) Approximately \$5,848,000 of this balance remains from the District's Series 2019 Bonds for ongoing construction projects.

(e) Neither Texas law nor the Bond Order requires the District to maintain any minimum balance in the Debt Service Fund.

(f) See "Debt Service Requirements."

(g) Based upon 3.5 persons per occupied single-family residence and 2 persons per apartment unit.

## OFFICIAL STATEMENT

**\$3,425,000**

### **LANGHAM CREEK UTILITY DISTRICT**

(A political subdivision of the State of Texas located within Harris County)

### **UNLIMITED TAX BONDS, SERIES 2021**

This Official Statement provides certain information in connection with the issuance by Langham Creek Utility District (the "District") of its \$3,425,000 Unlimited Tax Bonds, Series 2021 (the "Bonds").

This Official Statement includes descriptions, among others, of the Bonds and an order authorizing the issuance of the Bonds (the "Bond Order") adopted by the Board of Directors of the District (the "Board"), and certain other information about the District. All descriptions of documents contained herein are only summaries and are qualified in their entirety by reference to each such document. Copies of documents may be obtained from the District c/o Schwartz, Page & Harding, L.L.P., 1300 Post Oak Boulevard, Suite 1400, Houston, Texas 77056, upon payment of the cost of duplication.

## THE BONDS

### General

The following is a description of some of the terms and conditions of the Bonds, which description is qualified in its entirety by reference to the Bond Order, a copy of which is available from Bond Counsel upon payment of the costs of duplication therefor. The Bond Order authorizes the issuance and sale of the Bonds and prescribes the terms, conditions and provisions for the payment of the principal of and interest on the Bonds by the District.

### Description

The Bonds will be dated August 1, 2021, with interest payable on April 1, 2022, and on each October 1 and April 1 thereafter (each an "Interest Payment Date") until the earlier of maturity or redemption. Interest on the Bonds initially accrues from August 1, 2021, and thereafter, from the most recent Interest Payment Date. The Bonds mature on April 1 of the years and in the amounts shown under "MATURITIES, PRINCIPAL AMOUNTS, INTEREST RATES AND INITIAL REOFFERING YIELDS" on the cover page hereof. The Bonds are issued in fully registered form only in denominations of \$5,000 or any integral multiple of \$5,000 for any one maturity. The Bonds will be registered and delivered only to The Depository Trust Company, New York, New York ("DTC"), in its nominee name of Cede & Co., pursuant to the book-entry system described herein ("Registered Owners"). No physical delivery of the Bonds will be made to the purchasers thereof. See "BOOK-ENTRY-ONLY SYSTEM." Interest calculations are based upon a three hundred sixty (360) day year comprised of twelve (12) thirty (30) day months.

### Authority for Issuance

At elections held within the District on April 2, 1977, May 16, 1981, August 11, 1984, January 19, 1985, and November 7, 2000, voters authorized a total of \$33,440,000 in principal amount of waterworks and sewer system combination unlimited tax and revenue bonds for the purpose of acquiring or constructing water, sanitary sewer and drainage facilities. The District has issued eleven series of bonds out of said authorization and has exhausted such authorization. At an election held within the District on November 4, 2014, voters authorized a total of \$75,000,000 in principal amount of unlimited tax bonds for the purpose of acquiring or constructing water, sanitary sewer and drainage facilities. The Bonds constitute the fourth issuance of bonds from such authorization. After the issuance of the Bonds, a total of \$58,520,000 in principal amount of unlimited tax bonds for the purpose of acquiring or constructing water, sanitary sewer and drainage facilities will remain authorized but unissued. The Bonds are issued by the District pursuant to the terms and provisions of the Bond Order; Article XVI, Section 59 of the Texas Constitution; Chapters 49 and 54 of the Texas Water Code, as amended; and an order of the Texas Commission on Environmental Quality (the "Commission") dated June 3, 2021.

### Source and Security for Payment

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



## **Funds**

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

## **Record Date**

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

## **Redemption Provisions**

*Mandatory Redemption:* The Bonds maturing on April 1 in each of the years 2033, 2035, 2037, 2039, 2041, 2043, and 2046 (the "Term Bonds") shall be redeemed, at a price equal to the principal amount thereof, plus accrued interest to the date fixed for redemption (the "Redemption Date"), on April 1 in each of the years and in the principal amount set forth in the following schedule (with each such scheduled principal amount reduced by the principal amount as may have been previously redeemed through the exercise of the District's reserved right of optional redemption, as provided under "Optional Redemption" below):

<b>\$490,000 Term Bonds</b>		<b>\$360,000 Term Bonds</b>		<b>\$390,000 Term Bonds</b>	
<b>Due April 1, 2033</b>		<b>Due April 1, 2035</b>		<b>Due April 1, 2037</b>	
<b>Mandatory</b>	<b>Principal</b>	<b>Mandatory</b>	<b>Principal</b>	<b>Mandatory</b>	<b>Principal</b>
<b>Redemption Date</b>	<b>Amount</b>	<b>Redemption Date</b>	<b>Amount</b>	<b>Redemption Date</b>	<b>Amount</b>
2031	\$ 155,000	2034	\$ 175,000	2036	\$ 190,000
2032	165,000	2035 (maturity)	185,000	2037 (maturity)	200,000
2033 (maturity)	170,000				

  

<b>\$420,000 Term Bonds</b>		<b>\$460,000 Term Bonds</b>		<b>\$490,000 Term Bonds</b>	
<b>Due April 1, 2039</b>		<b>Due April 1, 2041</b>		<b>Due April 1, 2043</b>	
<b>Mandatory</b>	<b>Principal</b>	<b>Mandatory</b>	<b>Principal</b>	<b>Mandatory</b>	<b>Principal</b>
<b>Redemption Date</b>	<b>Amount</b>	<b>Redemption Date</b>	<b>Amount</b>	<b>Redemption Date</b>	<b>Amount</b>
2038	\$ 205,000	2040	\$ 225,000	2042	\$ 240,000
2039 (maturity)	215,000	2041 (maturity)	235,000	2043 (maturity)	250,000

  

<b>\$815,000 Term Bonds</b>	
<b>Due April 1, 2046</b>	
<b>Mandatory</b>	<b>Principal</b>
<b>Redemption Date</b>	<b>Amount</b>
2044	\$ 260,000
2045	270,000
2046 (maturity)	285,000

Notice of the mandatory redemption of the Term Bonds will be provided at least thirty (30) calendar days prior to the date fixed for redemption, with the particular portions of the Term Bonds to be redeemed to be selected by lot or other customary method in accordance with the procedures of DTC so long as the Bonds are registered in accordance with the Book-Entry-Only System. See "BOOK-ENTRY-ONLY-SYSTEM."

*Optional Redemption:* The District reserves the right, at its option, to redeem the Bonds (including the Term Bonds) maturing in whole or from time to time in part, in integral multiples of \$5,000, on April 1, 2027, or any date thereafter, at a price equal to the principal amount thereof plus accrued interest thereon to the date fixed for redemption. If less than all of the entire outstanding principal amount of a Term Bond is to be redeemed, the District will notify the Paying Agent/Registrar of the reductions in the remaining mandatory redemption amounts to result from the optional redemption. Notice of each exercise of the reserved right of optional redemption shall be given at least thirty (30) calendar days prior to the redemption date, in the manner specified in the Bond Order.

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

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

The Board has appointed Regions Bank, Houston, Texas, as the initial Paying Agent/Registrar for the Bonds. The principal of and interest on the Bonds shall be paid to DTC, which will make distribution of the amounts so paid. See “BOOK-ENTRY-ONLY SYSTEM.”

### **Registration**

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

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

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

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

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

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

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

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

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

### **Issuance of Additional Debt**

The District's voters have authorized the issuance of a total of \$33,440,000 principal amount of waterworks and sewer system combination unlimited tax and revenue bonds for the purpose of acquiring or constructing water, sanitary sewer and drainage facilities. The District has issued eleven series of bonds out of said authorization and exhausted such authorization. At an election held within the District on November 4, 2014, voters authorized a total of \$75,000,000 in principal amount of unlimited tax bonds for the purpose of acquiring or constructing water, sanitary sewer and drainage facilities. The Bonds constitute the fourth issuance of bonds from the November 4, 2014 election. After the sale of the Bonds, the District will have \$58,520,000 principal amount of unlimited tax bonds authorized and unissued for the purpose of acquiring or constructing water, sanitary sewer and drainage facilities.

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

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

### **Financing Road Facilities**

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

### **Financing Recreational Facilities**

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

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

The District has not considered calling an election for such purposes but could consider doing so in the future. Issuance of bonds for recreational facilities could dilute the investment security for the Bonds.

### **Annexation**

Under existing Texas law, since the District lies wholly within the extraterritorial jurisdiction of the City, the District may be annexed for full purposes by the City, subject to compliance by the City with various requirements of Chapter 43 of the Texas Local Government Code, as amended. Effective December 1, 2017, such requirements may include the requirement that the City hold an election in the District whereby the qualified voters of the District approve the proposed annexation. If the District is annexed, the City must assume the District's assets and obligations (including the Bonds and the Outstanding Bonds) and abolish the District within ninety (90) days of the date of annexation. Annexation of territory by the City is a policy-making matter within the discretion of the Mayor and City Council of the City, and, therefore, the District makes no representation that the City will ever attempt to annex the District for full purposes and assume its debt. Moreover, no representation is made concerning the ability of the City to make debt service payments should annexation occur. Under the terms of the SPA (as hereinafter defined) between the District and the City, however, the City has agreed not to annex the District for full purposes (a traditional municipal annexation) for the term of the SPA. See "THE DISTRICT—Strategic Partnership Agreement."

## **Consolidation**

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

## **Remedies in Event of Default**

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

## **Defeasance**

The District may discharge its obligations to the Registered Owners of any or all of the Bonds to pay principal of and interest on the Bonds and may defease the Bonds in accordance with the provisions of applicable laws, including, without limitation, Chapter 1207, Texas Government Code, as amended.

Chapter 1207 currently provides that the Bonds may be defeased by a deposit with the Comptroller of Public Accounts of the State of Texas or a Paying Agent of the District which may be invested only in obligations that mature and bear interest payable at times and in amounts sufficient to provide for the scheduled payment or redemption of the Bonds. The deposit may be invested and reinvested in (1) direct noncallable obligations of the United States, including obligations that are unconditionally guaranteed by the United States, (2) 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 defeasance, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent, or (3) 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 defeasance, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent.

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

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

This section describes how ownership of the Bonds is to be transferred and how the principal of, premium, if any, and interest on the Bonds are to be paid to and credited by The Depository Trust Company, New York, New York, ("DTC") while the Bonds are registered in its nominee name. The information in this section concerning DTC and the Book-Entry-Only System has been provided by DTC for use in disclosure documents such as this Official Statement. The District and the Financial Advisor believe the source of such information to be reliable, but neither of the District or the Financial Advisor take any responsibility for the accuracy or completeness thereof.

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

The Depository Trust Company (“DTC”), New York, New York, will act as securities depository for the Bonds. The Bonds will be issued as fully-registered Bonds 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, each in the aggregate principal amount of such maturity, and will be deposited with DTC.

DTC, the world’s largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a “banking organization” within the meaning of the New York Banking Law, a member of the Federal Reserve System, a “clearing corporation” within the meaning of the New York Uniform Commercial Code, and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC’s participants (“Direct Participants”) deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants’ accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation (“DTCC”). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (“Indirect Participants”). DTC has a rating from S&P Global Ratings’ of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at [www.dtcc.com](http://www.dtcc.com).

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

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC’s partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC’s records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers. Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Bond documents. For example, Beneficial Owners of Bonds may wish to ascertain that the nominee holding the Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Bonds within a maturity are being redeemed, DTC’s practice is to determine by lot the amount of the interest of each Direct Participant in such maturity 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 the Paying Agent/Registrar, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with Bonds held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Paying Agent/Registrar, or the District, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the District or the Paying Agent/Registrar, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

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

The District may decide to discontinue use of the system of book-entry-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 neither the District nor the Underwriters take any responsibility for the accuracy thereof.

## **THE DISTRICT**

### **General**

The District is a municipal utility district created by an act of the 61st Texas Legislature, Regular Session, 1969, effective May 22, 1969, under Article XVI, Section 59, and operates under the provisions of Chapters 49 and 54 of the Texas Water Code, as amended, and other general statutes of Texas applicable to municipal utility districts. The District, which lies wholly within the extraterritorial jurisdiction of the City of Houston, is subject to the continuing supervisory jurisdiction of the Commission. The District contains approximately 948 acres of land. The District has agreed to annex a 3.3346 acre tract of land upon consent of the City of Houston.

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

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

### **Strategic Partnership Agreement**

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

As of the effective date of the SPA, the City was authorized to impose the one percent (1%) City sales and use tax within the portion of the District included in the limited purpose annexation. Such portion includes primarily the 86 acres of retail and commercial development within the District. The City pays to the District an amount equal to one half (1/2) of all sales and use tax revenue generated within such area of the District and received by the City from the Comptroller of Public Accounts of the State of Texas (the “Sales Tax Revenue”). Pursuant to State law, the District is authorized to use Sales Tax Revenue generated under the SPA for any lawful purpose. None of the anticipated Sales Tax Revenue is pledged toward the payment of principal and interest on the Bonds or the Outstanding Bonds.

**Description and Location**

The District is located approximately 22 miles northwest of downtown Houston. The District is situated approximately eight miles north of Interstate 10 and approximately five miles southwest of U.S. 290. Access to the District is provided by Interstate 10 West to Barker Cypress Road or U.S. 290 to Barker Cypress Road. The District is located entirely within the boundaries of the Cypress Fairbanks Independent School District.

**Residential Development**

Approximately 667 acres have been developed into Northglenn Sections 1 through 6, Ashley Grove, Coventry Estates, Sections 1, 3 and 4, Coventry Creek Estates, Coventry Meadows, Sheffield Section 1, Sheffield Estates Sections 2 through 4, Crossing at Stone Creek Sections 1 through 4, and Cypress Falls Sections 1 through 3, which collectively encompass 3,292 platted lots according to neighborhood plats. As of May, 2021, there were 3,179 completed and occupied homes and 31 completed and unoccupied homes in the District per the District’s operations report.

**Commercial and Multi-Family Development**

Commercial and multi-family development in the District includes approximately 124 acres, which consists of two Walgreens drug stores, a Popeye’s restaurant, a Jack in the Box restaurant, a Taco Bell restaurant, an Auto Zone, a Waffle House restaurant, multiple service stations and convenience stores, several mechanic shops, the Harmony School of Discovery (which is exempt from taxation), a nursing home, a daycare facility, several small strip shopping centers and the Queenston Manor Apartments, a 216 unit apartment complex on approximately 7 acres of land. There are also several churches, which are exempt from ad valorem taxation. The District is also providing out-of-District water and sanitary sewer service to a 3.3346-acre office warehouse development that the District has agreed to annex into the District upon consent of the City of Houston.

**Undeveloped Acreage**

There are approximately 68 acres with water, sewer and drainage facilities available that remain to be developed and approximately 89 acres that are undevelopable.

**MANAGEMENT**

**Board of Directors**

The District is governed by the Board, consisting of five (5) directors, which has control over and management supervision of all affairs of the District. Directors are elected to staggered four-year terms in May of even numbered years only. All of the Board members either reside or own property within the District. The current members and officers of the Board along with their titles and terms, are listed as follows:

<u>Name</u>	<u>Title</u>	<u>Term Expires</u>
Gary C. Nathanson	President	May 2022
Larry Peak	Vice President	May 2024
Sally Hall	Secretary	May 2022
Cindy Huggins	Assistant Secretary	May 2022
Adolphus Moore, Jr.	Treasurer	May 2024

The District has no full-time employees but instead contracts with the entities described below for professional services:

### **Tax Assessor/Collector**

Land and improvements in the District are being appraised for taxation by the Harris County Appraisal District. The District contracts with Utility Tax Service, LLC to act as Tax Assessor/Collector for the District.

### **System Operator**

The District contracts with Water District Management Company (“WDM”) for maintenance and operation of the District's system.

### **Bookkeeper**

The District contracts with Municipal Accounts & Consulting, L.P. for bookkeeping services for the District.

### **Engineer**

The District’s consulting engineer is Jones & Carter, Inc. (the “Engineer”).

### **Auditor**

The financial statements of the District as of August 31, 2020 and for the year then ended, included in this offering document, have been audited by BKD, LLP, independent auditors, as stated in their report appearing herein. See “APPENDIX A.”

### **General Manager**

The District contracts with Texas Water Systems Management and Consulting, LLC to serve as General Manager and oversee District operations.

### **Bond Counsel and General Counsel**

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

### **Financial Advisor**

Masterson Advisors LLC (the “Financial Advisor”) serves as financial advisor to the District. The fee to be paid the Financial Advisor is contingent upon the sale and delivery of the Bonds.



## **THE SYSTEM**

### **Regulation**

According to the Engineer, the District's water distribution, wastewater collection, and storm drainage facilities (collectively, the "System") have been designed in accordance with accepted engineering practices and the then current requirements of various agencies having regulatory or supervisory jurisdiction over the construction and operation of such facilities. The construction and operation of the System was to be accomplished in accordance with the standards and specifications and requirements of such entities and is subject to inspection by each such entity. The Commission exercises continuing supervisory authority over the District. Discharge of treated sewage is subject to the regulatory authority of the Commission and the U.S. Environmental Protection Agency. Construction of drainage facilities is subject to the regulatory authority of Harris County and, in some instances, the Commission. Harris County, the City, and the Texas Department of Health also exercise regulatory jurisdiction over the System. The regulations and requirements of entities exercising regulatory jurisdiction over the System are subject to further development and revision which, in turn, could require additional expenditures by the District in order to achieve compliance. In particular, additional or revised requirements in connection with any permit for the wastewater treatment plant which provides service to the District beyond the criteria existing at the time of construction of the plant could result in the need to construct additional facilities in the future. The following descriptions are based upon information supplied by the District's Engineer.

### **Water Distribution and Sanitary Sewer Collection and Drainage System**

The District's System includes water, sanitary sewer and drainage facilities to serve the subdivisions and commercial and multifamily tracts described under the sections "THE DISTRICT—Residential Development" and – "Commercial and Multi-Family Development." Water, sewer and drainage facilities are also available to serve the 68 acres of vacant, developable land.

### **Water Supply**

The District is served primarily by surface water. The District currently receives approximately 900,000 gallons per day average daily flow of surface water from the West Harris County Regional Water Authority (the "Authority") at Water Plant Nos. 1, 2 and 3 which plants are described in the following paragraph. The District's existing water wells at Water Plant Nos. 1, 2, and 3 have the capacity to provide approximately 2,772 gallons per minute water capacity.

The District is currently rebuilding Water Plant No. 1 and expanding Water Plant No. 3. Upon completion of the project, Water Plant No. 1 will consist of 350,000 gallons of ground storage tank capacity, 20,000 gallons of hydrotank capacity and one water well. Water Plant No. 2 consists of 870,000 gallons of ground storage tank capacity, 40,000 gallons of hydrotank capacity, one water well and a 600,000 gallon elevated storage tank. Water Plant No. 3 will consist of 780,000 gallons of ground storage tank capacity, 20,000 gallons of hydrotank capacity and one water well.

According to the Engineer, the District's water plant facilities post-construction are sufficient to serve 4,620 single-family connections, not including surface water availability.

The District has two emergency water supply interconnects with Barker-Cypress Municipal Utility District, one interconnect with Harris County Municipal Utility District No. 149, one interconnect with Northwest Harris County Municipal Utility District No. 16, one interconnect with Harris County Municipal Utility District No. 264, one interconnect with Harris County Municipal Utility District No. 183, one interconnect with Harris County MUD No. 239 and one interconnect with Harris County Municipal Utility District No. 70. The District has entered into an emergency water supply interconnect agreement with Harris County Municipal Utility District No. 144 but such interconnect has not been constructed.

### **Subsidence District Requirements**

The District is within the boundaries of the Harris-Galveston Subsidence District (the "Subsidence District") which regulates groundwater withdrawal. The Subsidence District has adopted regulations requiring reduction of groundwater withdrawals through conversion to alternate source water (e.g., surface water) in certain areas within the Subsidence District's jurisdiction, including the area within the District. In 2001, the Texas legislature created the 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 District is located within the boundaries of the Authority. The Authority has entered into a Water Supply Contract with the City of Houston, Texas ("Houston") to obtain treated surface water from Houston. The Authority has developed a groundwater reduction plan ("GRP") and obtained Subsidence District approval of its GRP. The Authority's GRP sets forth the Authority's plan to comply with Subsidence District regulations, construct surface water facilities, and convert users from groundwater to alternate source water (e.g., surface water). The District's groundwater well(s) are included within the Authority's GRP.

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

Under the Subsidence District regulations and the GRP, the Authority is required: (i) through the year 2024, to limit groundwater withdrawals to no more than 70% of the total annual water demand of the water users within the Authority's GRP; (ii) beginning in the year 2025, to limit groundwater withdrawals to no more than 40% of the total annual water demand of the water users within the Authority's GRP; and (iii) beginning in the year 2035, to limit groundwater withdrawals to no more than 20% of the total annual water demand of the water users within the Authority's GRP. If the Authority fails to comply with the above Subsidence District regulations or its GRP, the Authority is subject to a disincentive fee penalty of \$9.58 per 1,000 gallons ("Disincentive Fees") imposed by the Subsidence District for any groundwater withdrawn in excess of 20% of the total annual water demand in the Authority's GRP.

The District cannot predict the amount or level of fees and charges which may be due the Authority for future years, but anticipates the need to continue passing such fees through to its customers in higher water and sewer rates. In the event the Authority fails to reduce groundwater withdrawal to the levels specified in the Regulatory Plan by the deadlines established by the Subsidence District, then the District and others within the Authority's GRP group will be required to pay a disincentive fee on withdrawn groundwater. This fee is expected to be substantial and the District expects it would need to pass such fee through to its customers through higher water and sewer rates or utilize portions of its maintenance tax revenues. This fee would be in addition to the Authority's fee.

### **Wastewater Treatment Facilities**

The District's wastewater treatment is provided by the District's 2,000,000 gallons per day ("gpd") regional wastewater treatment plant which is shared with Barker-Cypress Municipal Utility District. The District owns 1,694,000 gpd in the regional plant. According to the Engineer, the District's present capacity is sufficient to serve 5,646 equivalent single family connections, based upon 300 gpd per single-family connection.

### **Stormwater Drainage Facilities**

The stormwater drainage within the District is collected in the underground storm sewer system. The storm sewer system in the northern two thirds of the District conveys the runoff to Langham Creek. The storm sewer system in the southern one third of the District conveys the runoff to Harris County Flood Control Unit No. U102-01-00. The District uses storm sewers and existing drainage channels to serve the District's current development.

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

"Flood Insurance Rate Map" or "FIRM" means an official map of a community on which the Federal Emergency Management Agency (FEMA) has delineated the appropriate areas of flood hazards. The 1% chance of probable inundation, also known as the 100-year flood plain, is depicted on these maps. The "100-year flood plain" (or 1% chance of probable inundation) as shown on the FIRM is the estimated geographical area that would be flooded by a rain storm of such intensity to statistically have a one percent chance of occurring in any given year. Generally speaking, homes must be built above the 100-year flood plain in order to meet local regulatory requirements and to be eligible for federal flood insurance. An engineering or regulatory determination that an area is above the 100-year flood plain is 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. According to the Engineer, no areas in the District are located within the 100-year flood plain. See "INVESTMENT CONSIDERATIONS—Extreme Weather Events; Hurricane Harvey."

**Use and Distribution of Bond Proceeds**

The construction costs below were compiled by the District’s Engineer and were submitted to the Commission in the District’s bond application. Non-construction costs are based upon either contract amounts or estimates of various costs by the Engineer and Financial Advisor.

<b><u>CONSTRUCTION RELATED COSTS</u></b>	
WWTP Solids De-watering Improvements.....	\$ 2,321,000
Contingencies.....	237,000
Engineering.....	483,000
<b>Total Construction Related Costs.....</b>	<b>\$ 3,041,000</b>
<b><u>NON-CONSTRUCTION COSTS</u></b>	
Underwriter's Discount (a).....	\$ 94,268
<b>Total Non-Construction Related Costs.....</b>	<b>\$ 94,268</b>
<b><u>ISSUANCE COSTS AND FEES</u></b>	
Issuance Costs and Professional Fees.....	\$ 219,262
Bond Application Report Costs.....	50,000
State Regulatory Fees.....	11,988
Contingency (a).....	8,482
<b>Total Issuance Costs and Fees</b>	<b>\$ 289,732</b>
<b>TOTAL BOND ISSUE</b>	<b>\$ 3,425,000</b>

(a) Represents surplus funds resulting from the sale of the Bonds at a lower underwriter’s discount than estimated and can be used for purposes allowed and approved by the Commission.

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

## WATER AND SEWER OPERATIONS

### General

The Bonds are payable from the levy of an ad valorem tax, without legal limitation as to rate or amount, upon all taxable property in the District. Net revenues, if any, derived from the District's operations are not pledged to the payment of the Bonds, but are available for any lawful purpose including payment of debt service on the Bonds, at the discretion and upon action of the Board. It is not anticipated that any revenues will be available for the payment of debt service on the Bonds.

### Waterworks and Sewer System Operating Statement

The following statement sets forth in condensed form the historical results of operation of the District's General Fund. Accounting principles customarily employed in the determination of net revenues have been observed and in all instances exclude depreciation. Such summary is based upon information obtained from the District's audited financial statements for the fiscal years ended August 31, 2016 through 2020 and in the case of the information for the period ended April 30, 2021 from the District's bookkeeper. Reference is made to such records and statements for further and more complete information.

	Unaudited 9/1/2020 thru April 30, 2021	Fiscal Year Ended August 31				
		2020	2019	2018	2017	2016
<b>Revenues</b>						
Property Taxes	\$ 1,514,920	\$ 1,404,344	\$ 1,415,508	\$ 1,371,408	\$ 1,301,337	\$ 1,159,572
Sales Tax Receipts	91,847	127,255	137,770	125,326	129,213	135,145
Water Service	898,507	1,363,265	1,236,000	1,083,193	1,094,592	1,036,406
Wastewater Service	798,546	1,299,404	1,363,772	1,081,695	1,106,081	1,070,244
Regional Water Authority Fee	754,403	1,095,002	985,592	923,200	836,916	865,673
Bulk Water Sales	-	-	-	-	-	2,097
Penalty and Interest	126,795	180,201	187,653	159,679	153,999	174,748
Tap Connection and Inspection Fees	7,509	418,096	148,305	832	23,103	-
Investment Revenues	42,135	130,912	138,474	64,183	32,874	22,449
Miscellaneous	198,875	229,073	227,785	223,639	242,701	183,720
<b>Total Revenues</b>	<b>\$ 4,433,537</b>	<b>\$ 6,247,552</b>	<b>\$ 5,840,859</b>	<b>\$ 5,033,155</b>	<b>\$ 4,920,816</b>	<b>\$ 4,650,054</b>
<b>Expenditures</b>						
Purchased Services	\$ 467,377	\$ 731,506	\$ 665,447	\$ 580,085	\$ 448,615	\$ 774,955
Regional Water Authority Assessment	685,580	1,050,087	950,662	935,995	873,666	859,072
Professional Fees	335,286	471,362	405,586	388,131	427,877	388,525
Contracted Services	709,022	1,426,850	1,441,828	1,407,099	1,265,902	1,159,827
Utilities	53,575	72,037	69,187	81,274	77,916	75,659
Repairs and Maintenance	337,209	548,804	408,822	573,235	934,300	575,915
Other	491,006	104,359	110,691	101,851	115,198	131,787
Tap connections	-	95,433	41,474	-	4,516	-
Capital Outlay	1,342,411	1,454,221	361,324	531,730	695,921	142,063
Debt Service, debt issuance costs	-	-	-	-	-	3,651
<b>Total Expenditures</b>	<b>\$ 4,421,466</b>	<b>\$ 5,954,659</b>	<b>\$ 4,455,021</b>	<b>\$ 4,599,400</b>	<b>\$ 4,843,911</b>	<b>\$ 4,111,454</b>
<b>Revenues Over (Under) Expenditures</b>	<b>\$ 12,071</b>	<b>\$ 292,893</b>	<b>\$ 1,385,838</b>	<b>\$ 433,755</b>	<b>\$ 76,905</b>	<b>\$ 538,600</b>
<b>Other Sources (Interfund Transfer)</b>		<b>\$ -</b>	<b>\$ (131,631)</b>	<b>\$ 41,875</b>	<b>\$ -</b>	<b>\$ 37,747</b>
<b>Fund Balance (Beginning of Year)</b>	<b>\$ 7,217,381</b>	<b>\$ 6,924,488</b>	<b>\$ 5,670,281</b>	<b>\$ 5,194,651</b>	<b>\$ 5,117,746</b>	<b>\$ 4,541,399</b>
<b>Fund Balance (End of Year)</b>	<b>\$ 7,229,452</b>	<b>\$ 7,217,381</b>	<b>\$ 6,924,488</b>	<b>\$ 5,670,281</b>	<b>\$ 5,194,651</b>	<b>\$ 5,117,746</b>

## FINANCIAL STATEMENT

2020 Certified Taxable Assessed Valuation .....	\$563,060,186	(a)
2021 Preliminary Taxable Assessed Valuation .....	\$609,728,225	(b)
Gross Direct Debt Outstanding.....	\$ 25,995,000	(c)
Estimated Overlapping Debt.....	<u>33,371,817</u>	
Total Gross Direct Debt and Estimated Overlapping Debt.....	59,366,817	
Ratios of Gross Direct Debt to:		
2020 Certified Taxable Assessed Valuation .....	4.62%	
2021 Preliminary Taxable Assessed Valuation .....	4.26%	
Ratios of Gross Direct Debt and Estimated Overlapping Debt to:		
2020 Certified Taxable Assessed Valuation .....	10.54%	
2021 Preliminary Taxable Assessed Valuation .....	9.74%	

Area of District – 948 Acres  
Estimated 2021 Population – 11,559 (d)

- (a) As certified by the Harris County Appraisal District (the “Appraisal District”). See “TAX PROCEDURES.”
- (b) Provided by the Appraisal District as a preliminary indication of the 2021 taxable assessed value. Such amount is subject to review and downward adjustment prior to certification. No tax will be levied on such amount until it is certified. Includes estimate from the Appraisal District of \$594,152,133 and the personal property value from the 2020 certified tax roll of \$15,576,092. See “TAX PROCEDURES.”
- (c) After giving effect to issuance of the Bonds.
- (d) Based upon 3.5 persons per occupied single-family residence and 2 persons per apartment unit.

### **Cash and Investment Balances (unaudited as of June 9, 2021)**

Operating Fund	\$7,088,724
Capital Projects Fund	\$6,639,260 (a)
Debt Service Fund	\$1,418,205 (b)

- (a) \$5,848,000 of this balance remains from the District’s Series 2019 Bonds for ongoing construction projects.
- (b) Accrued interest on the Bonds from their dated date to the date of delivery will be deposited into the District’s Debt Service Fund. Neither the Bond Order nor Texas law requires that the District maintain any particular balance in the Debt Service Fund.

### **Outstanding Bonds (as of June 1, 2021)**

Series	Original Principal Amount	Outstanding Bonds (as of 6/1/21)
2012A	\$ 2,085,000	\$ 900,000
2014	2,000,000	1,910,000
2015	3,490,000	2,780,000
2016	4,475,000	4,000,000
2017	2,180,000	2,180,000
2018	3,550,000	3,550,000
2019	<u>7,325,000</u>	<u>7,250,000</u>
 Total	 \$ 25,105,000	 \$ 22,570,000

### **District Investment Policy**

The policy of the District is to invest District funds only in instruments which further the following investment objectives of the District stated in order of importance: (1) preservation and safety of principal; (2) liquidity; and (3) yield. The District does not currently own, nor does it anticipate the inclusion of, long term securities or derivative products in the District portfolio.

## ESTIMATED OVERLAPPING DEBT STATEMENT

Other governmental entities whose boundaries overlap the District have outstanding bonds payable from ad valorem taxes. The following statement of direct and estimated overlapping ad valorem tax debt was developed from information contained in "Texas Municipal Reports" published by the Municipal Advisory Council of Texas or other publicly available information. Except for the amount relating to the District, the District has not independently verified the accuracy or completeness of such information, and no person is entitled to rely upon such information as being accurate or complete. Political subdivisions overlapping the District are authorized by Texas law to levy and collect ad valorem taxes for operation, maintenance, and/or general revenue purposes in addition to taxes for payment of their debt, and some are presently levying and collecting such taxes.

Taxing Jurisdiction	Outstanding Bonds	As of	Overlapping	
			Percent	Amount
Harris County.....	\$ 1,672,657,125	6/30/2021	0.11%	\$ 1,839,923
Harris County Flood Control District.....	334,270,000	6/30/2021	0.11%	367,697
Harris County Department of Education.....	20,185,000	6/30/2021	0.11%	22,204
Harris County Hospital District.....	81,540,000	6/30/2021	0.11%	89,694
Port of Houston Authority.....	492,439,397	6/30/2021	0.11%	541,683
Cypress Fairbanks Independent School District..	3,107,910,000	6/30/2021	0.97%	29,214,354
Lone Star College District.....	518,505,000	6/30/2021	0.25%	1,296,263
Total Estimated Overlapping Debt.....				\$ 33,371,817
The District.....	25,995,000 (a)	Current	100.00%	25,995,000
Total Direct and Estimated Overlapping Debt.....				\$ 59,366,817
Ratio of Estimated Direct and Overlapping Debt to 2020 Certified Taxable Assessed Valuation.....				10.54%
Ratio of Estimated Direct and Overlapping Debt to 2021 Preliminary Taxable Assessed Valuation.....				9.74%

(a) Includes the Bonds and the Outstanding Bonds.

### Overlapping Taxes for 2020

	2020 Tax Rate per \$100 of Taxable <u>Assessed Valuation</u>
Harris County (including Harris County Flood Control District, Harris County Hospital District, Harris County Department of Education, and the Port of Houston Authority.....	\$ 0.604193
Cypress Fairbanks Independent School District.....	\$ 1.355500
Harris County ESD No. 9.....	\$ 0.059492
Lone Star College System.....	<u>\$ 0.107800</u>
Total Overlapping Tax Rate.....	\$ 2.126985
The District.....	<u>0.625000</u>
Total Tax Rate.....	\$ 2.751985

## TAX DATA

### Tax Collections

The following statement of tax collections set forth in condensed form the historical tax collection experience of the District. This summary has been prepared for inclusion herein, based upon information from District records. Reference is made to such records for further and more complete information. Differences in taxable assessed values from other information herein are due to differences in dates of information provided.

Tax Year	Taxable Assessed Valuation	Tax Rate	Total Tax Levy	Total Collections as of May 31, 2021	
				Amount	Percent
2016	\$ 437,208,444	\$ 0.6300	\$2,754,413	\$2,750,969	99.94%
2017	467,248,835	0.6300	2,943,668	2,936,942	99.85%
2018	478,985,895	0.6300	3,017,611	3,009,881	99.75%
2019	522,315,330	0.6250	3,264,471	3,270,958	99.63%
2020	563,035,149	0.6250	3,518,970	3,414,685	97.04%

Taxes are due upon receipt of bill therefor and become delinquent after January 31 of the following year or 30 days after the date billed, whichever is later, or, if billed after January 10, they are delinquent on the first day of the month next following the 21<sup>st</sup> day after such taxes are billed. No split payments are allowed and no discounts are allowed.

### Tax Rate Distribution

	2020	2019	2018	2017	2016
Debt Service	\$0.3400	\$0.3550	\$0.3350	\$0.3350	\$0.3350
Maintenance and Operations	\$0.2850	\$0.2700	\$0.2950	\$0.2950	\$0.2950
Total	\$0.6250	\$0.6250	\$0.6300	\$0.6300	\$0.6300

### Tax Rate Limitations

Debt Service: Unlimited (no legal limit as to rate or amount).

Maintenance: \$0.75 per \$100 Assessed Valuation (water, sanitary sewer and drainage facilities)

### Debt Service Tax

The Board will covenant in the Bond Order to levy and assess, for each year that all or any part of the Bonds remain outstanding and unpaid, a tax which, when added to other funds legally available to the District for payment of outstanding debt obligations, is adequate to provide funds to pay the principal of and interest on the Bonds. The District levied a debt service tax for 2020 in the amount of \$0.34 per \$100 assessed valuation.

### Maintenance Tax

The Board of Directors of the District has the statutory authority to levy and collect an annual ad valorem tax for maintenance of the District's improvements, if such maintenance tax is authorized by a vote of the District's electors. On November 4, 2014, voters in the District authorized the Board to levy such a maintenance tax in an amount not to exceed \$0.75 per \$100 assessed valuation. Such tax is in addition to taxes which the District is authorized to levy for paying principal of and interest on the Outstanding Bonds, the Bonds and any additional waterworks and sewer system combination unlimited tax and revenue bonds which may be issued in the future. The District levied a maintenance tax for 2020 in the amount of \$0.285 per \$100 assessed valuation.

## Principal Taxpayers

The following list of principal taxpayers was provided by the District's Tax Assessor/Collector based upon the certified 2020 tax roll of \$563,060,186, which reflects ownership at January 1, 2020. A principal taxpayer list related to the 2021 Preliminary Taxable Assessed Valuation is not available.

<u>Taxpayer</u>	<u>Type of Property</u>	<u>2020 Certified Taxable Assessed Valuation</u>	<u>% of 2020 Certified Taxable Assessed Valuation</u>
Queenston LLC	Land and Improvements	\$ 22,523,375	4.00%
Zenda Stone Creek US Limited Partnership	Land and Improvements	10,850,482	1.93%
NHI of West Houston LLC	Land and Improvements	6,004,236	1.07%
Horizon Special Projects LLC	Land and Improvements	4,286,097	0.76%
Amalco Inc.	Land and Improvements	4,203,506	0.75%
Jack C. Ford	Land and Improvements	3,589,721	0.64%
Centerpoint Energy Houston	Personal Property	2,731,620	0.49%
H Bar H Inc.	Land and Improvements	2,455,446	0.44%
KPJV Houston LLC	Land and Improvements	2,228,094	0.40%
Elegant Langham LLC	Land and Improvements	1,950,395	0.35%
<b>Total</b>		<b>\$ 60,822,972</b>	<b>10.80%</b>

## Summary of Assessed Valuation

The following breakdown of the 2016 through 2020 Certified Assessed Valuation has been provided by the District's Tax Assessor/Collector based on information contained in the 2016 through 2020 certified tax rolls of the District. A breakdown the 2021 Preliminary Taxable Assessed Valuation is not available.

	<u>2020 Taxable Assessed Valuation</u>	<u>2019 Taxable Assessed Valuation</u>	<u>2018 Taxable Assessed Valuation</u>	<u>2017 Taxable Assessed Valuation</u>	<u>2016 Taxable Assessed Valuation</u>
Land	\$ 156,374,320	\$ 118,053,769	\$ 114,669,399	\$ 113,359,612	\$ 100,059,096
Improvements	490,551,735	493,279,804	442,571,703	428,145,227	402,022,247
Personal Property	16,335,356	15,090,061	14,942,157	16,242,587	14,172,440
Exemptions	(100,201,225)	(100,984,280)	(93,195,169)	(90,496,396)	(79,043,144)
<b>Total</b>	<b>\$ 563,060,186</b>	<b>\$ 525,439,354</b>	<b>\$ 478,988,090</b>	<b>\$ 467,251,030</b>	<b>\$ 437,210,639</b>

## Tax Adequacy for Debt Service

The calculations shown below assume, solely for purposes of illustration, no increase or decrease in assessed valuation over the 2020 Certified Taxable Assessed Valuation or the 2021 Preliminary Taxable Assessed Valuation which is subject to review and adjustment prior to certification, and no use of bond funds on hand, and utilize tax rates necessary to pay the District's maximum and average annual debt service requirement. See "INVESTMENT CONSIDERATIONS—Factors Affecting Taxable Values and Tax Payments."

Average Annual Debt Service Requirement (2022-2046).....	\$1,379,202
\$0.26 Tax Rate on 2020 Certified Taxable Assessed Valuation at 95% collections .....	\$1,390,759
\$0.24 Tax Rate on 2021 Preliminary Taxable Assessed Valuation at 95% collections .....	\$1,390,180
Average Annual Debt Service Requirement (2022-2032).....	\$1,870,757
\$0.35 Tax Rate on 2020 Certified Taxable Assessed Valuation at 95% collections .....	\$1,872,175
\$0.33 Tax Rate on 2021 Preliminary Taxable Assessed Valuation at 95% collections .....	\$1,911,498
Maximum Annual Debt Service Requirement (2022).....	\$1,918,394
\$0.36 Tax Rate on 2020 Certified Taxable Assessed Valuation at 95% collections .....	\$1,925,666
\$0.34 Tax Rate on 2021 Preliminary Taxable Assessed Valuation at 95% collections .....	\$1,969,422



## **TAX PROCEDURES**

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

The Texas Tax Code (the "Property Tax Code") requires, among other matters, county-wide appraisal and equalization of taxable property values and establishes in each county of the State of Texas a single appraisal district with the responsibility for recording and appraising property for all taxing units within a county and a single appraisal review board with the responsibility for reviewing and equalizing the values established by the appraisal district. The Harris County Central Appraisal District (the "Appraisal District") has the responsibility for appraising property for all taxing units wholly within Harris County, including the District. Such appraisal values are subject to review and change by the Harris County Appraisal Review Board (the "Appraisal Review Board"). Under certain circumstances, taxpayers and taxing units (such as the District) may appeal the orders of the Appraisal Review Board by filing a petition for review in State district court. In such event, the value of the property in question will be determined by the court or by a jury if requested by any party. Absent any such appeal, the appraisal roll, as prepared by the Appraisal District and approved by the Appraisal Review Board, must be used by each taxing jurisdiction in establishing its tax roll and tax rate. The District is eligible, along with all other conservation and reclamation districts within Harris County, to participate in the nomination of and vote for a member of the Board of Directors of the Appraisal District.

### **Property Subject to Taxation by the District**

Except for certain exemptions provided by Texas law, all real property and tangible personal property in the District is subject to taxation by the District; however, it is expected that no effort will be made by the District to collect taxes on personal property other than on personal property rendered for taxation, business inventories and the property of privately owned utilities. Principal categories of exempt property include: property owned by the State of Texas or its political subdivisions if the property is used for public purposes; property exempt from ad valorem taxation by federal law; certain household goods, family supplies, and personal effects; farm products owned by the producer; all oil, gas and mineral interests owned by an institution of higher education; certain property owned by exclusively charitable organizations, youth development associations, religious organizations, and qualified schools; designated historical sites; solar and wind-powered energy devices; and most individually owned automobiles. In addition, the District may by its own action exempt residential homesteads of persons sixty-five (65) years or older or under a disability for purposes of payment of disability insurance benefits under the Federal Old-Age Survivors and Disability Insurance Act to the extent deemed advisable by the Board. The District would be required to call an election on such residential homestead exemption upon petition by at least twenty percent (20%) of the number of qualified voters who voted in the District's preceding election and would be required to offer such an exemption if a majority of voters approve it at such election. For the 2021 tax year, the District has granted an exemption of \$27,500 of assessed valuation for persons 65 years of age and older and to individuals who are under a disability for purposes of payment of disability insurance benefits under the Federal Old-Age Survivors and Disability Insurance Act. The District must grant exemptions to disabled veterans or certain surviving dependents of disabled veterans, if requested, of between \$5,000 and \$12,000 of assessed valuation depending upon the disability rating of the veteran, if such rating is less than 100%. A veteran who receives a disability rating of 100% is entitled to an exemption for the full value of the veteran's residence homestead. Additionally, subject to certain conditions, the surviving spouse of a disabled veteran who is entitled to an exemption for the full value of the veteran's residence homestead is also entitled to an exemption from taxation of the total appraised value of the same property to which the disabled veteran's exemption applied. A partially disabled veteran or certain surviving spouses of partially disabled veterans are entitled to an exemption from taxation of a percentage of the appraised value of their residence homestead in an amount equal to the partially disabled veteran's disability rating if (i) the residence homestead was donated by a charitable organization at no cost to the disabled veteran or (ii) the residence was donated by a charitable organization at some cost to the disabled veteran if such cost is less than or equal to fifty percent (50%) of the total good faith estimate of the market value of the residence as of the date the donation is made. Also, the surviving spouse of a member of the armed forces or, a first responder (as defined under Texas law) who was (i) killed in action, or (ii) subject to an amendment to the Texas Constitution to be considered at an election on November 2, 2021, fatally injured in the line of duty, is, subject to certain conditions, entitled to an exemption of the total appraised value of the surviving spouse's residence homestead, and subject to certain conditions, an exemption up to the same amount may be transferred to a subsequent residence homestead of the surviving spouse.

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

### **General Residential Homestead Exemption**

Texas law authorizes the governing body of each political subdivision in the State of Texas to exempt up to twenty percent (20%) of the appraised value of residential homesteads, but not less than \$5,000 if any exemption is granted, from ad valorem taxation. The law provides, however, that where ad valorem taxes have previously been pledged for the payment of debt, the governing body of a political subdivision may continue to levy and collect taxes against the exempt value of the homesteads until the debt is discharged, if the cessation of the levy would impair the obligations of the contract by which the debt was created. For the 2021 tax year, the District has granted a 17% general residential homestead exemption.

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

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

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

## **District and Taxpayer Remedies**

Under certain circumstances, taxpayers and taxing units, including the District, may appeal orders of the Appraisal Review Board by filing a petition for review in district court within forty-five (45) days after notice is received that a final order has been entered. In such event, the property value in question may be determined by the court, or by a jury, if requested by any party. Additionally, taxing units may bring suit against the Appraisal District to comply with the Property Tax Code. The District may challenge the level of appraisal of a certain category of property, the exclusion of property from the appraisal rolls or the grant, in whole or in part, of an exemption. The District may not, however, protest a valuation of any individual property.

Texas law provides for notice and hearing procedures prior to the adoption of an ad valorem tax rate by the District. Additionally, Texas law provides for an additional notice and, upon petition by qualified voters, an election which could result in the repeal of certain tax rate increases on residential homesteads. The Property Tax Code also establishes a procedure for notice to property owners of reappraisals reflecting increased property values, appraisals that are higher than renditions and appraisals of property not previously on an appraisal roll.

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

The Property Tax Code permits land designated for agricultural use (including wildlife management), open space, or timberland to be appraised at its value based on the land's capacity to produce agriculture or timber products rather than at its fair market value. The Property Tax Code permits, under certain circumstances, that residential real property inventory held by a person in the trade or business be valued at the price all such property would bring if sold as a unit to a purchaser who would continue the business. Landowners wishing to avail themselves of any of such designations must apply for the designation, and the Appraisal District is required by the Property Tax Code to act on each claimant's right to the designation individually. A claimant may waive the special valuation as to taxation by some political subdivisions and not as to others. If a claimant receives the designation and later loses it by changing the use of the property or selling it to an unqualified owner, the District can collect taxes based on the new use for the three (3) years prior to the loss of the designation for agricultural, timberland or open space land. According to the District's Tax Assessor/Collector, as of January 1, 2021 no land within the District was designated for agricultural use, open space, inventory deferment, or timberland.

## **Tax Abatement**

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

## **Levy and Collection of Taxes**

The District is responsible for the collection of its taxes, unless it elects to transfer such functions to another governmental entity. The District adopts its tax rate each year after it receives a tax roll certified by the Appraisal District. Taxes are due upon receipt of a bill therefor, and become delinquent after January 31 of the following year or 30 days after the date billed, whichever is later, or, if billed after January 10, they are delinquent on the first day of the month next following the 21st day after such taxes are billed. A delinquent tax accrues interest at a rate of one percent (1%) for each month or portion of a month the tax remains unpaid beginning the first calendar month it is delinquent. A delinquent tax also incurs a penalty of six percent (6%) of the amount of the tax for the first calendar month it is delinquent plus a one percent (1%) penalty for each additional month or portion of a month the tax remains unpaid prior to July 1 of the year in which it becomes delinquent. However, a tax delinquent on July 1 incurs a total penalty of twelve percent (12%) of the amount of the delinquent tax without regard to the number of months the tax has been delinquent, which penalty remains at such rate without further increase. If the tax is not paid by July 1, an additional penalty of up to the amount of the compensation specified in the District's contract with its delinquent tax collection attorney, but not to exceed twenty percent (20%) of the total tax, penalty and interest, may, under certain circumstances, be imposed by the District. With respect to personal property taxes that become delinquent on or after February 1 of a year and that remain delinquent sixty (60) days after the date on which they become delinquent, as an alternative to the penalty described in the foregoing sentence, an additional penalty on personal property of up to the amount specified in the District's contract with its delinquent tax attorney, but not to exceed twenty percent (20%) of the total tax, penalty and interest, may, under certain circumstances, be imposed by the District prior to July 1. The District's contract with its delinquent tax collection attorney currently specifies a twenty percent (20%) additional penalty. The District may waive penalties and interest on delinquent taxes only if (i) an error or omission of a representative of the District, including the Appraisal District, caused the failure of the taxpayer to pay taxes, (ii) the delinquent taxes are paid on or before the one-hundred and eightieth (180<sup>th</sup>) day after the taxpayer received proper notice of such delinquency and the delinquent taxes relate to a property for which the appraisal roll lists one or more certain specified inaccuracies, or (iii) the taxpayer submits evidence sufficient to show that the tax payment was delivered before the delinquency, date to the United States Postal

Service or other delivery service, but an act or omission of the postal or delivery service resulted in the tax payment being considered delinquent. The Property Tax Code also makes provision for the split payment of taxes, discounts for early payment and the postponement of the delinquency of taxes under certain circumstances. The owner of a residential homestead property who (i) is a person sixty-five (65) years of age or older, (ii) is under a disability for purpose of payment of disability insurance benefits under the Federal Old Age Survivors and Disability Insurance Act, or (iii) qualifies as a disabled veteran under Texas law, is also entitled by law to pay current taxes on a residential homestead in installments or to defer the payment of taxes without penalty during the time of ownership. Additionally, a person who is delinquent on taxes for a residential homestead is entitled to an agreement with the District to pay such taxes in installments over a period of between 12 and 36 months (as determined by the District) when such person has not entered into another installment agreement with respect to delinquent taxes with the District in the preceding 24 months.

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

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

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

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

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

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

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

Taxes levied by the District are a personal obligation of the owner of the property against which the tax is levied. In addition, on January 1 of each year, a tax lien attaches to property to secure the payment of all taxes, penalties, and interest ultimately imposed for the year on the property. The lien exists in favor of each taxing unit, including the District, having power to tax the property. The District's tax lien is on a parity with tax liens of other such taxing units. See "ESTIMATED OVERLAPPING DEBT STATEMENT." A tax lien on real property takes priority over the claim of most creditors and other holders of liens on the property encumbered by the tax lien, whether or not the debt or lien existed before the attachment of the tax lien. Further, personal property under certain circumstances is subject to seizure and sale for the payment of delinquent taxes, penalties, and interest.

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

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## DEBT SERVICE REQUIREMENTS

The following sets forth the debt service requirements for the Outstanding Bonds and the Bonds.

Year	Outstanding Bonds Debt Service Requirements	Plus: Debt Service on the Bonds			Total Debt Service Requirements
		Principal	Interest	Total	
2021	\$ 1,561,144	-	-	-	\$ 1,561,144
2022	1,838,244	-	\$ 80,150	\$ 80,150	1,918,394
2023	1,831,144	-	68,700	68,700	1,899,844
2024	1,821,269	-	68,700	68,700	1,889,969
2025	1,826,438	-	68,700	68,700	1,895,138
2026	1,817,650	-	68,700	68,700	1,886,350
2027	1,816,525	-	68,700	68,700	1,885,225
2028	1,813,506	-	68,700	68,700	1,882,206
2029	1,808,563	-	68,700	68,700	1,877,263
2030	1,811,631	-	68,700	68,700	1,880,331
2031	1,575,331	\$ 155,000	67,538	222,538	1,797,869
2032	1,535,606	165,000	65,138	230,138	1,765,744
2033	1,102,881	170,000	62,625	232,625	1,335,506
2034	1,077,156	175,000	59,600	234,600	1,311,756
2035	1,051,431	185,000	56,000	241,000	1,292,431
2036	1,020,703	190,000	52,250	242,250	1,262,953
2037	994,709	200,000	48,350	248,350	1,243,059
2038	968,375	205,000	44,300	249,300	1,217,675
2039	907,488	215,000	40,100	255,100	1,162,588
2040	906,594	225,000	35,700	260,700	1,167,294
2041	904,663	235,000	31,100	266,100	1,170,763
2042	783,947	240,000	26,200	266,200	1,050,147
2043	573,475	250,000	20,994	270,994	844,469
2044	-	260,000	15,413	275,413	275,413
2045	-	270,000	9,450	279,450	279,450
2046	-	285,000	3,206	288,206	288,206
Total	\$ 31,348,472	\$ 3,425,000	\$ 1,267,713	\$ 4,692,713	\$ 36,041,184

Maximum Annual Debt Service Requirement (2022) .....	\$1,918,394
Average Annual Debt Service Requirements (2022-2046) .....	\$1,379,202
Average Annual Debt Service Requirements (2022-2032) .....	\$1,870,757

## **INVESTMENT CONSIDERATIONS**

### **General**

The Bonds, which are obligations of the District and not obligations of the State of Texas, Harris County, the City of Houston, or any other political entity other than the District, will be secured by a continuing direct annual ad valorem tax levied, without legal limitation as to rate or amount, on all taxable property within the District. The ultimate security for payment of the principal of and interest on the Bonds depends on the ability of the District to collect from the property owners within the District all taxes levied against the property, or in the event of foreclosure, on the value of the taxable property with respect to taxes levied by the District and by other taxing authorities.

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

The World Health Organization has declared a pandemic following the outbreak of COVID-19, a respiratory disease caused by a new strain of coronavirus (the “Pandemic”) which is currently affecting many parts of the world, including the United States and Texas. On January 31, 2020, the Secretary of the United States Health and Human Services Department declared a public health emergency for the United States in connection with COVID-19. On March 13, 2020, the President of the United States declared the Pandemic a national emergency and the Texas Governor (the “Governor”) declared COVID-19 an imminent threat of disaster for all counties in Texas (collectively, the “disaster declarations”).

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

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

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

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

### **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 District as a result of such a weather event, the investment security of the Bonds could be adversely affected.

The greater Houston area, including the District, has experienced multiple storms exceeding a 0.2% probability (i.e. “500-year flood” events) since 2015, including Hurricane Harvey, which made landfall along the Texas Gulf Coast on August 26, 2017, and brought historic levels of rainfall during the successive four days. According to the Operator, there was no interruption of water and sewer service as a result of Hurricane Harvey. According to the Engineer, the District’s system did not sustain any material damage from Hurricane Harvey. To the knowledge of the District, no homes or other improvements within the District experienced structural flooding as a result of Hurricane Harvey.

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

### **Specific Flood Type Risks**

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

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

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

Assuming no further development, the value of the land and improvements currently within the District will be the major determinant of the ability or willingness of District property owners to pay their ad valorem taxes. The 2020 Certified Taxable Assessed Valuation of the District is \$563,060,186. See "FINANCIAL STATEMENT." After issuance of the Bonds, the maximum annual debt service requirement will be \$1,918,394 (2022) and the average annual debt service requirement will be \$1,379,202 (2022-2046). Assuming no increase or decrease from the 2020 Certified Taxable Assessed Valuation and no use of funds other than tax collections, a tax rate of \$0.36 per \$100 assessed valuation at a 95% collection rate would be necessary to pay the maximum annual debt service requirement of \$1,918,394 and a tax rate of \$0.26 per \$100 assessed valuation at a 95% collection rate would be necessary to pay the average annual debt service requirement of \$1,379,202. See "DEBT SERVICE REQUIREMENTS". The 2021 Preliminary Taxable Assessed Valuation within the District is \$609,728,225. Assuming no increase or decrease from the 2021 Preliminary Taxable Assessed Valuation and a 95% collection rate, tax rates of \$0.34 and \$0.24 per \$100 assessed valuation would be necessary to pay the maximum annual requirement and average annual requirement, respectively. Although calculations have been made regarding average and maximum tax rates necessary to pay the debt service on the Bonds and the Outstanding Bonds based upon the 2020 Certified Taxable Assessed Valuation and the 2021 Preliminary Taxable Assessed Valuation, the District can make no representations regarding the future level of assessed valuation within the District. Increases in the tax rate may be required in the event major taxpayers do not pay their District taxes timely. See "TAX PROCEDURES" and "TAX DATA—Tax Adequacy for Debt Service."

### **Future Debt**

After the issuance of the Bonds, the District reserves in the Bond Order the right to issue the remaining \$58,520,000 in principal amount of authorized but unissued unlimited tax bonds for the purpose of acquiring or constructing water, sanitary sewer and drainage facilities for the District, and the \$74,760,000 in principal amount of authorized but unissued unlimited tax bonds for the purpose of refunding the outstanding bonds of the District and any additional bonds which may be voted hereafter. See "THE BONDS—Issuance of Additional Debt", "Financing Parks and Recreational Facilities" and "Financing Road Facilities." The issuance of such obligations may adversely affect the investment security of the Bonds. The District does not employ any formula with regard to assessed valuations or tax collections or otherwise to limit the amount of bonds which may be issued. Any bonds issued by the District, however, must be approved by the Attorney General of Texas and the Board and any bonds issued to acquire or construct water, sanitary sewer and drainage facilities or recreational facilities must be approved by the Commission. The District can make no representation that any additional development will occur within the District. The Engineer has stated that the District's authorized but unissued bonds and other available District funds are adequate, under present land use projections, to finance the improvements necessary to serve such development. The District has no plans to call an election to authorize additional bonds at this time.

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



## **Environmental and Air Quality 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 released into the air, water, or soils;
- Restricting or regulating the use of wetlands or other property;
- Requiring remedial action to prevent or mitigate pollution;

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

*Air Quality Issues.* Air quality control measures required by the United States Environmental Protection Agency (the “EPA”) and the Texas Commission on Environmental Quality (the “TCEQ”) may impact new industrial, commercial and residential development in the Houston area. Under the Clean Air Act (“CAA”) Amendments of 1990, the eight-county Houston-Galveston-Brazoria area (“HGB Area”)—Harris, Galveston, Brazoria, Chambers, Fort Bend, Waller, Montgomery and Liberty Counties—has been designated a nonattainment area under three separate federal ozone standards: the one-hour (124 parts per billion (“ppb”)) and eight-hour (84 ppb) standards promulgated by the EPA in 1997 (the “1997 Ozone Standards”); the tighter, eight-hour ozone standard of 75 ppb promulgated by the EPA in 2008 (the “2008 Ozone Standard”), and the EPA’s most-recent promulgation of an even lower, 70 ppb eight-hour ozone standard in 2015 (the “2015 Ozone Standard”). While the State of Texas has been able to demonstrate steady progress and improvements in air quality in the HGB Area, the HGB Area remains subject to CAA nonattainment requirements.

The HGB Area is currently designated as a severe ozone nonattainment area under the 1997 Ozone Standards. While the EPA has revoked the 1997 Ozone Standards, the EPA historically has not formally redesignated nonattainment areas for a revoked standard. As a result, the HGB Area remained subject to continuing severe nonattainment area “anti-backsliding” requirements, despite the fact that HGB Area air quality has been attaining the 1997 Ozone Standards since 2014. In late 2015, the EPA approved the TCEQ’s “redesignation substitute” for the HGB Area under the revoked 1997 Ozone Standards, leaving the HGB Area subject only to the nonattainment area requirements under the 2008 Ozone Standard (and later, the 2015 Ozone Standard).

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

The HGB Area is currently designated as a “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 nonstormwater discharges into surface water in the state. It has a 5-year permit term, and is then subject to renewal. Moreover, the Clean Water Act (“CWA”) and Texas Water Code require municipal wastewater treatment plants to meet secondary treatment effluent limitations and more stringent water quality-based limitations and requirements to comply with the Texas water quality standards. Any water quality-based limitations and requirements with which a municipal utility district must comply may have an impact on the municipal utility district’s ability to obtain and maintain compliance with TPDES permits.

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.

The TCEQ issued the General Permit for Phase II (Small) Municipal Separate Storm Sewer Systems (the “MS4 Permit”) on January 24, 2019. The MS4 Permit authorizes the discharge of stormwater to surface water in the state from small municipal separate storm sewer systems. The District has applied for coverage under the MS4 Permit and is awaiting final approval from the TCEQ. In order to maintain compliance with the MS4 Permit, the District continues to develop, implement, and maintain the required 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. Costs associated with these compliance activities could be substantial in the future.

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 went into effect on June 22, 2020 and is the subject of further litigation.

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

### **Tax Collection Limitations**

The District's ability to make debt service payments may be adversely affected by its inability to collect ad valorem taxes. Under Texas law, the levy of ad valorem taxes by the District constitutes a lien in favor of the District on a parity with the liens of all other state and local taxing authorities on the property against which taxes are levied, and such lien may be enforced by foreclosure. The District's ability to collect ad valorem taxes through such foreclosure may be impaired by (a) cumbersome, time consuming and expensive collection procedures, (b) a bankruptcy court's stay of tax collection procedure against a taxpayer, or (c) market conditions limiting the proceeds from a foreclosure sale of taxable property. While the District has a lien on taxable property within the District for taxes levied against such property, such lien can be foreclosed only in a judicial proceeding. Attorney's fees and other costs of collecting any such taxpayer's delinquencies could substantially reduce the net proceeds to the District from a tax foreclosure sale. Finally, a bankruptcy court with jurisdiction over bankruptcy proceedings initiated by or against a taxpayer within the District pursuant to the Federal Bankruptcy Code could stay any attempt by the District to collect delinquent ad valorem taxes against such taxpayer. In addition to the automatic stay against collection of delinquent taxes afforded a taxpayer during the pendency of a bankruptcy, a bankruptcy could affect payment of taxes in two other ways: first, a debtor's confirmation plan may allow a debtor to make installment payments on delinquent taxes for up to six years; and, second, a debtor may challenge, and a bankruptcy court may reduce, the amount of any taxes assessed against the debtor, including taxes that have already been paid. See “TAX PROCEDURES—District's Rights in the Event of Tax Delinquencies.”

### **Registered Owners Remedies**

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

Statutory language authorizing local governments such as the District to sue and be sued does not waive the local government's sovereign immunity from suits for money damages so that in the absence of other waivers of such immunity by the Texas Legislature, a default by the District in its covenants in the Bond Order may not be reduced to a judgment for money damages. Even if a judgment against the District for money damages could be obtained, it could not be enforced by direct levy and execution against the District's property. Further, the Beneficial Owners cannot themselves foreclose on property within the District or sell property within the District to enforce the tax lien on taxable property to pay the principal of and interest on the Bonds. The enforceability of the rights and remedies of the Beneficial 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.

### **Bankruptcy Limitation to Registered Owners' Rights**

Subject to the requirements of Texas law, the District may voluntarily proceed under Chapter 9 of the Federal Bankruptcy Code, 11 U.S.C. Section 901-946, if the District: (1) is authorized to file for federal bankruptcy protection by Texas 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. Under Texas law, the District must also obtain the approval of the Commission prior to filing bankruptcy. Such law requires that the Commission investigate the financial conditions of the District and authorize the District to proceed only if the District has fully exercised its rights and powers under Texas law and remains unable to meet its debts and other obligations as they mature.

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

If the District decides in the future to proceed voluntarily under the federal Bankruptcy Code, the District could develop and file a plan for the adjustment of its debts. If such a plan were confirmed by the bankruptcy court, it could, among other things, affect the Registered Owners by reducing or eliminating the interest rate or the principal amount, 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 such Registered Owner's claim against the District.

A district may not be forced into bankruptcy involuntarily.

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

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

### **Marketability**

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

### **Future and Proposed Legislation**

Tax legislation, administrative actions taken by tax authorities, or court decisions, whether at the Federal or state level, may adversely affect the tax-exempt status of interest on the Bonds under Federal or state law and could affect the market price or marketability of the Bonds. Any such proposal could limit the value of certain deductions and exclusions, including the exclusion for tax-exempt interest. The likelihood of any such proposal being enacted cannot be predicted. Prospective purchasers of the Bonds should consult their own tax advisors regarding the foregoing matters.

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

The Initial Purchaser has entered into an agreement with Assured Guaranty Municipal Corp. ("AGM" or the "Insurer") for the purchase of a municipal bond insurance policy (the "Policy"). At the time of entering into the agreement, the Insurer was rated "AA" (stable outlook) by S&P. See "MUNICIPAL BOND INSURANCE."

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

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

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

## LEGAL MATTERS

### Legal Opinions

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

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

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

### Legal Review

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

### Tax Exemption

On the date of initial delivery of the Bonds, Bond Counsel will render its opinion that, in accordance with statutes, regulations, published rulings and court decisions existing on the date thereof ("Existing Law"), (1) interest on the Bonds for federal income tax purposes will be excludable from the "gross income" of the holders thereof, and (2) the Bonds will not be treated as "specified private activity bonds" the interest on which would be included as an alternative minimum tax preference item under Section 57(a)(5) of the Internal Revenue Code of 1986, as amended (the "Code"). Except as stated above, Bond Counsel will express no opinion as to any federal, state or local tax consequences resulting from the ownership of, receipt of interest on or disposition of the Bonds.

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

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

### **Qualified Tax-Exempt Obligations**

Section 265(a) of the Code provides, in pertinent part, that interest paid or incurred by a taxpayer, including a "financial institution," on indebtedness incurred or continued to purchase or carry tax-exempt obligations is not deductible in determining the taxpayer's taxable income. Section 265(b) of the Code provides an exception to the disallowance of such deduction for any interest expense paid or incurred on indebtedness of a taxpayer that is a "financial institution" allocable to tax-exempt obligations, other than "private activity bonds," that are designated by a "qualified small issuer" as "qualified tax-exempt obligations." A "qualified small issuer" is any governmental issuer (together with any "on-behalf of" and "subordinate" issuers) who issues no more than \$10,000,000 of tax-exempt obligations during the calendar year. Section 265(b)(5) of the Code defines the term "financial institution" as any "bank" described in Section 585(a)(2) of the Code, or any person accepting deposits from the public in the ordinary course of such person's trade or business that is subject to federal or state supervision as a financial institution. Notwithstanding the exception to the disallowance of the deduction of interest on indebtedness related to "qualified tax-exempt obligations" provided by Section 265(b) of the Code, Section 291 of the Code provides that the allowable deduction to a "bank," as defined in Section 585(a)(2) of the Code, for interest on indebtedness incurred or continued to purchase "qualified tax-exempt obligations" shall be reduced by twenty-percent (20%) as a "financial institution preference item."

The District has designated the Bonds as "qualified tax-exempt obligations" within the meaning of Section 265(b) of the Code. In furtherance of that designation, the District will covenant to take such action that would assure, or to refrain from such action that would adversely affect, the treatment of the Bonds as "qualified tax-exempt obligations." Potential purchasers should be aware that if the issue price to the public exceeds \$10,000,000, there is a reasonable basis to conclude that the payment of a de minimis amount of premium in excess of \$10,000,000 is disregarded; however, the Internal Revenue Service could take a contrary view. If the Internal Revenue Service takes the position that the amount of such premium is not disregarded, then such obligations might fail to satisfy the aforementioned dollar limitation and the Bonds would not be "qualified tax-exempt obligations."

### **Collateral Federal Income Tax Consequences**

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

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

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

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

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

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

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

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

Under Existing Law, such initial owner is entitled to exclude from gross income (as defined in Section 61 of the Code) an amount of income with respect to such Original Issue Discount Bond equal to that portion of the amount of such original issue discount allocable to the period that such Original Issue Discount Bond continues to be owned by such owner. See "Tax Exemption" herein for a discussion of certain collateral federal tax consequences.

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

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

The federal income tax consequences of the purchase, ownership, redemption, sale or other disposition of Original Issue Discount Bonds which are not purchased in the initial offering at the initial offering price may be determined according to rules which differ from those described above. ALL OWNERS OF ORIGINAL ISSUE DISCOUNT BONDS SHOULD CONSULT THEIR OWN TAX ADVISORS WITH RESPECT TO THE DETERMINATION FOR FEDERAL, STATE AND LOCAL INCOME TAX PURPOSES OF INTEREST ACCRUED UPON REDEMPTION, SALE OR OTHER DISPOSITION OF SUCH ORIGINAL ISSUE DISCOUNT BONDS AND WITH RESPECT TO THE FEDERAL, STATE, LOCAL AND FOREIGN TAX CONSEQUENCES OF THE PURCHASE, OWNERSHIP, REDEMPTION, SALE OR OTHER DISPOSITION OF SUCH ORIGINAL ISSUE DISCOUNT BONDS.

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

## **REGISTRATION AND QUALIFICATION UNDER SECURITIES LAWS**

The offer and sale of the Bonds have not been registered or qualified under the Securities Act of 1933, as amended, in reliance upon the exemptions provided thereunder; the Bonds have not been registered or qualified under the Securities Act of Texas in reliance upon various exemptions contained therein; and the Bonds have not been registered or qualified under the securities laws of any other jurisdiction.

The District assumes no responsibility for registration or qualification of the Bonds under the securities laws of any jurisdiction in which the Bonds may be sold, assigned, pledged, hypothecated or otherwise transferred. This disclaimer of responsibility for registration or qualification for sale or other disposition of the Bonds shall not be construed as an interpretation of any kind with regard to the availability of any exemption from securities registration provisions.

## **NO MATERIAL ADVERSE CHANGE**

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

## **NO-LITIGATION CERTIFICATE**

With the delivery of the Bonds, the President or Vice President and Secretary or Assistant Secretary of the Board will, on behalf of the District, execute and deliver to the Initial Purchaser a certificate dated as of the date of delivery, to the effect that no litigation of any nature of which the District has notice is pending against or, to the knowledge of the District's certifying officers, threatened against the District, either in state or federal courts, contesting or attacking the Bonds; restraining or enjoining the authorization, execution or delivery of the Bonds; affecting the provision made for the payment of or security for the Bonds; in any manner questioning the authority or proceedings for the authorization, execution or delivery of the Bonds; or affecting the validity of the Bonds, the corporate existence or boundaries of the District or the title of the then present officers and directors of the Board.

## **SALE AND DISTRIBUTION OF THE BONDS**

After requesting competitive bids for the Bonds, the District accepted the bid resulting in the lowest net interest cost, which bid was rendered by SAMCO Capital Markets, Inc. the "Initial Purchaser") bearing the interest rates shown on the cover page of this Official Statement, at a price of 97.2476% of the principal amount thereof plus accrued interest to the date of delivery which resulted in a net effective interest rate of 2.209812% as calculated pursuant to Chapter 1204, Texas Government Code (the "IBA" method).

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

The prices and other terms with respect to the offering and the 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 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-allocate or effect transactions which stabilize or maintain the market prices of the Bonds at levels above those which might otherwise prevail in the open market. Such stabilizing, if commenced, may be discontinued at any time.

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



## MUNICIPAL BOND RATING

S&P Global Ratings, a business unit of Standard & Poor's Financial Services LLC, ("S&P") has assigned municipal bond ratings of "AA" (stable outlook) to the issue of Bonds with the understanding that upon delivery of the Bonds, a Policy insuring the timely payment of the principal of and interest on the Bonds will be issued by Assured Guaranty Municipal Corp. S&P has also assigned an underlying rating of "A" to the Bonds. An explanation of the ratings may be obtained from S&P. See "INVESTMENT CONSIDERATIONS—Risk Factors Related to the Purchase of Municipal Bond Insurance" and "MUNICIPAL BOND INSURANCE."

There is no assurance that such ratings will continue for any given period of time or that they will not be revised or withdrawn entirely by S&P if in their judgment, circumstances so warrant. Any such revisions or withdrawal of the ratings may have an adverse effect on the market price of the Bonds.

## MUNICIPAL BOND INSURANCE

### **Bond Insurance Policy**

Concurrently with the issuance of the Bonds, Assured Guaranty Municipal Corp. ("AGM") will issue its Municipal Bond Insurance Policy for the Bonds (the "Policy"). The Policy guarantees the scheduled payment of principal of and interest on the Bonds when due as set forth in the form of the Policy included as APPENDIX B to this OFFICIAL STATEMENT.

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

### **Assured Guaranty Municipal Corp.**

AGM is a New York domiciled financial guaranty insurance company and an indirect subsidiary of Assured Guaranty Ltd. ("AGL"), a Bermuda-based holding company whose shares are publicly traded and are listed on the New York Stock Exchange under the symbol "AGO". AGL, through its operating subsidiaries, provides credit enhancement products to the U.S. and international public finance (including infrastructure) and structured finance markets and asset management services. Neither AGL nor any of its shareholders or affiliates, other than AGM, is obligated to pay any debts of AGM or any claims under any insurance policy issued by AGM.

AGM's financial strength is rated "AA" (stable outlook) by S&P Global Ratings, a business unit of Standard & Poor's Financial Services LLC ("S&P"), "AA+" (stable outlook) by Kroll Bond Rating Agency, Inc. ("KBRA") and "A2" (stable outlook) by Moody's Investors Service, Inc. ("Moody's"). Each rating of AGM should be evaluated independently. An explanation of the significance of the above ratings may be obtained from the applicable rating agency. The above ratings are not recommendations to buy, sell or hold any security, and such ratings are subject to revision or withdrawal at any time by the rating agencies, including withdrawal initiated at the request of AGM in its sole discretion. In addition, the rating agencies may at any time change AGM's long-term rating outlooks or place such ratings on a watch list for possible downgrade in the near term. Any downward revision or withdrawal of any of the above ratings, the assignment of a negative outlook to such ratings or the placement of such ratings on a negative watch list may have an adverse effect on the market price of any security guaranteed by AGM. AGM only guarantees scheduled principal and scheduled interest payments payable by the issuer of bonds insured by AGM on the date(s) when such amounts were initially scheduled to become due and payable (subject to and in accordance with the terms of the relevant insurance policy), and does not guarantee the market price or liquidity of the securities it insures, nor does it guarantee that the ratings on such securities will not be revised or withdrawn.

### *Current Financial Strength Ratings*

On July 8, 2021, S&P announced it had affirmed AGM's financial strength rating of "AA" (stable outlook). AGM can give no assurance as to any further ratings action that S&P may take.

On October 29, 2020, KBRA announced it had affirmed AGM's insurance financial strength rating of "AA+" (stable outlook). AGM can give no assurance as to any further ratings action that KBRA may take.

On August 13, 2019, Moody's announced it had affirmed AGM's insurance financial strength rating of "A2" (stable outlook). AGM can give no assurance as to any further ratings action that Moody's may take.

For more information regarding AGM's financial strength ratings and the risks relating thereto, see AGL's Annual Report on Form 10-K for the fiscal year ended December 31, 2020.

### *Capitalization of AGM*

At March 31, 2021:

- The policyholders' surplus of AGM was approximately \$2,805 million.
- The contingency reserves of AGM and its indirect subsidiary Municipal Assurance Corp. ("MAC") (as described below) were approximately \$959 million. Such amount includes 100% of AGM's contingency reserve and 60.7% of MAC's contingency reserve.
- The net unearned premium reserves and net deferred ceding commission income of AGM and its subsidiaries (as described below) were approximately \$2,121 million. Such amount includes (i) 100% of the net unearned premium reserve and deferred ceding commission income of AGM, (ii) the net unearned premium reserves and net deferred ceding commissions of AGM's wholly owned subsidiaries Assured Guaranty UK Limited ("AGUK") and Assured Guaranty (Europe) SA ("AGE"), and (iii) 60.7% of the net unearned premium reserve of MAC.

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

### *Merger of MAC into AGM*

On April 1, 2021, MAC was merged into AGM, with AGM as the surviving company. Prior to that merger transaction, MAC was an indirect subsidiary of AGM (which indirectly owned 60.7% of MAC) and AGM's affiliate, Assured Guaranty Corp., a Maryland-domiciled insurance company ("AGC") (which indirectly owned 39.3% of MAC). In connection with the merger transaction, AGM and AGC each reassumed the remaining outstanding par they ceded to MAC in 2013, and AGC sold its indirect share of MAC to AGM. All of MAC's direct insured par exposures have become insured obligations of AGM.

### *Incorporation of Certain Documents by Reference*

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

- (i) the Annual Report on Form 10-K for the fiscal year ended December 31, 2020 (filed by AGL with the SEC on February 26, 2021); and
- (ii) the Quarterly Report on Form 10-Q for the quarterly period ended March 31, 2021 (filed by AGL with the SEC on May 7, 2021).

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

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

### *Miscellaneous Matters*

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

## PREPARATION OF OFFICIAL STATEMENT

### Sources and Compilation of Information

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

### Financial Advisor

Masterson Advisors LLC is employed as the Financial Advisor to the District to render certain professional services, including advising the District on a plan of financing and preparing the Official Statement, including the Official Notice of Sale and the Official Bid Form for the sale of the Bonds. In its capacity as Financial Advisor, Masterson Advisors LLC has compiled and edited this Official Statement. In addition to compiling and editing, the Financial Advisor has obtained the information set forth herein under the caption indicated from the following sources:

"THE DISTRICT"—Jones & Carter, Inc.; "TAX PROCEDURES"—Utility Tax Service, LLC and Schwartz, Page & Harding, L.L.P.; "THE SYSTEM"—Jones & Carter, Inc.; "THE BONDS" and "LEGAL MATTERS"—Schwartz, Page & Harding, L.L.P.; "FINANCIAL STATEMENT" and "TAX DATA"—Harris County Appraisal District, Utility Tax Service, LLC and the Municipal Advisory Council of Texas.

The Financial Advisor has provided the following sentence for inclusion in this Official Statement. The Financial Advisor has reviewed the information in this Official Statement in accordance with, and as part of, its responsibilities to the District and, as applicable, to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Financial Advisor does not guarantee the accuracy or completeness of such information.

### Consultants

In approving this Official Statement, the District has relied upon the following consultants in addition to the Financial Advisor.

Engineer: The information contained in this Official Statement relating to engineering and to the description of the System and, in particular that information included in the sections entitled "THE DISTRICT," and "THE SYSTEM" (as it relates to District facilities) has been provided by Jones & Carter, Inc. and has been included herein in reliance upon the authority of said firm as experts in the field of civil engineering.

Appraisal District: The information contained in this Official Statement relating to the Assessed Valuations of the District has been provided by the Harris County Appraisal District and has been included herein in reliance upon the authority of such entity as experts in assessing the values of property in Harris County, including the District.

Tax Assessor Collector: The information contained in this Official Statement relating to the historical breakdown of the Certified Taxable Assessed Valuations, principal taxpayers, and certain other historical data concerning tax rates and tax collections has been provided by Utility Tax Service, LLC, and is included herein in reliance upon Utility Tax Service, LLC as an expert in collecting taxes.

Auditor: The financial statements of the District as of August 31, 2020 and for the year then ended, included in this offering document, have been audited by BKD, LLP, independent auditors, as stated in their report appearing herein. See "APPENDIX A."

Bookkeeper: The information related to the "unaudited" summary of the District's General Fund as it appears in "WATER AND SEWER OPERATIONS" has been provided by Municipal Accounts & Consulting, L.P. and is included herein in reliance upon the authority of such firm as experts in the tracking and managing the various funds of municipal utility districts.

## **UPDATING OF OFFICIAL STATEMENT**

For the period beginning on the date of the award of the sale of the Bonds to the Initial Purchaser and ending on the ninety-first (91st) day after the “end of the underwriting period,” (as defined in Rule 15c(2)-12(f)(2) of the United States Securities and Exchange Commission (the “SEC”)), if any event shall occur of which the District has knowledge and as a result of which it is necessary to amend or supplement this Official Statement in order to make the statements herein, in light of the circumstances when this Official Statement is delivered to a prospective purchaser, not materially misleading, the District will promptly notify the Initial Purchaser of the occurrence of such event and will cooperate in the preparation of a revised Official Statement, or amendments or supplements hereto, so that the statements in this Official Statement, as revised, amended or supplemented, will not, in light of the circumstances when this Official Statement is delivered to a prospective purchaser, be materially misleading. The District assumes no responsibility for supplementing this Official Statement thereafter.

## **CERTIFICATION OF OFFICIAL STATEMENT**

The District, acting through its Board in its official capacity and in reliance upon the experts listed above, hereby certifies, as of the date hereof, that the information, statements, and descriptions or any addenda, supplement and amendment thereto pertaining to the District and its affairs contained herein, to the best of its knowledge and belief, contain no untrue statement of a material fact and do not omit to state any material fact necessary to make the statements herein, in the light of the circumstances under which they are made, not misleading. With respect to information included in this Official Statement other than that relating to the District, the District has no reason to believe that such information contains any untrue statement of a material fact or omits to state any material fact necessary to make the statements herein, in the light of the circumstances under which they are made, not misleading; however, the Board has made no independent investigation as to the accuracy or completeness of the information derived from sources other than the District.

## **CONTINUING DISCLOSURE OF INFORMATION**

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

### **Annual Reports**

The District will provide annually to the MSRB certain updated financial information and operating data. The information to be updated with respect to the District includes all quantitative financial information and operating data of the general type included in this Official Statement under the headings “FINANCIAL STATEMENT (excluding Overlapping Debt),” “TAX DATA,” “WATER AND SEWER OPERATIONS,” “DEBT SERVICE REQUIREMENTS” (most of which information is contained in the District’s audited financial statements) and in Appendix A (District Audited Financial Statements and Certain Supplemental Schedules). The District will update and provide this information within six (6) months after the end of each fiscal year ending in or after 2021.

The District may provide updated information in full text or may incorporate by reference certain other publicly available documents, as permitted by SEC Rule 15c2-12. The 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 will provide unaudited financial statements by the required time, and audited financial statements when and if such audited financial statements become available. Any such financial statements will be prepared in accordance with the accounting principles described in the Bond Order or such other accounting principles as the District may be required to employ from time to time pursuant to state law or regulation.

The District's current fiscal year end is August 31. Accordingly, it must provide updated information by the last day of February 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-exempt status of the Bonds, or other events affecting the tax-exempt status of the Bonds; (7) modifications to rights of beneficial owners of the Bonds, if material; (8) bond calls, if material, and tender offers; (9) defeasances; (10) release, substitution, or sale of property securing repayment of the Bonds, if material; (11) rating changes; (12) bankruptcy, insolvency, receivership or similar event of the District or other obligated person within the meaning of CFR § 240.15c2-12 (the “Rule”); (13) consummation of a merger, consolidation, or acquisition involving the District or other obligated person within the meaning of the Rule or the sale of all or substantially all of the assets of the District or other obligated person within the meaning of the Rule, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material; (14) appointment of a successor or additional trustee or the change of name of a trustee, if material to a decision to purchase or sell Bonds; (15) incurrence of a financial obligation of the District or other obligated person within the meaning of the Rule, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the District or other obligated person within the meaning of the Rule, any of which affect Beneficial Owners of the Bonds, if material; and (16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of the financial obligation of the District or other obligated person within the meaning of the Rule, any of which reflect financial difficulties. The terms “financial obligation” and “material” when used in this paragraph shall have the meaning ascribed to them under federal securities laws. Neither the Bonds nor the Bond Order makes any provision for debt service reserves or liquidity enhancement. In addition, the District will provide timely notice of any failure by the District to provide financial information, operating data, or financial statements in accordance with its agreement described above under “Annual Reports.”

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

The District has agreed to provide the foregoing information only to the MSRB. Investors can access continuing disclosure information filed with the MSRB at [www.emma.msrb.org](http://www.emma.msrb.org).

### **Limitations and Amendments**

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

The District may amend its continuing disclosure agreement to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or operations of the District, but only if the agreement, as amended, would have permitted an underwriter to purchase or sell Bonds in the offering described herein in compliance with SEC Rule 15c2-12, taking into account any amendments and interpretations of SEC Rule 15c2-12 to the date of such amendment, as well as changed circumstances, and either the Holders of a majority in aggregate principal amount of the outstanding Bonds consent or any person unaffiliated with the District (such as a nationally recognized bond counsel) determines that the amendment will not materially impair the interests of the beneficial owners of the Bonds. The District may also amend or repeal the agreement if the SEC amends or repeals the applicable provisions of SEC Rule 15c2-12 or a court of final jurisdiction determines that such provisions are invalid but in either case, only to the extent that its right to do so would not prevent the Underwriter from lawfully purchasing the Bonds in the offering described herein. If the District so amends the agreement, it has agreed to include with any financial information or operating data next provided in accordance with its agreement described above under “Annual Reports” an explanation, in narrative form, of the reason for the amendment and of the impact of any change in the type of financial information and operating data so provided.

### **Compliance With Prior Undertakings**

During the last five years, the District has complied in all material respects with its continuing disclosure undertakings.

## MISCELLANEOUS

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

This Official Statement was approved by the Board of Directors of Langham Creek Utility District, as of the date shown on the cover page.

/s/Gary C. Nathanson

President, Board of Directors  
Langham Creek Utility District

ATTEST:

/s/Sally Hall

Secretary, Board of Directors  
Langham Creek Utility District

**AERIAL PHOTO**

(Approximate boundaries as of June, 2021)



**LANGHAM CREEK  
UTILITY DISTRICT**

BARKER CYRESS RD.

FM 529

QUEENSTON BLVD.



## **PHOTOGRAPHS**

The following photographs were taken in the District in June, 2021 solely to illustrate the type of improvements which have been constructed in the District. The District cannot predict if additional improvements will be constructed in the future.

















## **APPENDIX A**

### **District Audited Financial Statements for the fiscal year ended August 31, 2020**

The information contained in this appendix includes the Independent Auditor's Report and Financial Statements of Langham Creek Utility District and certain supplemental information for the fiscal year ended August 31, 2020.

# **Langham Creek Utility District**

Harris County, Texas

Independent Auditor's Report and Financial Statements

August 31, 2020



**Langham Creek Utility District**  
**August 31, 2020**

**Contents**

<b>Independent Auditor's Report</b> .....	<b>1</b>
<b>Management's Discussion and Analysis</b> .....	<b>3</b>
<b>Basic Financial Statements</b>	
Statement of Net Position and Governmental Funds Balance Sheet .....	9
Statement of Activities and Governmental Funds Revenues, Expenditures and Changes in Fund Balances.....	11
Notes to Financial Statements.....	12
<b>Required Supplementary Information</b>	
Budgetary Comparison Schedule – General Fund.....	27
Budgetary Comparison Schedule – Special Revenue Fund.....	28
Notes to Required Supplementary Information .....	29
<b>Other Information</b>	
Other Schedules Included Within This Report .....	30
Schedule of Services and Rates .....	31
Schedule of General Fund Expenditures.....	32
Schedule of Temporary Investments .....	33
Analysis of Taxes Levied and Receivable .....	34
Schedule of Long-term Debt Service Requirements by Years .....	36
Changes in Long-term Bonded Debt .....	44
Comparative Schedule of Revenues and Expenditures – General Fund and Debt Service Fund – Five Years.....	45
Board Members, Key Personnel and Consultants.....	47

## Independent Auditor's Report

Board of Directors  
Langham Creek Utility District  
Harris County, Texas

We have audited the accompanying financial statements of the governmental activities and each major fund of Langham Creek Utility District (the District), as of and for the year ended August 31, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### *Management's Responsibility for the Financial Statements*

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

### *Auditor's Responsibility*

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

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

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

***Opinions***

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 August 31, 2020, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

***Other Matters***

*Required Supplementary Information*

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

*Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The other information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

**BKD, LLP**

Houston, Texas  
January 12, 2021

# Langham Creek Utility District

## Management's Discussion and Analysis

### August 31, 2020

#### **Overview of the Financial Statements**

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

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

#### **Government-wide Financial Statements**

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

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

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

**Langham Creek Utility District**  
**Management's Discussion and Analysis (Continued)**  
**August 31, 2020**

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

**Fund Financial Statements**

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

**Governmental Funds**

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

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

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

**Notes to Financial Statements**

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

**Langham Creek Utility District**  
**Management's Discussion and Analysis (Continued)**  
**August 31, 2020**

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

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

**Summary of Net Position**

	<b><u>2020</u></b>	<b><u>2019</u></b>
Current and other assets	\$ 18,317,181	\$ 18,888,545
Capital assets	<u>16,253,279</u>	<u>15,831,401</u>
Total assets	<u>34,570,460</u>	<u>34,719,946</u>
Deferred outflows of resources	<u>516,514</u>	<u>580,088</u>
Total assets and deferred outflows of resources	<u>\$ 35,086,974</u>	<u>\$ 35,300,034</u>
Long-term liabilities	\$ 24,413,245	\$ 25,607,307
Other liabilities	<u>1,374,987</u>	<u>1,543,261</u>
Total liabilities	<u>25,788,232</u>	<u>27,150,568</u>
Net position:		
Net investment in capital assets	(30,544)	(441,858)
Restricted	1,695,593	1,642,158
Unrestricted	<u>7,633,693</u>	<u>6,949,166</u>
Total net position	<u>\$ 9,298,742</u>	<u>\$ 8,149,466</u>

The total net position of the District increased by \$1,149,276, or about 14 percent. The majority of the increase in net position is related to property tax revenues intended to pay principal on the District's bonded indebtedness, which is shown as long-term liabilities in the government-wide financial statements. Although the District's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.



**Langham Creek Utility District**  
**Management's Discussion and Analysis (Continued)**  
**August 31, 2020**

**Summary of Changes in Net Position**

	<b>2020</b>	<b>2019</b>
Revenues:		
Property taxes	\$ 3,268,102	\$ 3,032,968
City of Houston rebates	127,255	137,770
Charges for services	3,799,819	3,631,191
Other revenues	1,563,091	881,349
Total revenues	<u>8,758,267</u>	<u>7,683,278</u>
Expenses:		
Services	5,821,509	4,244,735
Depreciation	1,000,103	920,860
Debt service	787,379	1,093,969
Total expenses	<u>7,608,991</u>	<u>6,259,564</u>
Change in net position	1,149,276	1,423,714
Net position, beginning of year	<u>8,149,466</u>	<u>6,725,752</u>
Net position, end of year	<u>\$ 9,298,742</u>	<u>\$ 8,149,466</u>

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

The District's combined fund balances as of the end of the fiscal year ended August 31, 2020, were \$16,783,131, a decrease of \$781,790 from the prior year.

The general fund's fund balance increased by \$292,893, primarily due to property taxes and services revenues exceeding service operations expenditures.

The special revenue fund's fund balance remained the same as all expenditures were billed to the participants.

The debt service fund's fund balance decreased by \$55,690 due to bond principal and interest requirements and contracted services expenditures being greater than property tax revenues generated.

The capital projects fund's fund balance decreased by \$1,018,993, primarily due to capital outlay expenditures incurred for various projects in the District.

**General Fund Budgetary Highlights**

There were several differences between the final budgetary amounts and actual amounts. The major differences between budget and actual were due to water service and tap connection and inspection fee revenues and repairs and maintenance expenditures being greater than expected and sewer service revenues and purchased services

**Langham Creek Utility District**  
**Management's Discussion and Analysis (Continued)**  
**August 31, 2020**

and capital outlay expenditures being less than expected. In addition, tap connection expenditures were not budgeted in the current year. The fund balance as of August 31, 2020, was expected to be \$6,303,371 and the actual end-of-year fund balance was \$7,217,381.

**Capital Assets and Related Debt**

Capital Assets

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

	<b><u>Capital Assets (Net of Accumulated Depreciation)</u></b>	
	<b><u>2020</u></b>	<b><u>2019</u></b>
Land and improvements	\$ 441,913	\$ 441,913
Construction in progress	921,402	1,105,742
Water facilities	6,039,887	6,369,761
Wastewater facilities	<u>8,850,077</u>	<u>7,913,985</u>
Total capital assets	<u>\$ 16,253,279</u>	<u>\$ 15,831,401</u>

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

Construction in progress related to the permanent blended phosphate system, Barker Cypress Road waterline loop, water plant No. 1 rebuild and water plant No. 3 expansion, lift station Nos. 1, 2 and 3 rehabilitation and improvements, 2020 water plant improvements and ground storage tank No. 2 replacement	\$ 750,454
Water plant Nos. 1, 2 and 3 improvements	43,154
2018 sanitary sewer rehabilitation	583,012
Three new non-potable pumps	20,373
Installation of lift pump No. 2	12,988
2020 sanitary sewer rehabilitation	<u>12,000</u>
Total additions to capital assets	<u>\$ 1,421,981</u>

A developer of the District has constructed facilities and paid impact fees on behalf of the District under the terms of contracts with the District. The District has agreed to reimburse the developer for these costs, subject to the approval of the Commission. At August 31, 2020, a liability for developer-constructed capital assets and impact fees of \$400,806 was recorded in the government-wide financial statements.

Debt

The changes in the debt position of the District during the fiscal year ended August 31, 2020, are summarized as follows.

**Langham Creek Utility District**  
**Management's Discussion and Analysis (Continued)**  
**August 31, 2020**

Long-term debt payable, beginning of year	\$ 25,607,307
Decreases in long-term debt	(1,194,062)
	24,413,245
Long-term debt payable, end of year	\$ 24,413,245

At August 31, 2020, the District had \$61,945,000 of unlimited tax bonds authorized, but unissued, for the purposes of acquiring, constructing and improving the water, sanitary sewer and drainage systems within the District.

The District's bonds carry an underlying rating of "A" from Standard & Poor's. The Series 2012A refunding, Series 2016 refunding and Series 2019 bonds carry a "AA" rating from Standard & Poor's by virtue of bond insurance issued by Assured Guaranty Municipal Corp. The Series 2014, Series 2017 and Series 2018 bonds carry a "AA" rating from Standard & Poor's by virtue of bond insurance issued by Municipal Assurance Corp. The Series 2015 refunding bonds carry a "AA" rating from Standard & Poor's by virtue of bond insurance issued by Build America Mutual Assurance Company.

**Other Relevant Factors**

Relationship to the City of Houston

Under existing Texas law, since the District lies wholly within the extraterritorial jurisdiction of the City of Houston (the City), the District must conform to the City ordinance consenting to the creation of the District. In addition, the District may be annexed by the City without the District's consent. If the District is annexed, the City must assume the District's assets and obligations (including the bonded indebtedness) and abolish the District within 90 days as discussed below.

Strategic Partnership Agreement

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

Contingency

A developer of the District has constructed facilities on behalf of the District. The District has agreed to reimburse the developer for a portion of these costs, plus engineering and interest, to the extent approved by the Commission. The District's engineer has stated that current construction contract and engineering amounts are approximately \$131,000. This amount has not been recorded in the financial statements as the tract of land the facilities serve has not yet been annexed into the District and adds no taxable value.

**Langham Creek Utility District**  
**Statement of Net Position and Governmental Funds Balance Sheet**  
**August 31, 2020**

	General Fund	Special Revenue Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Net Position
<b>Assets</b>							
Cash	\$ 409,826	\$ 150,203	\$ 68,279	\$ 100	\$ 628,408	\$ -	\$ 628,408
Certificates of deposit	3,410,000	-	960,000	-	4,370,000	-	4,370,000
Short-term investments	3,547,998	-	539,073	8,291,548	12,378,619	-	12,378,619
Receivables:							
Property taxes	31,441	-	40,832	-	72,273	-	72,273
Service accounts	315,972	-	-	-	315,972	-	315,972
City of Houston tax rebates	33,241	-	-	-	33,241	-	33,241
Accrued penalty and interest	-	-	-	-	-	25,947	25,947
Accrued interest	24,341	-	5,530	-	29,871	-	29,871
Interfund receivable	365,732	-	-	-	365,732	(365,732)	-
Due from participants	-	78,607	-	-	78,607	(66,935)	11,672
Due from others	-	-	-	-	-	384,871	384,871
Prepaid expenditures	66,307	-	-	-	66,307	-	66,307
Capital assets (net of accumulated depreciation):							
Land and improvements	-	-	-	-	-	441,913	441,913
Construction in progress	-	-	-	-	-	921,402	921,402
Infrastructure	-	-	-	-	-	14,889,964	14,889,964
Total assets	<u>8,204,858</u>	<u>228,810</u>	<u>1,613,714</u>	<u>8,291,648</u>	<u>18,339,030</u>	<u>16,231,430</u>	<u>34,570,460</u>
<b>Deferred Outflows of Resources</b>							
Deferred amount on debt refundings	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>516,514</u>	<u>516,514</u>
Total assets and deferred outflows of resources	<u>\$ 8,204,858</u>	<u>\$ 228,810</u>	<u>\$ 1,613,714</u>	<u>\$ 8,291,648</u>	<u>\$ 18,339,030</u>	<u>\$ 16,747,944</u>	<u>\$ 35,086,974</u>

**Langham Creek Utility District**  
**Statement of Net Position and Governmental Funds Balance Sheet (Continued)**  
**August 31, 2020**

	General Fund	Special Revenue Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Net Position
<b>Liabilities</b>							
Accounts payable	\$ 434,082	\$ 68,917	\$ 19,663	\$ 45,016	\$ 567,678	\$ (66,935)	\$ 500,743
Accrued interest payable	-	-	-	-	-	324,028	324,028
Retainage payable	2,667	-	-	-	2,667	-	2,667
Customer deposits	396,481	-	-	-	396,481	-	396,481
Operating deposits	-	28,262	-	-	28,262	-	28,262
Interfund payable	-	-	53,728	312,004	365,732	(365,732)	-
Due to other	122,806	-	-	-	122,806	-	122,806
Long-term liabilities:							
Due within one year	-	-	-	-	-	1,075,000	1,075,000
Due after one year	-	-	-	-	-	23,338,245	23,338,245
<b>Total liabilities</b>	<b>956,036</b>	<b>97,179</b>	<b>73,391</b>	<b>357,020</b>	<b>1,483,626</b>	<b>24,304,606</b>	<b>25,788,232</b>
<b>Deferred Inflows of Resources</b>							
Deferred property tax revenues	31,441	0	40,832	0	72,273	(72,273)	0
<b>Fund Balances/Net Position</b>							
Fund balances:							
Nonspendable, prepaid expenditures	66,307	-	-	-	66,307	(66,307)	-
Restricted:							
Unlimited tax bonds	-	-	1,499,491	-	1,499,491	(1,499,491)	-
Water, sewer and drainage	-	-	-	7,934,628	7,934,628	(7,934,628)	-
Committed, wastewater collection and treatment	-	131,631	-	-	131,631	(131,631)	-
Unassigned	7,151,074	-	-	-	7,151,074	(7,151,074)	-
<b>Total fund balances</b>	<b>7,217,381</b>	<b>131,631</b>	<b>1,499,491</b>	<b>7,934,628</b>	<b>16,783,131</b>	<b>(16,783,131)</b>	<b>0</b>
<b>Total liabilities, deferred inflows of resources and fund balances</b>	<b>\$ 8,204,858</b>	<b>\$ 228,810</b>	<b>\$ 1,613,714</b>	<b>\$ 8,291,648</b>	<b>\$ 18,339,030</b>		
<b>Net position:</b>							
Net investment in capital assets						(30,544)	(30,544)
Restricted for plant operations						131,631	131,631
Restricted for debt service						1,242,242	1,242,242
Restricted for capital projects						321,720	321,720
Unrestricted						7,633,693	7,633,693
<b>Total net position</b>						<b>\$ 9,298,742</b>	<b>\$ 9,298,742</b>

**Langham Creek Utility District**  
**Statement of Activities and Governmental Funds Revenues,**  
**Expenditures and Changes in Fund Balances**  
**Year Ended August 31, 2020**

	General Fund	Special Revenue Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Activities
<b>Revenues</b>							
Property taxes	\$ 1,404,344	\$ -	\$ 1,846,189	\$ -	\$ 3,250,533	\$ 17,569	\$ 3,268,102
City of Houston tax rebates	127,255	-	-	-	127,255	-	127,255
Water service	1,363,265	-	-	-	1,363,265	-	1,363,265
Sewer service	1,299,404	774,102	-	-	2,073,506	(731,954)	1,341,552
Regional water fee	1,095,002	-	-	-	1,095,002	-	1,095,002
Penalty and interest	180,201	-	48,009	-	228,210	6,418	234,628
Tap connection and inspection fees	418,096	-	-	-	418,096	384,871	802,967
Investment income	130,912	110	28,860	122,110	281,992	-	281,992
Other income	229,073	14,431	-	-	243,504	-	243,504
<b>Total revenues</b>	<b>6,247,552</b>	<b>788,643</b>	<b>1,923,058</b>	<b>122,110</b>	<b>9,081,363</b>	<b>(323,096)</b>	<b>8,758,267</b>
<b>Expenditures/Expenses</b>							
Service operations:							
Purchased services	731,506	-	-	-	731,506	(731,506)	-
Regional water authority	1,050,087	-	-	-	1,050,087	-	1,050,087
Professional fees	471,362	32,959	14,954	-	519,275	-	519,275
Contracted services	1,426,850	167,141	62,108	-	1,656,099	1,036	1,657,135
Utilities	72,037	86,172	-	-	158,209	-	158,209
Repairs and maintenance	548,804	439,376	-	-	988,180	27,717	1,015,897
Other expenditures	104,359	42,174	13,977	51	160,561	1,164,912	1,325,473
Tap connections	95,433	-	-	-	95,433	-	95,433
Capital outlay	1,454,221	20,821	-	1,141,052	2,616,094	(2,616,094)	-
Depreciation	-	-	-	-	-	1,000,103	1,000,103
Debt service:							
Principal retirement	-	-	1,115,000	-	1,115,000	(1,115,000)	-
Interest and fees	-	-	772,709	-	772,709	14,670	787,379
<b>Total expenditures/expenses</b>	<b>5,954,659</b>	<b>788,643</b>	<b>1,978,748</b>	<b>1,141,103</b>	<b>9,863,153</b>	<b>(2,254,162)</b>	<b>7,608,991</b>
<b>Excess (Deficiency) of Revenues Over Expenditures</b>	<b>292,893</b>	<b>-</b>	<b>(55,690)</b>	<b>(1,018,993)</b>	<b>(781,790)</b>	<b>781,790</b>	
<b>Change in Net Position</b>						<b>1,149,276</b>	<b>1,149,276</b>
<b>Fund Balances/Net Position</b>							
Beginning of year	6,924,488	131,631	1,555,181	8,953,621	17,564,921	-	8,149,466
End of year	\$ 7,217,381	\$ 131,631	\$ 1,499,491	\$ 7,934,628	\$ 16,783,131	\$ 0	\$ 9,298,742

# Langham Creek Utility District

## Notes to Financial Statements

### August 31, 2020

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

Langham Creek Utility District (the District) was created by Acts of the 61<sup>st</sup> Legislature of the State of Texas, Regular Session, 1969, effective December 5, 1974, in accordance with the Texas Water Code, Chapter 54. The District operates in accordance with Chapters 49 and 54 of the Texas Water Code and is subject to the continuing supervision of the Texas Commission on Environmental Quality (the Commission). The principal functions of the District are to finance, construct, own and operate waterworks, wastewater, drainage and recreational facilities and to provide such facilities and services to the customers of the District. The District also provides solid waste collection and security services.

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

#### ***Reporting Entity***

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

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

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

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

# Langham Creek Utility District

## Notes to Financial Statements

### August 31, 2020

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

The District presents the following major governmental funds:

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

*Special Revenue Fund* – Accounts for revenues and expenditures involving specific revenue sources that are legally restricted to expenditures for specified purposes. The primary source of revenue is participant fees.

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

*Capital Projects Fund* – The capital projects fund is used to account for financial resources that are restricted, committed or assigned to expenditures for capital outlays.

#### **Fund Balances – Governmental Funds**

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

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

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

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

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

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



# Langham Creek Utility District

## Notes to Financial Statements

### August 31, 2020

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

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

##### **Government-wide Financial Statements**

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

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

##### **Fund Financial Statements**

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

**Langham Creek Utility District**  
**Notes to Financial Statements**  
**August 31, 2020**

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

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

***Interfund Transactions***

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

***Pension Costs***

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

***Use of Estimates***

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

***Investments and Investment Income***

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

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

***Property Taxes***

An appraisal district annually prepares appraisal records listing all property within the District and the appraised value of each parcel or item as of January 1. Additionally, on January 1, a tax lien attaches to property to secure the payment of all taxes, penalty and interest ultimately imposed for

**Langham Creek Utility District**  
**Notes to Financial Statements**  
**August 31, 2020**

the year on the property. After the District receives its certified appraisal roll from the appraisal district, the rate of taxation is set by the Board of the District based upon the aggregate appraisal value. Taxes are due and payable October 1 or when billed, whichever is later, and become delinquent after January 31 of the following year.

In the governmental funds, property taxes are initially recorded as receivables and deferred inflows of resources at the time the tax levy is billed. Revenues recognized during the fiscal year ended August 31, 2020, include collections during the current period or within 60 days of year-end related to the 2019 and prior years' tax levies.

In the government-wide statement of net position, property taxes are considered earned in the budget year for which they are levied. For the District's fiscal year ended August 31, 2020, the 2019 tax levy is considered earned during the current fiscal year. In addition to property taxes levied, any delinquent taxes are recorded net of amounts considered uncollectible.

**Capital Assets**

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

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

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

	<b>Years</b>
Water production and distribution facilities	10-45
Wastewater collection and treatment facilities	10-45

**Deferred Amount on Debt Refundings**

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

**Langham Creek Utility District**  
**Notes to Financial Statements**  
**August 31, 2020**

**Debt Issuance Costs**

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

**Long-term Obligations**

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

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

**Net Position/Fund Balances**

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

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

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

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

Capital assets used in governmental activities are not financial resources and are not reported in the funds.	\$ 16,253,279
Property tax revenue recognition and the related reduction of deferred inflows of resources are subject to availability of funds in the fund financial statements.	72,273
Penalty and interest on delinquent taxes is not receivable in the current period and is not reported in the funds.	25,947
Receivable for tap connections is not available in the current period and is not reported in the funds.	384,871

**Langham Creek Utility District**  
**Notes to Financial Statements**  
**August 31, 2020**

Deferred amount on debt refundings for governmental activities are not financial resources and are not reported in the funds.	\$ 516,514
Accrued interest on long-term liabilities is not payable with current financial resources and is not reported in the funds.	(324,028)
Long-term debt obligations are not due and payable in the current period and are not reported in the funds.	<u>(24,413,245)</u>
Adjustment to fund balances to arrive at net position.	<u><u>\$ (7,484,389)</u></u>

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

Change in fund balances.	\$ (781,790)
Governmental funds report capital outlays as expenditures. However, for government-wide financial statements, the cost of capitalized assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlay expenditures exceeded depreciation and noncapitalized costs in the current year.	421,878
Governmental funds report principal payments on debt as expenditures. For the statement of activities, these transactions do not have any effect on net position.	1,115,000
Revenues that do not provide current financial resources are not reported as revenues for the funds, but are reported as revenues in the statement of activities.	408,858
Some expenses previously reported in the statement of activities are reported as expenditures in governmental funds.	<u>(14,670)</u>
Change in net position of governmental activities.	<u><u>\$ 1,149,276</u></u>

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

***Deposits***

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

**Langham Creek Utility District**  
**Notes to Financial Statements**  
**August 31, 2020**

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

At August 31, 2020, none of the District's bank balances were exposed to custodial credit risk.

**Investments**

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

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

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

At August 31, 2020, the District had the following investments and maturities.

Type	Maturities in Years				
	Fair Value	Less Than 1	1-5	6-10	More Than 10
Texas CLASS	\$ 12,378,619	\$ 12,378,619	\$ 0	\$ 0	\$ 0

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

**Langham Creek Utility District**  
**Notes to Financial Statements**  
**August 31, 2020**

**Credit Risk.** Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. At August 31, 2020, the District's investments in Texas CLASS were rated "AAAm" by Standard & Poor's.

**Summary of Carrying Values**

The carrying values of deposits and investments shown above are included in the balance sheet at August 31, 2020, as follows:

Carrying value:		
Deposits	\$	4,998,408
Investments		12,378,619
Total	\$	17,377,027

Included in the following statement of net position captions:

Cash	\$	628,408
Certificates of deposit		4,370,000
Short-term investments		12,378,619
Total	\$	17,377,027

**Investment Income**

Investment income of \$281,992 for the year ended August 31, 2020, consisted of interest income.

**Fair Value Measurements**

The District has the following recurring fair value measurements as of August 31, 2020:

- Pooled investments of \$12,378,619 are valued at fair value per share of the pool's underlying portfolio.

**Note 3: Capital Assets**

A summary of changes in capital assets for the year ended August 31, 2020, is presented below.

**Langham Creek Utility District**  
**Notes to Financial Statements**  
**August 31, 2020**

<b>Governmental Activities</b>	<b>Balances, Beginning of Year</b>	<b>Additions</b>	<b>Reclassi- fications</b>	<b>Balances, End of Year</b>
Capital assets, non-depreciable:				
Land and improvements	\$ 441,913	\$ -	\$ -	\$ 441,913
Construction in progress	1,105,742	750,454	(934,794)	921,402
Total capital assets, non-depreciable	<u>1,547,655</u>	<u>750,454</u>	<u>(934,794)</u>	<u>1,363,315</u>
Capital assets, depreciable:				
Water production and distribution facilities	14,221,723	43,154	11,370	14,276,247
Wastewater collection and treatment facilities	15,085,664	628,373	923,424	16,637,461
Total capital assets, depreciable	<u>29,307,387</u>	<u>671,527</u>	<u>934,794</u>	<u>30,913,708</u>
Less accumulated depreciation:				
Water production and distribution facilities	(7,851,962)	(384,398)	-	(8,236,360)
Wastewater collection and treatment facilities	(7,171,679)	(615,705)	-	(7,787,384)
Total accumulated depreciation	<u>(15,023,641)</u>	<u>(1,000,103)</u>	<u>0</u>	<u>(16,023,744)</u>
Total governmental activities, net	<u>\$ 15,831,401</u>	<u>\$ 421,878</u>	<u>\$ 0</u>	<u>\$ 16,253,279</u>

**Note 4: Long-term Liabilities**

Changes in long-term liabilities for the year ended August 31, 2020, were shown as follows:

<b>Governmental Activities</b>	<b>Balances, Beginning of Year</b>	<b>Decreases</b>	<b>Balances, End of Year</b>	<b>Amounts Due in One Year</b>
Bonds payable:				
General obligation bonds	\$ 24,760,000	\$ 1,115,000	\$ 23,645,000	\$ 1,075,000
Add premiums on bonds	626,014	85,452	540,562	-
Less discounts on bonds	179,513	6,390	173,123	-
	<u>25,206,501</u>	<u>1,194,062</u>	<u>24,012,439</u>	<u>1,075,000</u>
Due to developer	400,806	-	400,806	-
Total governmental activities long-term liabilities	<u>\$ 25,607,307</u>	<u>\$ 1,194,062</u>	<u>\$ 24,413,245</u>	<u>\$ 1,075,000</u>



**Langham Creek Utility District**  
**Notes to Financial Statements**  
**August 31, 2020**

**General Obligation Bonds**

	<b>Refunding Series 2012A</b>	<b>Series 2014</b>
Amounts outstanding, August 31, 2020	\$1,170,000	\$2,000,000
Interest rates	2.00% to 3.50%	3.00% to 3.50%
Maturity dates, serially beginning/ending	April 1, 2021/2024	April 1, 2021/2032
Interest payment dates	October 1/ April 1	October 1/ April 1
Callable dates*	April 1, 2020	April 1, 2022
	<b>Refunding Series 2015</b>	<b>Refunding Series 2016</b>
Amounts outstanding, August 31, 2020	\$3,105,000	\$4,315,000
Interest rates	2.00% to 4.00%	2.00% to 4.00%
Maturity dates, serially beginning/ending	April 1, 2021/2028	April 1, 2021/2030
Interest payment dates	October 1/ April 1	October 1/ April 1
Callable dates*	April 1, 2023	April 1, 2023
	<b>Series 2017</b>	<b>Series 2018</b>
Amounts outstanding, August 31, 2020	\$2,180,000	\$3,550,000
Interest rates	2.00% to 3.50%	3.250% to 3.625%
Maturity dates, serially beginning/ending	April 1, 2025/2041	April 1, 2025/2042
Interest payment dates	October 1/ April 1	October 1/ April 1
Callable dates*	April 1, 2025	April 1, 2024

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

**Langham Creek Utility District**  
**Notes to Financial Statements**  
**August 31, 2020**

	<b>Series 2019</b>
Amount outstanding, August 31, 2020	\$7,325,000
Interest rates	3.00%
Maturity dates, serially beginning/ending	April 1, 2021/2043
Interest payment dates	October 1/ April 1
Callable date*	April 1, 2025

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

***Annual Debt Service Requirements***

The following schedule shows the annual debt service requirements to pay principal and interest on general obligation bonds outstanding at August 31, 2020:

<b>Year</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2021	\$ 1,075,000	\$ 777,670	\$ 1,852,670
2022	1,110,000	744,070	1,854,070
2023	1,135,000	712,419	1,847,419
2024	1,160,000	679,869	1,839,869
2025	1,205,000	642,669	1,847,669
2026-2030	6,660,000	2,530,378	9,190,378
2031-2035	5,000,000	1,420,716	6,420,716
2036-2040	4,130,000	732,962	4,862,962
2041-2043	2,170,000	126,275	2,296,275
Total	\$ 23,645,000	\$ 8,367,028	\$ 32,012,028

The bonds are payable from the proceeds of an ad valorem tax levied upon all property within the District subject to taxation, without limitation as to rate or amount, and the Series 2014 bonds are further payable from and secured by a lien on and a pledge of the net revenues to be received from the operation of the District's waterworks and sanitary sewer system.

Bonds voted	\$ 108,440,000
Bonds sold	46,495,000
Refunding bonds voted	75,000,000
Refunding bond authorization used	240,000

**Langham Creek Utility District**  
**Notes to Financial Statements**  
**August 31, 2020**

***Due to Developer***

A developer of the District has constructed facilities and paid impact fees on behalf of the District under the terms of contracts with the District. The District has agreed to reimburse the developer for these costs, subject to the approval of the Commission. At August 31, 2020, a liability for developer-constructed capital assets and impact fees of \$400,806 was recorded in the government-wide financial statements.

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

The Bond Orders require that the District levy and collect an ad valorem debt service tax sufficient to pay interest and principal on bonds when due. During the year ended August 31, 2020, the District levied an ad valorem debt service tax at the rate of \$0.3550 per \$100 of assessed valuation, which resulted in a tax levy of \$1,867,366 on the taxable valuation of \$526,018,728 for the 2019 tax year. The interest and principal requirements to be paid from the tax revenues and available resources are \$1,909,218 of which \$1,520,384 has been paid and \$388,834 is due October 1, 2020.

**Note 6: Maintenance Taxes**

At an election held November 4, 2014, voters authorized a maintenance tax not to exceed \$0.75 per \$100 valuation on all property within the District subject to taxation. During the year ended August 31, 2020, the District levied an ad valorem maintenance tax at the rate of \$0.2700 per \$100 of assessed valuation, which resulted in a tax levy of \$1,420,251 on the taxable valuation of \$526,018,728 for the 2019 tax year. The maintenance tax is being used by the general fund to pay expenditures of operating the District.

**Note 7: Strategic Partnership Agreement**

Effective July 11, 2006, the District and the City of Houston (the City) entered into a Strategic Partnership Agreement (the Agreement) under which the City annexed a tract of land (the tract) within the boundaries of the District for limited purposes. The District continues to exercise all powers and functions of a municipal utility district as provided by law. As consideration for the District providing services as detailed in the Agreement, the City agrees to remit one-half of all City sales and use tax revenues generated within the boundaries of the tract. As consideration for the sales tax payments by the City, the District agrees to continue to provide and develop water, sewer and drainage services within the District in lieu of full-purpose annexation. The City agrees it will not annex the District for full purposes or commence any action to annex the District during the term of the Agreement, which is 30 years. During the current year, the District recorded \$127,255 in revenue related to the Agreement.

**Langham Creek Utility District**  
**Notes to Financial Statements**  
**August 31, 2020**

**Note 8: Regional Water Authority**

The District is within the boundaries of the West Harris County Regional Water Authority (the Authority) which was created by the Texas Legislature. The Authority was created to provide a regional entity to acquire surface water and build the necessary facilities to convert from groundwater to surface water in order to meet conversion requirements mandated by the Harris-Galveston Subsidence District, which regulates groundwater withdrawal. As of August 31, 2020, the Authority was billing the District \$3.20 per 1,000 gallons of water pumped from its wells and \$3.60 for surface water pumped. These amounts are subject to future increases.

**Note 9: Contracts With Other Districts**

***Waste Disposal Agreement***

On July 19, 1982, the District entered into a contract with Barker-Cypress Municipal Utility District (Barker) for the expansion and operation of the District's existing 1,000,000 gallons-per-day (gpd) wastewater treatment facility (the Facility). The first 1,000,000 gpd expansion of the Facility was completed in August 1985. The District paid its pro rata share of expansion costs based on 350,000 gpd of capacity acquired, and Barker paid its share of expansion costs based on 650,000 gpd of capacity acquired. Each district records its share of construction costs in its respective financial statements.

The terms of the original agreement specified that all operating costs were to be shared by the districts based on capacity owned. On June 12, 1986, the districts amended the manner in which operating costs are to be shared. The terms of the amended agreement specify power, insurance, laboratory, permit, bookkeeping, auditing and extraordinary repairs as costs to be shared based on capacity owned. All other costs are to be shared based on each district's share of water billed to customers serviced by the facilities.

During a prior year, Barker agreed to sell its excess capacity in the Facility at a price of \$2.50 per gallon in exchange for its pro rata share of the costs of modifications to the Facility. The modifications to the Facility were completed in June 1998. On April 1, 1999, Barker sold the District 12,000 gallons for its share of air flow system modifications. On December 11, 2001, Barker agreed to sell the District an additional 332,000 gallons, giving the District 84.7 percent of the capacity and Barker 15.3 percent of the capacity.

**Langham Creek Utility District**  
**Notes to Financial Statements**  
**August 31, 2020**

Transactions in the special revenue fund are summarized as follows:

	<b>The District</b>	<b>Barker</b>	<b>Total</b>
Due from participants, beginning of year	\$ 78,592	\$ 19,719	\$ 98,311
Billing to participants	731,506	42,596	774,102
Collections, net	(743,163)	(50,643)	(793,806)
Due from participants, end of year	\$ 66,935	\$ 11,672	\$ 78,607

Barker contributed \$28,262 to maintain its share of a two-month operating reserve as stipulated in the Agreement.

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

**Note 11: Uncertainties**

As a result of the spread of the SARS-CoV-2 virus and the incidence of COVID-19, economic uncertainties have arisen which may negatively affect the financial position and results of operations of the District. The duration of these uncertainties and the ultimate financial effects cannot be reasonably estimated at this time.

**Note 12: Contingency**

A developer of the District has constructed facilities on behalf of the District. The District has agreed to reimburse the developer for a portion of these costs, plus engineering and interest, to the extent approved by the Commission. The District's engineer has stated that current construction contract and engineering amounts are approximately \$131,000. This amount has not been recorded in the financial statements as the tract of land the facilities serve has not yet been annexed into the District and adds no taxable value.

## **Required Supplementary Information**

**Langham Creek Utility District**  
**Budgetary Comparison Schedule – General Fund**  
**Year Ended August 31, 2020**

	<b>Original Budget</b>	<b>Actual</b>	<b>Variance Favorable (Unfavorable)</b>
<b>Revenues</b>			
Property taxes	\$ 1,483,815	\$ 1,404,344	\$ (79,471)
City of Houston rebates	146,000	127,255	(18,745)
Water service	1,245,200	1,363,265	118,065
Sewer service	1,404,600	1,299,404	(105,196)
Regional water fee	1,034,600	1,095,002	60,402
Penalty and interest	189,400	180,201	(9,199)
Tap connection and inspection fees	1,900	418,096	416,196
Investment income	110,700	130,912	20,212
Other income	213,600	229,073	15,473
	<u>5,829,815</u>	<u>6,247,552</u>	<u>417,737</u>
<b>Expenditures</b>			
Service operations:			
Purchased services	843,782	731,506	112,276
Regional water fee	1,034,600	1,050,087	(15,487)
Professional fees	384,700	471,362	(86,662)
Contracted services	1,457,900	1,426,850	31,050
Utilities	69,100	72,037	(2,937)
Repairs and maintenance	430,600	548,804	(118,204)
Other expenditures	117,250	104,359	12,891
Tap connections	-	95,433	(95,433)
Capital outlay	2,113,000	1,454,221	658,779
	<u>6,450,932</u>	<u>5,954,659</u>	<u>496,273</u>
<b>Excess (Deficiency) of Revenues Over Expenditures</b>	(621,117)	292,893	914,010
<b>Fund Balance, Beginning of Year</b>	<u>6,924,488</u>	<u>6,924,488</u>	<u>-</u>
<b>Fund Balance, End of Year</b>	<u>\$ 6,303,371</u>	<u>\$ 7,217,381</u>	<u>\$ 914,010</u>

**Langham Creek Utility District**  
**Budgetary Comparison Schedule – Special Revenue Fund**  
**Year Ended August 31, 2020**

	<b>Original Budget</b>	<b>Actual</b>	<b>Variance Favorable (Unfavorable)</b>
<b>Revenues</b>			
Sewer service	\$ 936,876	\$ 774,102	\$ (162,774)
Investment income	-	110	110
Other income	-	14,431	14,431
	<u>936,876</u>	<u>788,643</u>	<u>(148,233)</u>
Total revenues	<u>936,876</u>	<u>788,643</u>	<u>(148,233)</u>
<b>Expenditures</b>			
Service operations:			
Professional fees	56,900	32,959	23,941
Contracted services	160,900	167,141	(6,241)
Utilities	69,100	86,172	(17,072)
Repairs and maintenance	323,900	439,376	(115,476)
Other expenditures	56,076	42,174	13,902
Capital outlay	270,000	20,821	249,179
	<u>936,876</u>	<u>788,643</u>	<u>148,233</u>
Total expenditures	<u>936,876</u>	<u>788,643</u>	<u>148,233</u>
<b>Excess of Revenues Over Expenditures</b>	-	-	-
<b>Fund Balance, Beginning of Year</b>	<u>131,631</u>	<u>131,631</u>	-
<b>Fund Balance, End of Year</b>	<u>\$ 131,631</u>	<u>\$ 131,631</u>	<u>\$ 0</u>



**Langham Creek Utility District**  
**Notes to Required Supplementary Information**  
**August 31, 2020**

***Budgets and Budgetary Accounting***

Annual operating budgets are prepared for the general and special revenue funds by the District's consultants. The budgets reflect resources expected to be received during the current year and expenditures expected to be incurred. The Board of Directors is required to adopt the budgets prior to the start of its fiscal year. The budgets are not a spending limitation (a legally restricted appropriation). The original budgets of the general fund and the special revenue fund were not amended during fiscal 2020.

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

## **Other Information**

**Langham Creek Utility District**  
**Other Schedules Included Within This Report**  
**August 31, 2020**

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

- [X] Notes Required by the Water District Accounting Manual  
See "Notes to Financial Statements," Pages 12-26
- [X] Schedule of Services and Rates
- [X] Schedule of General Fund Expenditures
- [X] Schedule of Temporary Investments
- [X] Analysis of Taxes Levied and Receivable
- [X] Schedule of Long-term Debt Service Requirements by Years
- [X] Changes in Long-term Bonded Debt
- [X] Comparative Schedule of Revenues and Expenditures – General Fund and Debt Service Fund –  
Five Years
- [X] Board Members, Key Personnel and Consultants

# Langham Creek Utility District

## Schedule of Services and Rates

### Year Ended August 31, 2020

1. Services provided by the District:

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

2. Retail service providers

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

	Minimum Charge	Minimum Usage	Flat Rate Y/N	Rate Per 1,000 Gallons Over Minimum	Usage Levels
Water:	\$ 15.75	3,000	N	\$ 3.50	3,001 to 7,000
				\$ 4.00	7,001 to 12,000
				\$ 4.50	12,001 to 20,000
				\$ 5.25	20,001 to No Limit
Wastewater:	\$ 23.50	0	Y		0 to 3,000
	\$ 26.50	3,001	Y		3,001 to 7,000
	\$ 30.50	7,001	Y		7,001 to 12,000
	\$ 35.50	12,001	Y		12,001 to 20,000
	\$ 40.50	20,001	Y		20,001 to No Limit
Regional water fee:	\$ 3.96	0			

Does the District employ winter averaging for wastewater usage?

Yes  No

Total charges per 10,000 gallons usage (including fees):

Water \$ 81.35      Wastewater \$ 30.50

b. Water and wastewater retail connections:

<u>Meter Size</u>	<u>Total Connections</u>	<u>Active Connections</u>	<u>ESFC Factor</u>	<u>Active ESFC*</u>
Unmetered	-	-	x1.0	-
≤ 3/4"	3,217	3,184	x1.0	3,184
1"	31	31	x2.5	78
1 1/2"	19	18	x5.0	90
2"	48	48	x8.0	384
3"	2	2	x15.0	30
4"	1	1	x25.0	25
6"	1	1	x50.0	50
8"	7	7	x80.0	560
10"	1	1	x115.0	115
Total water	3,327	3,293		4,516
Total wastewater	3,284	3,250	x1.0	3,250

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

Gallons pumped into the system:	299,300
Gallons billed to customers:	284,376
Water accountability ratio (gallons billed/gallons pumped):	95.01%

\*"ESFC" means equivalent single-family connections

**Langham Creek Utility District**  
**Schedule of General Fund Expenditures**  
**Year Ended August 31, 2020**

<b>Personnel (including benefits)</b>		\$	-
<b>Professional Fees</b>			
Auditing	\$	19,200	
Legal		155,272	
Engineering		296,890	
Financial advisor		-	471,362
		<hr/>	
<b>Purchased Services for Resale</b>			
Bulk water and wastewater service purchases			731,506
<b>Regional Water Fee</b>			1,050,087
<b>Contracted Services</b>			
Bookkeeping		38,487	
General manager		71,555	
Appraisal district		-	
Tax collector		-	
Security		354,579	
Other contracted services		353,619	818,240
		<hr/>	
<b>Utilities</b>			72,037
<b>Repairs and Maintenance</b>			548,804
<b>Administrative Expenditures</b>			
Directors' fees		17,400	
Office supplies		21,679	
Insurance		21,016	
Other administrative expenditures		44,264	104,359
		<hr/>	
<b>Capital Outlay</b>			
Capitalized assets		261,592	
Expenditures not capitalized		1,192,629	1,454,221
		<hr/>	
<b>Tap Connection Expenditures</b>			95,433
<b>Solid Waste Disposal</b>			608,610
<b>Fire Fighting</b>			-
<b>Parks and Recreation</b>			-
<b>Other Expenditures</b>			-
			<hr/>
Total expenditures			<u><u>\$ 5,954,659</u></u>

**Langham Creek Utility District**  
**Schedule of Temporary Investments**  
**August 31, 2020**

	<b>Interest Rate</b>	<b>Maturity Date</b>	<b>Face Amount</b>	<b>Accrued Interest Receivable</b>
<b>General Fund</b>				
Certificates of Deposit				
No. 5000278	1.40%	03/03/21	\$ 500,000	\$ 3,471
No. 5026281	0.85%	04/15/21	750,000	2,410
No. 913000922699	0.70%	06/18/21	240,000	341
No. 12171	1.90%	12/19/20	240,000	3,186
No. 440005225	1.65%	02/03/21	240,000	2,268
No. 80002502	0.99%	05/20/21	240,000	670
No. 4191213	0.60%	07/09/21	240,000	209
No. 2000000098	2.00%	10/15/20	240,000	4,221
No. 36000215	1.10%	03/25/21	240,000	1,150
No. 6000034907	2.10%	11/28/20	240,000	3,811
No. 3300035427	1.80%	01/22/21	240,000	2,604
Texas CLASS	0.28%	Demand	<u>3,547,998</u>	<u>-</u>
			<u>6,957,998</u>	<u>24,341</u>
<b>Debt Service Fund</b>				
Certificates of Deposit				
No. 80001825	1.14%	03/26/21	240,000	1,184
No. 4189777	1.20%	03/13/21	240,000	1,349
No. 2000000063	1.30%	03/11/21	240,000	1,479
No. 6002400517	1.35%	03/12/21	240,000	1,518
Texas CLASS	0.28%	Demand	<u>539,073</u>	<u>-</u>
			<u>1,499,073</u>	<u>5,530</u>
<b>Capital Projects Fund</b>				
Texas CLASS	0.28%	Demand	69,491	-
Texas CLASS	0.28%	Demand	1,776,262	-
Texas CLASS	0.28%	Demand	<u>6,445,795</u>	<u>-</u>
			<u>8,291,548</u>	<u>0</u>
Totals			<u>\$ 16,748,619</u>	<u>\$ 29,871</u>

**Langham Creek Utility District**  
**Analysis of Taxes Levied and Receivable**  
**Year Ended August 31, 2020**

	<b>Maintenance Taxes</b>	<b>Debt Service Taxes</b>
<b>Receivable, Beginning of Year</b>	\$ 24,678	\$ 30,026
Additions and corrections to prior years' taxes	<u>(9,144)</u>	<u>(10,371)</u>
Adjusted receivable, beginning of year	<u>15,534</u>	<u>19,655</u>
 <b>2019 Original Tax Levy</b>	 1,271,496	 1,671,781
Additions and corrections	<u>148,755</u>	<u>195,585</u>
Adjusted tax levy	<u>1,420,251</u>	<u>1,867,366</u>
Total to be accounted for	1,435,785	1,887,021
Tax collections: Current year	(1,402,571)	(1,844,121)
Prior years	<u>(1,773)</u>	<u>(2,068)</u>
Receivable, end of year	<u>\$ 31,441</u>	<u>\$ 40,832</u>
 <b>Receivable, by Years</b>		
2019	\$ 17,680	\$ 23,245
2018	4,205	4,694
2017	3,485	3,957
2016	1,941	2,204
2015	1,147	1,434
2014	861	1,586
2013	791	1,360
2012	489	841
2011	415	714
2010	411	707
2009	4	7
2008	4	7
2007	4	7
2002	-	5
2001	2	30
2000	<u>2</u>	<u>34</u>
Receivable, end of year	<u>\$ 31,441</u>	<u>\$ 40,832</u>

**Langham Creek Utility District**  
**Analysis of Taxes Levied and Receivable (Continued)**  
**Year Ended August 31, 2020**

	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
<b>Property Valuations</b>				
Land	\$ 118,053,769	\$ 114,679,877	\$ 112,384,500	\$ 100,095,793
Improvements	493,462,217	444,359,119	423,571,364	403,593,006
Personal property	15,068,167	14,572,627	15,190,519	13,886,529
Exemptions	<u>(100,565,425)</u>	<u>(91,582,480)</u>	<u>(82,778,719)</u>	<u>(78,440,162)</u>
Total property valuations	<u>\$ 526,018,728</u>	<u>\$ 482,029,143</u>	<u>\$ 468,367,664</u>	<u>\$ 439,135,166</u>
<b>Tax Rates per \$100 Valuation</b>				
Debt service tax rates	\$ 0.3550	\$ 0.3350	\$ 0.3350	\$ 0.3350
Maintenance tax rates*	<u>0.2700</u>	<u>0.2950</u>	<u>0.2950</u>	<u>0.2950</u>
Total tax rates per \$100 valuation	<u>\$ 0.6250</u>	<u>\$ 0.6300</u>	<u>\$ 0.6300</u>	<u>\$ 0.6300</u>
<b>Tax Levy</b>	<u>\$ 3,287,617</u>	<u>\$ 3,036,737</u>	<u>\$ 2,950,579</u>	<u>\$ 2,766,551</u>
<b>Percent of Taxes Collected to Taxes Levied**</b>	<u>99%</u>	<u>99%</u>	<u>99%</u>	<u>99%</u>

\*Maximum tax rate approved by voters: \$0.75 on November 4, 2014

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



**Langham Creek Utility District**  
**Schedule of Long-term Debt Service Requirements by Years**  
**August 31, 2020**

Due During Fiscal Years Ending August 31	Refunding Series 2012A		
	Principal Due April 1	Interest Due October 1, April 1	Total
2021	\$ 270,000	\$ 40,950	\$ 310,950
2022	290,000	31,500	321,500
2023	300,000	21,350	321,350
2024	310,000	10,850	320,850
Totals	\$ 1,170,000	\$ 104,650	\$ 1,274,650

**Langham Creek Utility District**  
**Schedule of Long-term Debt Service Requirements by Years (Continued)**  
**August 31, 2020**

Due During Fiscal Years Ending August 31	Series 2014		
	Principal Due April 1	Interest Due October 1, April 1	Total
2021	\$ 90,000	\$ 66,163	\$ 156,163
2022	95,000	63,463	158,463
2023	105,000	60,612	165,612
2024	110,000	57,462	167,462
2025	115,000	54,162	169,162
2026	120,000	50,712	170,712
2027	130,000	47,113	177,113
2028	135,000	42,887	177,887
2029	145,000	38,500	183,500
2030	155,000	33,424	188,424
2031	400,000	28,000	428,000
2032	400,000	14,000	414,000
Totals	\$ 2,000,000	\$ 556,498	\$ 2,556,498

**Langham Creek Utility District**  
**Schedule of Long-term Debt Service Requirements by Years (Continued)**  
**August 31, 2020**

Due During Fiscal Years Ending August 31	Refunding Series 2015		
	Principal Due April 1	Interest Due October 1, April 1	Total
2021	\$ 325,000	\$ 114,000	\$ 439,000
2022	340,000	104,250	444,250
2023	355,000	94,050	449,050
2024	375,000	83,400	458,400
2025	395,000	68,400	463,400
2026	415,000	52,600	467,600
2027	435,000	36,000	471,000
2028	465,000	18,600	483,600
Totals	\$ 3,105,000	\$ 571,300	\$ 3,676,300

**Langham Creek Utility District**  
**Schedule of Long-term Debt Service Requirements by Years (Continued)**  
**August 31, 2020**

Due During Fiscal Years Ending August 31	Refunding Series 2016		
	Principal Due April 1	Interest Due October 1, April 1	Total
2021	\$ 315,000	\$ 151,450	\$ 466,450
2022	310,000	142,000	452,000
2023	300,000	135,800	435,800
2024	290,000	129,800	419,800
2025	325,000	124,000	449,000
2026	335,000	111,000	446,000
2027	350,000	97,600	447,600
2028	360,000	83,600	443,600
2029	860,000	69,200	929,200
2030	870,000	34,800	904,800
Totals	\$ 4,315,000	\$ 1,079,250	\$ 5,394,250

**Langham Creek Utility District**  
**Schedule of Long-term Debt Service Requirements by Years (Continued)**  
**August 31, 2020**

Due During Fiscal Years Ending August 31	Series 2017		
	Principal Due April 1	Interest Due October 1, April 1	Total
2021	\$ -	\$ 66,288	\$ 66,288
2022	-	66,288	66,288
2023	-	66,288	66,288
2024	-	66,288	66,288
2025	130,000	66,288	196,288
2026	130,000	63,688	193,688
2027	130,000	59,787	189,787
2028	130,000	55,887	185,887
2029	130,000	51,987	181,987
2030	130,000	48,087	178,087
2031	130,000	44,187	174,187
2032	130,000	40,287	170,287
2033	130,000	36,387	166,387
2034	130,000	32,487	162,487
2035	130,000	28,587	158,587
2036	125,000	24,687	149,687
2037	125,000	20,781	145,781
2038	125,000	16,875	141,875
2039	125,000	12,813	137,813
2040	125,000	8,750	133,750
2041	125,000	4,375	129,375
Totals	<u>\$ 2,180,000</u>	<u>\$ 881,092</u>	<u>\$ 3,061,092</u>

**Langham Creek Utility District**  
**Schedule of Long-term Debt Service Requirements by Years (Continued)**  
**August 31, 2020**

Due During Fiscal Years Ending August 31	Series 2018		
	Principal Due April 1	Interest Due October 1, April 1	Total
2021	\$ -	\$ 119,069	\$ 119,069
2022	-	119,069	119,069
2023	-	119,069	119,069
2024	-	119,069	119,069
2025	165,000	119,069	284,069
2026	165,000	113,706	278,706
2027	165,000	108,344	273,344
2028	165,000	102,981	267,981
2029	165,000	97,619	262,619
2030	200,000	92,256	292,256
2031	210,000	85,756	295,756
2032	210,000	78,931	288,931
2033	210,000	72,106	282,106
2034	210,000	65,281	275,281
2035	210,000	58,457	268,457
2036	210,000	51,631	261,631
2037	210,000	44,806	254,806
2038	210,000	37,456	247,456
2039	210,000	30,107	240,107
2040	210,000	22,756	232,756
2041	210,000	15,406	225,406
2042	215,000	7,794	222,794
Totals	<u>\$ 3,550,000</u>	<u>\$ 1,680,738</u>	<u>\$ 5,230,738</u>

**Langham Creek Utility District**  
**Schedule of Long-term Debt Service Requirements by Years (Continued)**  
**August 31, 2020**

Due During Fiscal Years Ending August 31	Series 2019		
	Principal Due April 1	Interest Due October 1, April 1	Total
2021	\$ 75,000	\$ 219,750	\$ 294,750
2022	75,000	217,500	292,500
2023	75,000	215,250	290,250
2024	75,000	213,000	288,000
2025	75,000	210,750	285,750
2026	75,000	208,500	283,500
2027	75,000	206,250	281,250
2028	75,000	204,000	279,000
2029	75,000	201,750	276,750
2030	75,000	199,500	274,500
2031	500,000	197,250	697,250
2032	500,000	182,250	682,250
2033	500,000	167,250	667,250
2034	500,000	152,250	652,250
2035	500,000	137,250	637,250
2036	500,000	122,250	622,250
2037	500,000	107,250	607,250
2038	500,000	92,250	592,250
2039	465,000	77,250	542,250
2040	490,000	63,300	553,300
2041	515,000	48,600	563,600
2042	540,000	33,150	573,150
2043	565,000	16,950	581,950
Totals	<u>\$ 7,325,000</u>	<u>\$ 3,493,500</u>	<u>\$ 10,818,500</u>

**Langham Creek Utility District**  
**Schedule of Long-term Debt Service Requirements by Years (Continued)**  
**August 31, 2020**

Due During Fiscal Years Ending August 31	Annual Requirements For All Series		
	Total Principal Due	Total Interest Due	Total Principal and Interest Due
2021	\$ 1,075,000	\$ 777,670	\$ 1,852,670
2022	1,110,000	744,070	1,854,070
2023	1,135,000	712,419	1,847,419
2024	1,160,000	679,869	1,839,869
2025	1,205,000	642,669	1,847,669
2026	1,240,000	600,206	1,840,206
2027	1,285,000	555,094	1,840,094
2028	1,330,000	507,955	1,837,955
2029	1,375,000	459,056	1,834,056
2030	1,430,000	408,067	1,838,067
2031	1,240,000	355,193	1,595,193
2032	1,240,000	315,468	1,555,468
2033	840,000	275,743	1,115,743
2034	840,000	250,018	1,090,018
2035	840,000	224,294	1,064,294
2036	835,000	198,568	1,033,568
2037	835,000	172,837	1,007,837
2038	835,000	146,581	981,581
2039	800,000	120,170	920,170
2040	825,000	94,806	919,806
2041	850,000	68,381	918,381
2042	755,000	40,944	795,944
2043	565,000	16,950	581,950
Totals	<u>\$ 23,645,000</u>	<u>\$ 8,367,028</u>	<u>\$ 32,012,028</u>



**Langham Creek Utility District**  
**Changes in Long-term Bonded Debt**  
**Year Ended August 31, 2020**

	<b>Bond</b>		
	<b>Refunding Series 2012</b>	<b>Refunding Series 2012A</b>	<b>Series 2014</b>
Interest rates	3.00%	2.00% to 3.50%	3.00% to 3.50%
Dates interest payable	October 1/ April 1	October 1/ April 1	October 1/ April 1
Maturity dates		April 1, 2021/2024	April 1, 2021/2032
Bonds outstanding, beginning of current year	\$ 860,000	\$ 1,290,000	\$ 2,000,000
Retirements, principal	860,000	120,000	-
Bonds outstanding, end of current year	\$ 0	\$ 1,170,000	\$ 2,000,000
Interest paid during current year	\$ 25,800	\$ 45,150	\$ 66,163

Paying agent's name and address:

<b>Series 2012</b>	- U.S. Bank, National Association, Houston, Texas
<b>Series 2012A</b>	- U.S. Bank, National Association, Houston, Texas
<b>Series 2014</b>	- Regions Bank, Houston, Texas
<b>Series 2015</b>	- Regions Bank, Houston, Texas
<b>Series 2016</b>	- Regions Bank, Houston, Texas
<b>Series 2017</b>	- Regions Bank, Houston, Texas
<b>Series 2018</b>	- Regions Bank, Houston, Texas
<b>Series 2019</b>	- Regions Bank, Houston, Texas

Bond authority:

	<b>Tax Bonds</b>	<b>Other Bonds</b>	<b>Refunding Bonds</b>
Amount authorized by voters	\$ 108,440,000	0	\$ 75,000,000
Amount issued	\$ 46,495,000	0	\$ 240,000
Remaining to be issued	\$ 61,945,000	0	\$ 74,760,000

Debt service fund cash and temporary investment balances as of August 31, 2020: \$ 1,567,352

Average annual debt service payment (principal and interest) for remaining term of all debt: \$ 1,391,827

**Issues**

<b>Refunding Series 2015</b>	<b>Refunding Series 2016</b>	<b>Series 2017</b>	<b>Series 2018</b>	<b>Series 2019</b>	<b>Totals</b>
2.00% to 4.00%	2.00% to 4.00%	2.00% to 3.50%	3.250% to 3.625%	3.00%	
October 1/ April 1	October 1/ April 1	October 1/ April 1	October 1/ April 1	October 1/ April 1	
April 1, 2021/2028	April 1, 2021/2030	April 1, 2025/2041	April 1, 2025/2042	April 1, 2021/2043	
\$ 3,200,000	\$ 4,355,000	\$ 2,180,000	\$ 3,550,000	\$ 7,325,000	\$ 24,760,000
95,000	40,000	-	-	-	1,115,000
<u>\$ 3,105,000</u>	<u>\$ 4,315,000</u>	<u>\$ 2,180,000</u>	<u>\$ 3,550,000</u>	<u>\$ 7,325,000</u>	<u>\$ 23,645,000</u>
<u>\$ 115,900</u>	<u>\$ 152,650</u>	<u>\$ 66,288</u>	<u>\$ 119,069</u>	<u>\$ 183,125</u>	<u>\$ 774,145</u>

**Langham Creek Utility District**  
**Comparative Schedule of Revenues and Expenditures – General Fund**  
**Five Years Ended August 31,**

	Amounts				
	2020	2019	2018	2017	2016
<b>General Fund</b>					
<b>Revenues</b>					
Property taxes	\$ 1,404,344	\$ 1,415,508	\$ 1,371,408	\$ 1,301,337	\$ 1,159,572
City of Houston rebates	127,255	137,770	125,326	129,213	135,145
Water service	1,363,265	1,236,000	1,083,193	1,094,592	1,036,406
Sewer service	1,299,404	1,363,772	1,081,695	1,106,081	1,070,244
Regional water fee	1,095,002	985,592	923,200	836,916	865,673
Bulk water sales	-	-	-	-	2,097
Penalty and interest	180,201	187,653	159,679	153,999	174,748
Tap connection and inspection fees	418,096	148,305	832	23,103	-
Investment income	130,912	138,474	64,183	32,874	22,449
Other income	229,073	227,785	223,639	242,701	183,720
Total revenues	<u>6,247,552</u>	<u>5,840,859</u>	<u>5,033,155</u>	<u>4,920,816</u>	<u>4,650,054</u>
<b>Expenditures</b>					
Service operations:					
Purchased services	731,506	665,447	580,085	448,615	774,955
Regional water authority	1,050,087	950,662	935,995	873,666	859,072
Professional fees	471,362	405,586	388,131	427,877	388,525
Contracted services	1,426,850	1,441,828	1,407,099	1,265,902	1,159,827
Utilities	72,037	69,187	81,274	77,916	75,659
Repairs and maintenance	548,804	408,822	573,235	934,300	575,915
Other expenditures	104,359	110,691	101,851	115,198	131,787
Tap connections	95,433	41,474	-	4,516	-
Capital outlay	1,454,221	361,324	531,730	695,921	142,063
Debt service, debt issuance costs	-	-	-	-	3,651
Total expenditures	<u>5,954,659</u>	<u>4,455,021</u>	<u>4,599,400</u>	<u>4,843,911</u>	<u>4,111,454</u>
<b>Excess of Revenues Over Expenditures</b>	292,893	1,385,838	433,755	76,905	538,600
<b>Other Financing Sources (Uses)</b>					
Interfund transfers in (out)	-	(131,631)	41,875	-	37,747
<b>Excess of Revenues and Transfers In Over Expenditures and Transfers Out</b>	292,893	1,254,207	475,630	76,905	576,347
<b>Fund Balance, Beginning of Year</b>	<u>6,924,488</u>	<u>5,670,281</u>	<u>5,194,651</u>	<u>5,117,746</u>	<u>4,541,399</u>
<b>Fund Balance, End of Year</b>	<u>\$ 7,217,381</u>	<u>\$ 6,924,488</u>	<u>\$ 5,670,281</u>	<u>\$ 5,194,651</u>	<u>\$ 5,117,746</u>
<b>Total Active Retail Water Connections</b>	<u>3,293</u>	<u>3,290</u>	<u>3,273</u>	<u>3,269</u>	<u>3,191</u>
<b>Total Active Retail Wastewater Connections</b>	<u>3,250</u>	<u>3,247</u>	<u>3,230</u>	<u>3,237</u>	<u>3,158</u>

**Percent of Fund Total Revenues**

<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>
22.5 %	24.2 %	27.3 %	26.5 %	24.9 %
2.0	2.4	2.5	2.6	2.9
21.8	21.2	21.5	22.2	22.3
20.8	23.3	21.5	22.5	23.0
17.5	16.9	18.3	17.0	18.6
-	-	-	-	0.0
2.9	3.2	3.2	3.1	3.8
6.7	2.5	0.0	0.5	-
2.1	2.4	1.3	0.7	0.5
3.7	3.9	4.4	4.9	4.0
<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>
11.7	11.4	11.5	9.1	16.7
16.8	16.3	18.6	17.8	18.5
7.5	6.9	7.7	8.7	8.4
22.8	24.7	28.0	25.7	24.9
1.2	1.2	1.6	1.6	1.6
8.8	7.0	11.4	19.0	12.4
1.7	1.9	2.0	2.3	2.8
1.5	0.7	-	0.1	-
23.3	6.2	10.6	14.1	3.1
-	-	-	-	0.1
<u>95.3</u>	<u>76.3</u>	<u>91.4</u>	<u>98.4</u>	<u>88.5</u>
<u><u>4.7 %</u></u>	<u><u>23.7 %</u></u>	<u><u>8.6 %</u></u>	<u><u>1.6 %</u></u>	<u><u>11.5 %</u></u>

**Langham Creek Utility District**  
**Comparative Schedule of Revenues and Expenditures – Debt Service Fund**  
**Five Years Ended August 31,**

	Amounts				
	2020	2019	2018	2017	2016
<b>Debt Service Fund</b>					
<b>Revenues</b>					
Property taxes	\$ 1,846,189	\$ 1,607,820	\$ 1,557,607	\$ 1,484,646	\$ 1,452,070
Penalty and interest	48,009	39,245	41,327	38,273	31,615
Investment income	28,860	35,973	20,953	12,218	7,699
Total revenues	<u>1,923,058</u>	<u>1,683,038</u>	<u>1,619,887</u>	<u>1,535,137</u>	<u>1,491,384</u>
<b>Expenditures</b>					
Current:					
Professional fees	14,954	14,781	12,874	13,278	10,877
Contracted services	62,108	60,775	60,091	58,375	58,270
Other expenditures	13,977	12,188	12,659	10,497	10,852
Debt service:					
Principal retirement	1,115,000	1,080,000	1,050,000	1,030,000	960,000
Interest and fees	772,709	573,646	499,810	480,260	462,047
Debt issuance costs	-	-	-	-	173,084
Debt defeasance	-	-	-	-	112,000
Total expenditures	<u>1,978,748</u>	<u>1,741,390</u>	<u>1,635,434</u>	<u>1,592,410</u>	<u>1,787,130</u>
<b>Deficiency of Revenues Over Expenditures</b>	<u>(55,690)</u>	<u>(58,352)</u>	<u>(15,547)</u>	<u>(57,273)</u>	<u>(295,746)</u>
<b>Other Financing Sources (Uses)</b>					
General obligation bonds issued	-	-	-	-	4,475,000
Payments to escrow agent	-	-	-	-	(4,642,637)
Premium on debt issued	-	-	-	-	343,238
Total other financing sources	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>175,601</u>
<b>Deficiency of Revenues and Other Financing Sources Over Expenditures and Other Financing Uses</b>	<u>(55,690)</u>	<u>(58,352)</u>	<u>(15,547)</u>	<u>(57,273)</u>	<u>(120,145)</u>
<b>Fund Balance, Beginning of Year</b>	<u>1,555,181</u>	<u>1,613,533</u>	<u>1,629,080</u>	<u>1,686,353</u>	<u>1,806,498</u>
<b>Fund Balance, End of Year</b>	<u>\$ 1,499,491</u>	<u>\$ 1,555,181</u>	<u>\$ 1,613,533</u>	<u>\$ 1,629,080</u>	<u>\$ 1,686,353</u>

**Percent of Fund Total Revenues**

<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>
96.0 %	95.5 %	96.2 %	96.7 %	97.4 %
2.5	2.3	2.5	2.5	2.1
1.5	2.2	1.3	0.8	0.5
<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>
0.8	0.9	0.8	0.8	0.7
3.2	3.6	3.7	3.8	3.9
0.7	0.7	0.8	0.7	0.7
58.0	64.2	64.8	67.1	64.4
40.2	34.1	30.9	31.3	31.0
-	-	-	-	11.6
-	-	-	-	7.5
<u>102.9</u>	<u>103.5</u>	<u>101.0</u>	<u>103.7</u>	<u>119.8</u>
<u>(2.9) %</u>	<u>(3.5) %</u>	<u>(1.0) %</u>	<u>(3.7) %</u>	<u>(19.8) %</u>

**Langham Creek Utility District**  
**Board Members, Key Personnel and Consultants**  
**Year Ended August 31, 2020**

Complete District mailing address:	Langham Creek Utility District c/o Schwartz, Page & Harding, L.L.P. 1300 Post Oak Boulevard, Suite 1400 Houston, Texas 77056
District business telephone number:	713.623.4531
Submission date of the most recent District Registration Form (TWC Sections 36.054 and 49.054):	June 13, 2018
Limit on fees of office that a director may receive during a fiscal year:	\$ 7,200

Board Members	Term of Office Elected & Expires	Fees*	Expense Reimbursements	Title at Year-end
Gary C. Nathanson	Elected 05/18- 05/22	\$ 2,550	\$ 123	President
Larry Peak	Elected 05/20- 05/24	2,700	220	Vice President
Sally Hall	Elected 05/18- 05/22	3,300	359	Secretary
Adolphus Moore, Jr.	Elected 05/20- 05/24	5,850	422	Treasurer
Cynthia Huggins	Appointed 06/18- 05/22	3,000	0	Assistant Secretary

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

**Langham Creek Utility District**  
**Board Members, Key Personnel and Consultants (Continued)**  
**Year Ended August 31, 2020**

<b>Consultants</b>	<b>Date Hired</b>	<b>Fees and Expense Reimbursements</b>	<b>Title</b>
BKD, LLP	08/08/85	\$ 21,000	Auditor
Harris County Appraisal District	Legislative Action	23,753	Appraiser
Jones & Carter, Inc.	06/09/83	1,106,415	Engineer
Masterson Advisors, LLC	05/09/18	0	Financial Advisor
Municipal Accounts & Consulting, L.P.	04/09/03	53,472	Bookkeeper
Schwartz, Page & Harding, L.L.P.	04/07/77	161,073	General Counsel
Ted A. Cox, P.C.	Prior to 09/01/92	14,954	Delinquent Tax Attorney
Texas Water Systems Management and Consulting, LLC	03/16/17	119,480	General Manager
Utility Tax Service, LLC	02/01/12	52,121	Tax Assessor/ Collector
Water District Management Company, Inc.	07/01/17	1,397,741	Operator
<b>Investment Officers</b>			
Mark M. Burton and Ghia Lewis	07/14/04	N/A	Bookkeepers



**APPENDIX B**

**Specimen Municipal Bond Insurance Policy**



## MUNICIPAL BOND INSURANCE POLICY

ISSUER:

Policy No: -N

BONDS: \$ in aggregate principal amount of

Effective Date:

Premium: \$

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

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

Except to the extent expressly modified by an endorsement hereto, the following terms shall have the meanings specified for all purposes of this Policy. "Business Day" means any day other than (a) a Saturday or Sunday or (b) a day on which banking institutions in the State of New York or the Insurer's Fiscal Agent are authorized or required by law or executive order to remain closed. "Due for Payment" means (a) when referring to the principal of a Bond, payable on the stated maturity date thereof or the date on which the same shall have been duly called for mandatory sinking fund redemption and does not refer to any earlier date on which payment is due by reason of call for redemption (other than by mandatory sinking fund redemption), acceleration or other advancement of maturity unless AGM shall elect, in its sole discretion, to pay such principal due upon such acceleration together with any accrued interest to the date of acceleration and (b) when referring to interest on a Bond, payable on the stated date for payment of interest. "Nonpayment" means, in respect of a Bond, the failure of the Issuer to have provided sufficient funds to the Trustee or, if there is no Trustee, to the Paying Agent for payment in full of all principal and interest that is Due for Payment on such Bond. "Nonpayment" shall also include, in respect of a Bond, any payment of principal or interest that is Due for Payment made to an Owner by or on behalf of the Issuer which has been recovered from such Owner pursuant to the

United States Bankruptcy Code by a trustee in bankruptcy in accordance with a final, nonappealable order of a court having competent jurisdiction. "Notice" means telephonic or telecopied notice, subsequently confirmed in a signed writing, or written notice by registered or certified mail, from an Owner, the Trustee or the Paying Agent to AGM which notice shall specify (a) the person or entity making the claim, (b) the Policy Number, (c) the claimed amount and (d) the date such claimed amount became Due for Payment. "Owner" means, in respect of a Bond, the person or entity who, at the time of Nonpayment, is entitled under the terms of such Bond to payment thereof, except that "Owner" shall not include the Issuer or any person or entity whose direct or indirect obligation constitutes the underlying security for the Bonds.

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

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

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

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

ASSURED GUARANTY MUNICIPAL CORP.

By \_\_\_\_\_  
Authorized Officer

A subsidiary of Assured Guaranty Municipal Holdings Inc.  
1633 Broadway, New York, N.Y. 10019  
(212) 974-0100