

OFFICIAL STATEMENT DATED JULY 28, 2021

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

*The District **WILL NOT** designate the Bonds as "qualified tax-exempt obligations" for financial institutions. See "TAX MATTERS."*

**NEW ISSUE**—Book-Entry-Only

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

S&P (Insured)..... "AA"

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

**\$7,195,000**

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

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

**CONTRACT REVENUE REFUNDING BONDS (WATER, SEWER AND DRAINAGE FACILITIES), SERIES 2021**

Dated Date: September 2, 2021

Due: December 1, as shown below

The \$7,195,000 Harris County Municipal Utility District No. 500 Contract Revenue Refunding Bonds (Water, Sewer and Drainage Facilities), Series 2021 (the "Bonds") are special obligations solely of Harris County Municipal Utility District No. 500 (the "Master District" or the "District") payable solely from and to the extent of payments required to be made to the Trustee (as herein defined) by the municipal utility districts within the Master District Service Area that have executed Master District Contracts (the "Participants") from proceeds of an annual ad valorem tax, without legal limit as to rate or amount, levied by each Participant or from other revenues available to such Participant (the "Water/Sewer/Drainage Contract Payment"). Payment of Water/Sewer/Drainage Contract Payments by Participants and use of such proceeds by the Master District to pay debt service on the Bonds is governed by the Contract for Financing, Operation, and Maintenance of Regional Facilities, as amended (the "Master District Contract") as described more fully herein under "MASTER DISTRICT CONTRACT." The Bonds are special obligations of the Master District payable solely from the Water/Sewer/Drainage Contract Payments and are not obligations of the State of Texas, Harris County, the City of Houston, any of the Participants (except the Master District), or any entity other than the Master District.

The Bonds will be issued in fully registered form only, in denominations of \$5,000 or any integral multiple of \$5,000. Principal of the Bonds will be payable upon presentation of the Bonds at the principal payment office of the paying agent/registrar, initially The Bank of New York Mellon Trust Company, N.A. (the "Paying Agent/Registrar"), in Houston, Texas. Interest accrues from the dated date, September 2, 2021, and is payable December 1, 2021, and each June 1 and December 1 thereafter until the earlier of maturity or redemption.

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

The Bonds are offered when, as and if issued by the District and accepted by the Initial Purchaser, subject among other things to the approval of the Bonds by the Attorney General of Texas and the approval of certain legal matters by Allen Boone Humphries Robinson LLP, Houston, Texas, Bond Counsel. Certain legal matters will be passed upon for the Underwriter (as hereinafter defined) by Norton Rose Fulbright US LLP, Houston, Texas. Delivery of the Bonds in book-entry form through the facilities of DTC is expected on or about September 2, 2021, in Houston, Texas. See "LEGAL MATTERS."

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CUSIP PREFIX: 41422P

**PRINCIPAL AMOUNTS, MATURITIES, INTEREST RATES, PRICES AND CUSIPS**

See schedule on inside cover hereof

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**SAMCO CAPITAL MARKETS, INC.**



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

#### PRINCIPAL AMOUNTS, MATURITIES, INTEREST RATES, PRICES AND CUSIPS

Due (December 1)	Principal Amount	Interest Rate	Initial Reoffering Yield <sup>(a)</sup>	CUSIP <sup>(b)</sup>
2021	\$105,000	3.000%	0.130%	41422P RA8
2022	290,000	3.000%	0.250%	41422P RB6
2023	300,000	3.000%	0.380%	41422P RC4
2024	310,000	3.000%	0.520%	41422P RD2
2025	325,000	3.000%	0.670%	41422P RE0
2026	335,000	4.000%	0.870%	41422P RF7
2027(c)	345,000	2.000%	1.000%	41422P RG5
2028(c)	355,000	1.000%	1.300%	41422P RH3
2029(c)	360,000	1.000%	1.400%	41422P RJ9
2030(c)	370,000	1.250%	1.600%	41422P RK6

\$750,000 Term Bond due December 1, 2032 (c) Interest Rate 2.000% (Yield 1.780%) (a) CUSIP No. 41422P RL4 (b)

\$780,000 Term Bond due December 1, 2034 (c) Interest Rate 2.000% (Yield 2.000%) (a) CUSIP No. 41422P RM2 (b)

\$820,000 Term Bond due December 1, 2036 (c) Interest Rate 2.000% (Yield 2.160%) (a) CUSIP No. 41422P RN0 (b)

\$860,000 Term Bond due December 1, 2038 (c) Interest Rate 2.000% (Yield 2.270%) (a) CUSIP No. 41422P RP5 (b)

\$890,000 Term Bond due December 1, 2040 (c) Interest Rate 2.125% (Yield 2.330%) (a) CUSIP No. 41422P RQ3 (b)

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- (a) Initial reoffering yield represents the initial offering yield to the public which has been established by the Initial Purchaser (as herein defined) for offers to the public and which may be subsequently changed by the Initial Purchaser and is the sole responsibility of the Initial Purchaser. The initial reoffering yields indicated above represent the lower of the yields resulting when priced to maturity or to the first call date.
- (b) CUSIP Numbers have been assigned to the Bonds by CUSIP Service Bureau and are included solely for the convenience of the purchasers of the Bonds. Neither the District nor the Initial Purchaser shall be responsible for the selection or correctness of the CUSIP Numbers set forth herein.
- (c) Bonds maturing on or after December 1, 2027, are subject to redemption prior to maturity at the option of the District, in whole or from time-to-time in part, on December 1, 2026, or on any date thereafter, at a price equal to the par value thereof plus accrued interest from the most recent interest payment date to the date fixed for redemption. See "THE BONDS – Optional Redemption." In addition to being subject to optional redemption, as described above, the Term Bonds (as hereinafter defined) are also subject to mandatory redemption by lot or other customary random selection method on December 1 in the years and in the amounts set forth herein under the caption "THE BONDS – Mandatory Sinking Fund Redemption."

## USE OF INFORMATION IN OFFICIAL STATEMENT

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

This Official Statement does not constitute, and is not authorized by the District for use in connection with, an offer to sell or the solicitation of an offer to buy in any state in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make such offer or solicitation.

All of the summaries of the statutes, resolutions, contracts, audited financial statements, and 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 the District, upon payment of duplication costs.

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

The statements contained in this Official Statement, and in other information provided by the District, that are not purely historical, are forward-looking statements, including regarding the District's expectations, hopes, intentions or strategies regarding the future. All forward-looking statements included in this Official Statement are based on information available to the District on the date hereof, and the District assumes no obligation to update any such forward-looking statements.

The Underwriter has provided the following sentence for inclusion in this Official Statement. The Underwriter has reviewed the information in this Official Statement pursuant to their responsibilities to investors under the federal securities laws, but the Underwriter does not guarantee the accuracy or completeness of such information.

NONE OF THE DISTRICT, THE FINANCIAL ADVISOR, OR THE UNDERWRITER MAKES ANY REPRESENTATION OR WARRANTY WITH RESPECT TO THE INFORMATION CONTAINED IN THIS OFFICIAL STATEMENT REGARDING THE DEPOSITORY TRUST COMPANY OR ITS BOOK-ENTRY-ONLY SYSTEM.

THE CONTENTS OF THIS OFFICIAL STATEMENT ARE NOT TO BE CONSTRUED AS LEGAL, BUSINESS OR TAX ADVICE, AND PROSPECTIVE INVESTORS SHOULD CONSULT THEIR OWN ATTORNEYS AND BUSINESS AND TAX ADVISORS.

Build America Mutual ("BAM") makes no representation regarding the Bonds or the advisability of investing in the Bonds. In addition, BAM has not independently verified, makes no representation regarding, and does not accept any responsibility for the accuracy or completeness of this Official Statement or any information or disclosure contained herein, or omitted herefrom, other than with respect to the accuracy of the information regarding BAM, supplied by BAM and presented under the heading "Municipal Bond Insurance" and "APPENDIX D - Specimen Municipal Bond Insurance Policy".

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

### **Underwriting**

SAMCO Capital Markets, Inc. (referred to as the “Initial Purchaser” or “Underwriter”) has agreed, subject to certain conditions, to purchase the Bonds from the District for \$7,195,680.49 (an amount equal to the par amount of the Bonds, plus a premium in the amount of \$56,293.30, less an Underwriter’s discount of \$55,612.81).

The Underwriter has reviewed the information in this Official Statement in accordance with, and as part of, their responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

### **Prices and Marketability**

The delivery of the Bonds is conditioned upon the receipt by the District of a certificate executed and delivered by the Initial Purchaser two days prior to the date of delivery of the Bonds stating the prices at which a substantial amount of the Bonds of each maturity has been sold to the public. For this purpose, the term “public” shall not include any person who is a bond house, broker or similar person acting in the capacity of underwriter or wholesaler. Otherwise, the District has no understanding with the Initial Purchaser regarding the reoffering yields or prices of the Bonds and has no control over trading of the Bonds after a bona fide offering of the Bonds is made by the Initial Purchaser at the yields specified on the cover page. Information concerning reoffering yields or prices is the sole responsibility of the Initial Purchaser.

THE PRICES AND OTHER TERMS RESPECTING THE OFFERING AND SALE OF THE BONDS MAY BE CHANGED FROM TIME-TO-TIME BY THE INITIAL PURCHASER AFTER THE BONDS ARE RELEASED FOR SALE, AND THE BONDS MAY BE OFFERED AND SOLD AT PRICES OTHER THAN THE INITIAL OFFERING PRICES, INCLUDING SALES TO DEALERS WHO MAY SELL THE BONDS INTO INVESTMENT ACCOUNTS. IN CONNECTION WITH THE OFFERING OF THE BONDS, THE INITIAL PURCHASER MAY OVER-ALLOT OR EFFECT TRANSACTIONS WHICH STABILIZE OR MAINTAIN THE MARKET PRICES OF THE BONDS AT LEVELS ABOVE THOSE WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME.

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 secondary market, the difference between the bid and asked price of utility district bonds may be greater than the difference between the bid and asked price of bonds of comparable maturity and quality issued by more traditional municipal entities, as bonds of such entities are more generally bought, sold or traded in the secondary market.

### **Securities Laws**

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

## **MUNICIPAL BOND RATINGS**

The District has made application to Moody's Investor Services (Moody's) for an underlying rating on the Bonds and Moody's has assigned a rating of "A3." S&P Global Ratings, a business unit of Standard & Poor's Financial Services LLC ("S&P"), is expected to assign to the Bonds insured ratings of "AA" based upon the issuance of the Policy (as hereinafter defined) by BAM at the time of delivery of the Bonds. An explanation of the significance of such ratings may be obtained from S&P and Moody's. These ratings reflect only the views of S&P and Moody's, and the District makes no representation as to the appropriateness of such ratings. Further, there is no assurance that such ratings will continue for any given period of time or that they will not be revised downward or withdrawn entirely, if in the sole judgment of S&P and/or Moody's circumstances so warrant. Any such downward revisions or withdrawal of the ratings may have an adverse effect on the trading value and the market price of the Bonds.

## **MUNICIPAL BOND INSURANCE**

### **The Bond Insurance Policy**

Concurrently with the issuance of the Bonds, Build America Mutual Assurance Company ("BAM") 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 an exhibit to this Official Statement. The Policy is not covered by any insurance security or guaranty fund established under New York, California, Connecticut or Florida insurance law.

### **Build America Mutual Assurance Company**

BAM is a New York domiciled mutual insurance corporation and is licensed to conduct financial guaranty insurance business in all fifty states of the United States and the District of Columbia. BAM provides credit enhancement products solely to issuers in the U.S. public finance markets. BAM will only insure obligations of states, political subdivisions, integral parts of states or political subdivisions or entities otherwise eligible for the exclusion of income under section 115 of the U.S. Internal Revenue Code of 1986, as amended. No member of BAM is liable for the obligations of BAM. The address of the principal executive offices of BAM is: 200 Liberty Street, 27th Floor, New York, New York 10281, its telephone number is: 212-235-2500, and its website is located at: [www.buildamerica.com](http://www.buildamerica.com). BAM is licensed and subject to regulation as a financial guaranty insurance corporation under the laws of the State of New York and in particular Articles 41 and 69 of the New York Insurance Law. BAM's financial strength is rated "AA/Stable" by S&P Global Ratings, a business unit of Standard & Poor's Financial Services LLC ("S&P"). An explanation of the significance of the rating and current reports may be obtained from S&P at [www.standardandpoors.com](http://www.standardandpoors.com). The rating of BAM should be evaluated independently. The rating reflects the S&P's current assessment of the creditworthiness of BAM and its ability to pay claims on its policies of insurance. The above rating is not a recommendation to buy, sell or hold the Bonds, and such rating is subject to revision or withdrawal at any time by S&P, including withdrawal initiated at the request of BAM in its sole discretion. Any downward revision or withdrawal of the above rating may have an adverse effect on the market price of the Bonds. BAM only guarantees scheduled principal and scheduled interest payments payable by the issuer of the Bonds on the date(s) when such amounts were initially scheduled to become due and payable (subject to and in accordance with the terms of the Policy), and BAM does not guarantee the market price or liquidity of the Bonds, nor does it guarantee that the rating on the Bonds will not be revised or withdrawn.

### *Capitalization of BAM*

BAM's total admitted assets, total liabilities, and total capital and surplus, as of March 31, 2021 and as prepared in accordance with statutory accounting practices prescribed or permitted by the New York State Department of Financial Services were \$477.7 million, \$156.4 million and \$321.3 million, respectively. BAM is party to a first loss reinsurance treaty that provides first loss protection up to a maximum of 15% of the par amount outstanding for each policy issued by BAM, subject to certain limitations and restrictions. BAM's most recent Statutory Annual Statement, which has been filed with the New York State Insurance Department and posted on BAM's website at [www.buildamerica.com](http://www.buildamerica.com), is incorporated herein by reference and may be obtained, without charge, upon request to BAM at its address provided above (Attention: Finance Department). Future financial statements will similarly be made available when published. BAM makes no representation regarding the Bonds or the advisability of investing in the Bonds. In addition, BAM has not independently verified, makes no representation regarding, and does not accept any responsibility for the accuracy or completeness of this Official Statement or any information or disclosure contained herein, or omitted herefrom, other than with respect to the accuracy of the information regarding BAM, supplied by BAM and presented under the heading "MUNICIPAL BOND INSURANCE" and "APPENDIX D – Specimen Municipal Bond Insurance Policy."

### *Additional Information Available from BAM*

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

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

**Disclaimers.** The Credit Profiles and the Credit Insights videos and the information contained therein are not recommendations to purchase, hold or sell securities or to make any investment decisions. Credit-related and other analyses and statements in the Credit Profiles and the Credit Insights videos are statements of opinion as of the date expressed, and BAM assumes no responsibility to update the content of such material. The Credit Profiles and Credit Insight videos are prepared by BAM; they have not been reviewed or approved by the issuer of or the underwriter for the Bonds, and the issuer and underwriter assume no responsibility for their content. BAM receives compensation (an insurance premium) for the insurance that it is providing with respect to the Bonds. Neither BAM nor any affiliate of BAM has purchased, or committed to purchase, any of the Bonds, whether at the initial offering or otherwise.

### **MUNICIPAL BOND INSURANCE RISK FACTORS**

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

Under most circumstances, default of payment of principal and interest does not obligate acceleration of the obligations of the Bond Insurer without appropriate consent. The Bond Insurer may direct and must consent to any remedies that the paying agent/registrar exercises and the Bond Insurer's consent may be required in connection with amendments to the applicable Bond documents.

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

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

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

Neither the District nor the Underwriter has made independent investigation into the claims paying ability of the Bond Insurer and no assurance or representation regarding the financial strength or projected financial strength of the Bond Insurer is given.

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## OFFICIAL STATEMENT SUMMARY

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

### THE MASTER DISTRICT

Description ..... Harris County Municipal Utility District No. 500 (the “District,” the “Master District,” or “MUD 500”), a political subdivision of the State of Texas, was created by order of the Texas Commission on Environmental Quality (the “TCEQ” or the “Commission”), dated June 25, 2007, and operates pursuant to Chapters 49 and 54 of the Texas Water Code, as amended. The District is located within the extra-territorial jurisdiction of the City of Houston approximately 25 miles northwest of the central business district, and lies wholly within Harris County, Texas. The District is accessed via State Highway 290, exiting Barker-Cypress Road, and traveling south to Tuckerton Road. The Master District also serves as a provider of regional water, sanitary sewer, drainage, park/recreational and road facilities to the approximately 2,123.59 acre service area (the “Service Area”) comprised of the District (91.72 total acres), Harris County Municipal Utility District No. 501 (“MUD 501”)(929.17 total acres), Harris County Municipal Utility District No. 502 (“MUD 502”)(882.75 total acres), and Harris County Municipal Utility District No. 503 (“MUD 503”)(219.95 total acres). The District, MUD 501, MUD 502, and MUD 503 have executed Contracts for the Financing, Operation, and Maintenance of Regional Facilities, as amended (the “Master District Contract”) and are referred to herein collectively as the “Participants.” See “MASTER DISTRICT CONTRACT.”

Authority ..... The rights, powers, privileges, authority and functions of the District are established by Article XVI, Section 59 and Article III, Section 52 of the Texas Constitution and the general laws of the State of Texas pertaining to municipal utility districts, including particularly Chapters 49 and 54 of the Texas Water Code, as amended. See “MASTER DISTRICT CONTRACT.”

Infectious Disease Outbreak (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. 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 is widely expected to continue negatively affecting economic growth and financial markets worldwide and within Texas.

Such adverse economic conditions, if they continue, could result in declines in the demand for residential and commercial property in the Houston area and could reduce or negatively affect property values or homebuilding activity within the District. The Bonds are secured by the unconditional obligations of the Participants to make certain payments from proceeds of an annual unlimited ad valorem tax levied by each Participant or other revenues lawfully available to such Participant. A reduction in property values within the boundaries of each Participant

may require an increase in the ad valorem tax rate required to make such payments.

While the potential impact of the Pandemic on the District cannot be quantified at this time, the continued outbreak of the Pandemic could have an adverse effect on the District's operations and financial condition. The financial and operating data contained herein are the latest available and are as of the fiscal year ended March 31, 2021.

Status of Development..... Development of the Service Area currently consists of residential and commercial development within the District, MUD 501, MUD 502 and MUD 503. The District, in its capacity as a Participant, has approximately 63.45 developed acres, approximately 20.63 acres undeveloped but developable and approximately 7.6 acres that are undevelopable. To date, MUD 501 has been developed as 1,540 lots, one elementary school and one middle school (Sections 5, 7-10, 13-20, 22-32, 37, 39 Replat 1, 40, 41, 44 and 60). As of June 1, 2021, there were 1,356 occupied homes, 2 unoccupied homes, 59 homes under construction and 125 vacant lots. To date, MUD 501 has approximately 618 developed acres, approximately 19 acres undeveloped but developable and approximately 292 acres that are undevelopable. To date, MUD 502 has been developed as 1,431 lots (Sections 32, 32 Replat 1, 33-36, 38, 42-43, 45-47, 49-54, 56-59 and 61). As of June 1, 2021, there were 951 occupied homes, 10 unoccupied home, 231 homes under construction, and 236 vacant lots. MUD 502 has 377 developed acres, approximately 194 acres undeveloped but developable and approximately 312.3 acres that are undevelopable. MUD 503 consists of approximately 220 acres that are currently undeveloped.

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

The Developer..... The principal developer of land within the Service Area is CW SCOA West, L.P. See "THE DEVELOPER."

Homebuilders..... The homebuilders active within the Service Area are Lennar Homes, Partners in Building, Jamestown Estate Homes, David Weekley Homes, Coventry Homes (MHI), Newmark Homes, Jaeger Homes, Braziel Building Group, Brickland Homes, Legend Homes, Ravenna Homes, Drees Homes, Plantation Homes (MHI), and Caldwell Homes. See "THE DEVELOPER – Lot Sales Contracts."

Master Facilities..... The Master District, in its capacity as the provider of facilities for regional water, sanitary sewer, drainage ("Master District Water/Sewer/Drainage Facilities"), park/recreational and road purposes necessary to serve the Service Area (collectively referred to as the "Master District Facilities"), has or will construct the Master District Facilities and provide service from those Master District Facilities. See "INVESTMENT CONSIDERATIONS – Maximum Impact on Contract Tax Rate" and "THE SYSTEM – Master Facilities."

## THE BONDS

The Issuer.....	The Master District, a political subdivision of the State of Texas, is located in Harris County, Texas. See “THE MASTER DISTRICT.”
The Issue.....	Harris County Municipal Utility District No. 500 \$7,195,000 Contract Revenue Refunding Bonds (Water, Sewer and Drainage Facilities), Series 2021 (the “Bonds”). Interest accrues from September 2, 2021, and the Bonds mature in serial installments on December 1, 2021 through December 1, 2030 inclusive, and as term bonds on December 1 in each of the years 2032, 2034, 2036, 2038, and 2040 (the “Term Bonds”), in the principal amounts set forth on the inside cover. Interest is payable December 1, 2021, and on each June 1 and December 1 thereafter until maturity or prior redemption. Bonds maturing on or after December 1, 2027, are subject to redemption prior to maturity at the option of the Master District, in whole or from time to time in part, on December 1, 2026, or on any date thereafter, at the par value thereof plus accrued interest from the most recent interest payment date to the date fixed for redemption. See “THE BONDS – General” and “– Optional Redemption.”
Source of Payment.....	Principal of and interest on the Bonds are payable from and secured by unconditional obligations of the Participants to make certain payments pursuant to the Master District Contract (the “Water/Sewer/Drainage Contract Payments”). By execution of the Master District Contract, each Participant has agreed to pay a pro rata share of the debt service on the Bonds based upon the appraised value subject to taxation plus amounts equal to any optional exemption or special appraisal value granted or adopted by a Participant, and any optional exemption or special value claimed by a landowner due to use for agricultural, open space, timberland, or other similar uses (the “Gross Certified Appraised Valuation”) of each Participant as a percentage of the Gross Certified Appraised Valuation of all Participants, calculated annually. Each Participant is obligated to make such payments from the proceeds of an annual ad valorem tax, without legal limit as to rate or amount, levied by such Participant for such purpose on taxable property within its boundaries (the “Water/Sewer/Drainage Contract Tax”), or from any other lawful source of such Participant’s income. No Participant is liable for the payments owed by any other Participant; however, failure of any Participant to make its Water/Sewer/Drainage Contract Payment, as required by the Master District Contract, could result in an increase in the Water/Sewer/Drainage Contract Payment amount paid by each of the other Participants during the time that such Participant’s payment is delinquent. The Bonds are obligations of the Master District and are not obligations of the State of Texas, Harris County, the City of Houston, any of the Participants except the Master District, or any entity other than the Master District.

See “THE BONDS – Source and Security of Payment,” “– Unconditional Obligation to Pay” and “MASTER DISTRICT CONTRACT.”

The Bonds, and the contract revenue bonds that have been previously issued or are hereafter issued by the Master District for the purpose of purchasing or acquiring regional water, sewer, and drainage facilities and refunding purposes (collectively, the “Water/Sewer/Drainage Contract Revenue Bonds”), are issued pursuant to an Indenture of Trust, dated November 1, 2010 (the “Water/Sewer/Drainage Indenture”), by and between the Master District and The Bank of New York Mellon Trust Company, N.A., Houston, Texas, as trustee (the “Trustee”).

Pursuant to the Water/Sewer/Drainage Indenture, the Master District has assigned to the Trustee for the benefit of the Bonds and all other Water/Sewer/Drainage Contract Revenue Bonds issued by the Master District under the terms of the Water/Sewer/Drainage Indenture all of the Master District's right, title and interest in and to the Water/Sewer/Drainage Contract Payments under the Master District Contract, and the Trustee has the right to assert and enforce all of the Master District's rights and remedies under the Master District Contract relating to the Water/Sewer/Drainage Contract Revenue Bonds in the event of a default. Under the Water/Sewer/Drainage Indenture, the Trustee maintains a debt service fund for deposit of the Water/Sewer/Drainage Contract Payments in an amount equal to principal and interest due on the Water/Sewer/Drainage Contract Revenue Bonds (the "Water/Sewer/Drainage Debt Service Fund"), and a reserve fund to be used to pay principal of and interest on the Water/Sewer/Drainage Contract Revenue Bonds when insufficient funds are available for such purpose in the Water/Sewer/Drainage Debt Service Fund, or to pay the principal of and interest on the Water/Sewer/Drainage Contract Revenue Bonds in connection with refunding or redemption (the "Water/Sewer/Drainage Reserve Fund"). See "THE INDENTURE OF TRUST." The Water/Sewer/Drainage Reserve Requirement has been established in the resolution authorizing the issuance of the Bonds to be a sum of money equal to one-half of the maximum annual debt service requirements on the Water/Sewer/Drainage Contract Revenue Bonds then outstanding. Any funds in excess of the Water/Sewer/Drainage Reserve Requirement held in the Water/Sewer/Drainage Reserve Fund may be deposited into the Water/Sewer/Drainage Debt Service Fund, as directed by the Master District's Board of Directors.

Principal Use of Proceeds..... Proceeds from the sale of the Bonds, together with certain other legally available funds, will be used to establish an escrow fund to refund an aggregate principal amount of \$6,815,000 of the District's outstanding Contract Revenue Bonds (Water, Sewer and Drainage Facilities), Series 2013, as indicated in "APPENDIX C" hereto (the "Refunded Bonds"), and to pay the costs of issuance of the Bonds. See "SOURCES AND USES OF FUNDS" and "APPENDIX C – Schedule of Refunded Bonds."

Authority for Issuance ..... The Bonds are the third series of bonds issued for the purpose of refunding outstanding Water/Sewer/Drainage Contract Revenue Bonds. The Master District has previously issued ten series of Water/Sewer/Drainage Contract Revenue Bonds and four series of Road Contract Revenue Bonds (defined herein). To provide Master District Facilities for the entire Service Area, the Master District is authorized by the Master District Contract to issue contract revenue bonds ("Contract Revenue Bonds"): (i) in an amount not to exceed \$754,660,000 in principal amount for the purpose of constructing and acquiring all regional water, sanitary sewer and drainage facilities and for the purpose of refunding same; (ii) in an amount not to exceed \$64,550,000 in principal amount for the purpose of constructing and acquiring all regional park/recreational facilities and for the purpose of refunding same; and (iii) in an amount not to exceed \$350,600,000 in principal amount for the purpose of constructing and acquiring all regional road facilities and for the purpose of refunding same.

Any additional Water/Sewer/Drainage Contract Revenue Bonds and any additional Road Contract Revenue Bonds issued by the Master District will be on parity with the Bonds. The Master District has submitted a

bond application to the TCEQ requesting authorization to issue \$11,680,000 in Park Contract Revenue Bonds and, subject to TCEQ approval, expects to issue such Park Contract Bonds for the first time in the third or fourth quarter of 2021. The Master District expects to issue additional Water/Sewer/Drainage Contract Revenue Bonds in late calendar year 2021 or early 2022, pending submission of a bond application to the TCEQ and approval of same.

The Bonds are issued pursuant to the Master District Contract, a resolution authorizing the issuance of the Bonds (the “Bond Resolution”), the Water/Sewer/Drainage Indenture, the Texas Constitution and the general laws of the State of Texas including particularly, Chapter 1207 of the Texas Government Code. See “THE BONDS – Authority for Issuance,” – “Issuance of Additional Debt” and “INVESTMENT CONSIDERATIONS – Future Debt.”

Not Qualified Tax-Exempt Obligations ..... The District will not designate the Bonds as “qualified tax-exempt obligations” within the meaning of the Internal Revenue Code of 1986, as amended.

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

Pursuant to a further indenture of trust or an amendment to the Water/Sewer/Drainage Indenture, the Master District is expected to issue in the future Contract Revenue Bonds for the purpose of purchasing or acquiring regional park and recreational facilities and refunding purposes (“Park Contract Revenue Bonds”). The Master District Contract obligates each Participant to pay a pro rata share of the debt service on the Park Contract Revenue Bonds based upon the Gross Certified Appraised Valuation of each Participant as a percentage of the Gross Certified Appraised Valuation of all Participants, calculated annually. Each Participant is obligated to make such payments (“Park Contract Payments”) from the proceeds of an annual ad valorem tax, without legal limit as to rate or amount, levied by such Participant for such purpose on the taxable property within its boundaries (“Park Contract Tax”), or from any other lawful source of such Participant’s income.

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

herein), or other legally available funds of a Participant) are not pledged for and are not available to be used to: (i) pay debt service on the Bonds or any additional Water/Sewer/Drainage Contract Revenue Bonds; or (ii) fund or maintain the Water/Sewer/Drainage Reserve Fund. Water/Sewer/Drainage Contract Payments (all of which are derived from the Water/Sewer/Drainage Contract Tax or other legally available funds of a Participant) are not pledged for and are not available to be used to: (i) pay debt service on the Road Contract Revenue Bonds or Park Contract Revenue Bonds (unless the Master District amends the Water/Sewer/Drainage Indenture to include Park Contract Revenue Bonds); or (ii) fund or maintain the Road Reserve Fund or any reserve fund that may be created in connection with Park Contract Revenue Bonds (unless the Master District amends the Water/Sewer/Drainage Indenture to include Park Contract Revenue Bonds).

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

Payment Record..... The Master District has previously issued \$150,885,000 principal amount of Contract Revenue Bonds (the “Previously Issued Bonds”), \$99,110,000 of which were used for the purpose of constructing and acquiring all regional water, sanitary sewer and drainage facilities and \$11,415,000 of which were for the purpose of refunding same, and \$40,360,000 of which were issued to fund Master District Road Facilities. Of the Previously Issued Bonds, \$128,995,000 remain outstanding (the “Outstanding Bonds”). The District has never defaulted in the timely payment of principal of or interest on any of its bonds issued to date.

Municipal Bond Rating and Insurance..... It is expected that S&P Global Ratings, a business unit of Standard & Poor’s Financial Services LLC (“S&P”) will assign its municipal bond rating of “AA” to this issue of Bonds with the understanding that upon delivery of the Bonds, a municipal bond insurance policy guaranteeing the timely payment of the principal of and interest on the Bonds will be issued by Build America Mutual.

Concurrently with the issuance of the Bonds, Build America Mutual Assurance Company 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 an appendix to this Official Statement.

The District has applied to Moody’s Investors Service (“Moody’s”) for an underlying rating and Moody’s has assigned an underlying rating of “A3” on the Bonds. See “MUNICIPAL BOND RATINGS” and “MUNICIPAL BOND INSURANCE.”

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

Underwriter’s Counsel..... Norton Rose Fulbright US LLP, Houston, Texas.

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

Verification Agent ..... Public Finance Partners, LLC, Minneapolis, Minnesota

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

### THE MASTER DISTRICT CONTRACT

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

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

### INVESTMENT CONSIDERATIONS

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

**SELECTED FINANCIAL INFORMATION**  
**(Unaudited)**

**Water/Sewer/Drainage Contract Revenue Bonds of the Master District**

2020 Certified Taxable Assessed Valuation of the Participants (a).....	\$1,184,536,485
2021 Preliminary Taxable Assessed Valuation of the Participants (b).....	\$1,469,370,672

**Direct Debt:**

Outstanding Bonds .....	\$128,995,000
Less: the Refunded Bonds .....	(6,815,000)
The Bonds.....	<u>7,195,000</u>
Total.....	<u>\$129,375,000</u>

Estimated Overlapping Debt (c) .....	<u>\$108,213,265</u>
Total Direct and Estimated Overlapping Debt.....	<u>\$237,588,263</u>

**Ratios of Gross Direct Debt to:**

2020 Certified Taxable Assessed Valuation.....	10.92%
2021 Preliminary Taxable Assessed Valuation .....	8.80%

**Ratios of Gross Direct Debt and Estimated Overlapping Debt to:**

2020 Certified Taxable Assessed Valuation.....	20.06%
2021 Preliminary Taxable Assessed Valuation .....	16.17%

- (a) The 2020 Certified Taxable Assessed Value shown herein is provided by the Harris County Appraisal District ("HCAD").
- (b) Provided by HCAD, this amount is the preliminary assessed value for each participant as of January 1, 2021 and includes value under protest. See "TAXING PROCEDURES."
- (c) See "DISTRICT DEBT – Estimated Overlapping Debt."

**Assessed Valuations of the Participants**

<b>District</b>	<b><u>2020 Certified</u></b>		<b><u>2021 Preliminary</u></b>	
	<b><u>Taxable Assessed</u></b>	<b><u>% of</u></b>	<b><u>Taxable Assessed</u></b>	<b><u>% of</u></b>
	<b><u>Valuation (a)</u></b>	<b><u>Total</u></b>	<b><u>Valuation (b)</u></b>	<b><u>Total</u></b>
Harris Co MUD 500	\$ 154,701,501	13.06%	\$ 166,358,899	11.32%
Harris Co MUD 501	624,074,530	52.69%	741,366,701	50.45%
Harris Co MUD 502	396,650,316	33.49%	552,534,934	37.60%
Harris Co MUD 503	9,110,138	0.77%	9,110,138	0.62%
Total	<u>\$ 1,184,536,485</u>	<u>100.00%</u>	<u>\$ 1,469,370,672</u>	<u>100.00%</u>

- (a) The 2020 Certified Taxable Assessed Value shown herein is provided by HCAD, dated June 10, 2021, and is distinct and different from the Certified Appraised Value, referred to herein as the "Gross Certified Appraised Valuation," as defined by the Master District Contract.
- (b) Provided by HCAD for information purposes only, this amount is the preliminary value of all taxable property located within each Participant as of January 1, 2021 and includes value under protest. See "TAXING PROCEDURES."



## Status of Development as of June 1, 2021

District	Total Acreage	Completed Lots	Occupied Completed Homes	Unoccupied Completed Homes	Homes Under Construction	Vacant Developed Lots	Total Active Water Accounts
Harris Co. MUD No. 500 (a)	91.72	1	1 (b)	0	0	0	46
Harris Co. MUD No. 501	929.17	1,540	1,356	2	59	125	1,409
Harris Co. MUD No. 502	882.75	1,431	951	10	231	239	1,196
Harris Co. MUD No. 503	<u>219.95</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total	<u>2,123.59</u>	<u>2,972</u>	<u>2,307</u>	<u>12</u>	<u>290</u>	<u>364</u>	<u>2,651</u>

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

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

## Master District Water/Sewer/Drainage Funds Available as of July 7, 2021

Water/Sewer/Drainage Capital Projects Fund (a) (b) .....	\$4,070,635.90
Water/Sewer/Drainage Debt Service Fund (a) (b) .....	<u>\$7,680,404.19</u>
Total.....	\$11,751,040.09

## Master District Road Debt Service Funds Available as of July 7, 2021

Road Capital Projects Fund (a) (b).....	\$2,452,998.74
Road Debt Service Fund (a) (b).....	<u>\$3,316,273.84</u>
Total.....	\$5,769,272.58

Master District Operating Funds Available as of July 7, 2021..... \$1,283,692.57

## Debt Service Requirements for Water/Sewer/Drainage Contract Revenue Bonds

### And Road Contract Revenue Bonds

Maximum Annual Debt Service Requirement (2042) ("MADS").....	\$7,922,025.00
Average Annual Debt Service Requirement (2021-2045) .....	\$7,629,043.33

- (a) All of the Master District's Contract Revenue Bond debt is payable from Contract Payments derived from Contract Taxes as follows: (i) the Road Contract Tax with respect to Road Contract Revenue Bonds, and (ii) the Water/Sewer/Drainage Contract Tax with respect to the Water/Sewer/Drainage Contract Revenue Bonds. The revenues from the Water/Sewer/Drainage Contract Tax will be allocated to the Water/Sewer/Drainage Contract Revenue Bonds, including the Bonds (and potentially also to the Park Contract Revenue Bonds if the Master District amends the Water/Sewer/Drainage Indenture to include Park Contract Revenue Bonds), and the revenues from the Road Contract Tax will be allocated to Road Contract Revenue Bonds. The Road Debt Service Fund and Road Reserve Fund are not pledged to the Water/Sewer/Drainage Contract Revenue Bonds and the Water/Sewer/Drainage Debt Service Fund and Water/Sewer/Drainage Reserve Fund are not pledged to the Road Contract Revenue Bonds. See "SOURCES AND USES OF FUNDS" and "SELECTED FINANCIAL INFORMATION (UNAUDITED) - Debt Service Requirements for Water/Sewer/Drainage Contract Revenue Bonds and Road Contract Revenue Bonds."
- (b) Each Participant is obligated to pay a pro rata share of debt service on the Water/Sewer/Drainage Contract Revenue Bonds and Road Contract Revenue Bonds by the dates specified by the Master District. See "THE BONDS - Water/Sewer/Drainage Contract Payments by the Participants", "-Unconditional Obligation to Pay" and "MASTER DISTRICT CONTRACT." The Master District has specified March 1 and September 1 as the dates by which the Participants are required to pay contract payments that are due for Water/Sewer/Drainage Contract Revenue Bonds and Road Contract Revenue Bonds. The Water/Sewer/Drainage Indenture provides that the Water/Sewer/Drainage Contract Payments will be paid directly to the Trustee semiannually on or before June 1 and December 1 of each year, and the Road Indenture provides that the Road Contract Payments will be paid directly to the Trustee semiannually on or before June 1 and December 1 of each year.

## Selected Tax Data

District	2020 Debt Service Tax	2020 Maintenance Tax	2020 Contract Tax	Total 2020 Direct Tax Rate
Harris Co. MUD No. 500	\$0.095	\$0.155	\$0.750	\$1.00
Harris Co. MUD No. 501	0.250	0.025	0.785	\$1.06
Harris Co. MUD No. 502	0.500	0.180	0.800	\$1.48
Harris Co. MUD No. 503	0.000	0.800	0.700	\$1.50

## DEBT SERVICE REQUIREMENTS

Series 2021 - The Bonds							
Year Ended 12/31	Outstanding Debt Service	Less Refunded Bonds	Principal Due 12/1	Interest		Total Principal & Interest	New Debt Service
				Due 6/1	Due 12/1		
2021	\$ 7,860,611.22	\$ 161,740.00	\$ 105,000.00		\$ 38,341.08	\$ 143,341.08	\$ 7,842,212.30
2022	7,890,283.72	543,480.00	290,000.00	75,968.75	75,968.75	441,937.50	7,788,741.22
2023	7,892,246.22	545,780.00	300,000.00	71,618.75	71,618.75	443,237.50	7,789,703.72
2024	7,878,496.22	546,580.00	310,000.00	67,118.75	67,118.75	444,237.50	7,776,153.72
2025	7,885,956.22	551,980.00	325,000.00	62,468.75	62,468.75	449,937.50	7,783,913.72
2026	7,885,146.22	551,142.50	335,000.00	57,593.75	57,593.75	450,187.50	7,784,191.22
2027	7,880,978.72	554,880.00	345,000.00	50,893.75	50,893.75	446,787.50	7,772,886.22
2028	7,881,128.72	557,560.00	355,000.00	47,443.75	47,443.75	449,887.50	7,773,456.22
2029	7,879,929.98	559,580.00	360,000.00	45,668.75	45,668.75	451,337.50	7,771,687.48
2030	7,877,459.98	565,010.00	370,000.00	43,868.75	43,868.75	457,737.50	7,770,187.48
2031	7,878,374.98	564,500.00	370,000.00	41,556.25	41,556.25	453,112.50	7,766,987.48
2032	7,882,837.48	567,250.00	380,000.00	37,856.25	37,856.25	455,712.50	7,771,299.98
2033	7,879,431.24	564,000.00	385,000.00	34,056.25	34,056.25	453,112.50	7,768,543.74
2034	7,877,850.00	565,000.00	395,000.00	30,206.25	30,206.25	455,412.50	7,768,262.50
2035	7,874,518.76	570,000.00	405,000.00	26,256.25	26,256.25	457,512.50	7,762,031.26
2036	7,877,818.76	568,750.00	415,000.00	22,206.25	22,206.25	459,412.50	7,768,481.26
2037	7,878,143.76	571,500.00	425,000.00	18,056.25	18,056.25	461,112.50	7,767,756.26
2038	7,879,568.76	573,000.00	435,000.00	13,806.25	13,806.25	462,612.50	7,769,181.26
2039	7,861,781.26	573,250.00	440,000.00	9,456.25	9,456.25	458,912.50	7,747,443.76
2040	7,909,193.76	572,250.00	450,000.00	4,781.25	4,781.25	459,562.50	7,796,506.26
2041	7,921,581.24	-	-	-	-	-	7,921,581.24
2042	7,922,025.00	-	-	-	-	-	7,922,025.00
2043	7,196,925.00	-	-	-	-	-	7,196,925.00
2044	7,201,925.00	-	-	-	-	-	7,201,925.00
2045	4,944,000.00	-	-	-	-	-	4,944,000.00
	\$ 192,798,212.22	\$ 10,827,232.50	\$ 7,195,000.00	\$ 760,881.25	\$ 799,222.33	\$ 8,755,103.58	\$ 190,726,083.30

## INTRODUCTION

This Official Statement provides certain information in connection with the issuance by Harris County Municipal Utility District No. 500 (the “Master District” or the “District”), of its \$7,195,000 Contract Revenue Refunding Bonds (Water, Sewer and Drainage Facilities), Series 2021 (the “Bonds”).

The Bonds are issued pursuant to the Contract for Financing, Operation, and Maintenance of Regional Facilities, as amended (the “Master District Contract”), between the Master District and each of the Participants (as defined below), Article XVI, Section 59 of the Texas Constitution, the general laws of the State of Texas, a resolution authorizing the issuance of the Bonds (the “Bond Resolution”) adopted by the Board of Directors of the Master District (the “Board”) and an Indenture of Trust, dated November 1, 2010 (the “Water/Sewer/Drainage Indenture”), by and between the Master District and The Bank of New York Mellon Trust Company, N.A., Houston, Texas, as trustee (the “Trustee”).

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

## PLAN OF FINANCING

### Purpose

The proceeds from the sale of the Bonds, together with certain other legally available funds, will be used to establish an escrow fund to currently refund a portion of the District’s outstanding bonds (the “Refunded Bonds”) and to pay costs of issuance of the Bonds. The schedule of Refunded Bonds is shown in “APPENDIX C – Schedule of Refunded Bonds.” By refunding the Refunded Bonds, the District will achieve a net present value savings in the District’s annual debt service expense.

### Remaining Outstanding Bonds

The following table lists the original principal amount of the bonds issued by the Master District, the current principal balance of such bonds including the Bonds, the Refunded Bonds and the outstanding remaining bonds of the District (the “Remaining Outstanding Bonds”).

<u>Series</u>	<u>Type</u>	<u>Original Principal Amount</u>	<u>Currently Outstanding</u>	<u>Refunded Bonds</u>	<u>Remaining Outstanding Bonds</u>
2013	Contract Rev Bds (Water, Sewer & Drainage Facilities)	\$ 8,060,000	\$ 7,020,000	\$6,815,000	\$ 205,000
2014	Contract Rev Bds (Water, Sewer & Drainage Facilities)	5,610,000	4,875,000	-	4,875,000
2015	Contract Rev Bds (Road Facilities)	10,875,000	9,405,000	-	9,405,000
2015	Contract Rev Bds (Water, Sewer & Drainage Facilities)	15,875,000	14,380,000	-	14,380,000
2016	Taxable Contract Rev Bds (Water, Sewer & Drainage Facilities)	15,955,000	14,725,000	-	14,725,000
2016	Contract Rev Bds (Road Facilities)	12,440,000	11,245,000	-	11,245,000
2017	Contract Rev Ref Bds (Water, Sewer & Drainage Facilities)	6,710,000	6,325,000	-	6,325,000
2017	Contract Rev Bds (Water, Sewer & Drainage Facilities)	11,875,000	11,035,000	-	11,035,000
2018	Contract Rev Bds (Road Facilities)	9,635,000	9,135,000	-	9,135,000
2018	Taxable Contract Rev Bds (Water, Sewer & Drainage Facilities)	10,500,000	9,890,000	-	9,890,000
2019	Contract Rev Bds (Water, Sewer, & Drainage Facilities)	12,615,000	12,410,000	-	12,410,000
2019	Contract Rev Bds (Road Facilities)	7,410,000	7,360,000	-	7,360,000
2020	Contract Rev Ref Bds (Water, Sewer & Drainage Facilities)	4,705,000	4,645,000	-	4,645,000
2020	Taxable Contract Rev Bds (Water, Sewer & Drainage Facilities)	6,545,000	6,545,000	-	6,545,000
2021	Contract Rev Ref Bds (Water, Sewer & Drainage Facilities) (a)	7,195,000	7,195,000	-	7,195,000
		<u>\$ 146,005,000</u>	<u>\$ 136,190,000</u>	<u>\$6,815,000</u>	<u>\$ 129,375,000</u>

(a) The Bonds.

## Escrow Agreement and Defeasance of Refunded Bonds

The Refunded Bonds and the interest due thereon, are to be paid on each principal or interest payment date and on the redemption date from funds to be deposited with The Bank of New York Mellon Trust Company, N.A., as escrow agent (the “Escrow Agent”). The Bond Resolution provides that the District and the Escrow Agent will enter into an escrow agreement (the “Escrow Agreement”) to provide for the discharge and defeasance of the Refunded Bonds. The Bond Resolution further provides that from the proceeds of the sale of the Bonds and other available funds of the District the District will deposit with the Escrow Agent the amount necessary to accomplish the discharge and final payment of the Refunded Bonds. Such funds will be held by the Escrow Agent in a segregated escrow account (the “Escrow Fund”) and used to purchase United States Treasury Obligations or other investments authorized by Chapter 1207, Texas Government Code (the “Escrowed Securities”). At the time of delivery of the Bonds, Public Finance Partners LLC, will verify to the District, the Escrow Agent and the Underwriter that the Escrowed Securities are sufficient in principal amount and are scheduled to mature at such times and to yield interest in such amounts, together with uninvested funds, if any, in the Escrow Fund, to pay, when due, the principal of and interest on the Refunded Bonds. See “VERIFICATION OF MATHEMATICAL CALCULATIONS.” Under the Escrow Agreement, the Escrow Fund is irrevocably pledged to the payment of principal of and interest on the Refunded Bonds and will not be available to pay principal of and interest on the Bonds. By the deposit of the Escrowed Securities and cash, if any, with the Escrow Agent pursuant to the Escrow Agreement, and the making of irrevocable arrangements for the giving of notice of redemption of the Refunded Bonds, the terms of the prior resolutions of the District securing payment of the Refunded Bonds shall have been satisfied and such Refunded Bonds will no longer be considered outstanding except for the payment out of amounts so deposited, and the amounts so deposited and invested in the Escrow Fund will constitute firm banking arrangements under Texas law for the discharge and final payment of the Refunded Bonds.

## SOURCES AND USES OF FUNDS

The proceeds derived from the sale of the Bonds, together with certain other legally available funds, will be applied approximately as follows:

### Sources of Funds:

Principal Amount of Bonds.....	\$7,195,000.00
Issuer Contribution from the Water/Sewer/Drainage Reserve Fund.....	\$260.00
Net Premium .....	<u>\$56,293.30</u>
Total Sources of Funds.....	\$7,251,553.30

### Uses of Funds:

Escrow Deposit.....	\$6,976,051.95
Underwriter’s Discount.....	55,612.81
Costs of Issuance and Insurance Premium.....	219,517.46
Additional Proceeds - Deposit to Water/Sewer/Drainage Debt Service Fund .....	<u>371.08</u>
Total Uses of Funds.....	\$7,251,553.30

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## INVESTMENT CONSIDERATIONS

### General

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

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

Pursuant to a future indenture of trust or an amendment to the Water/Sewer/Drainage Indenture, the Master District is expected to issue in the future contract revenue bonds for the purpose of purchasing or acquiring regional park and recreational facilities ("Park Contract Revenue Bonds"). The Master District Contract obligates each Participant to pay a pro rata share of the debt service on the Park Contract Revenue Bonds based upon the Gross Certified Appraised Valuation of each Participant as a percentage of the Gross Certified Appraised Valuation of all Participants, calculated annually. Each Participant is obligated to make such payments ("Park Contract Payments") from the proceeds of an annual ad valorem tax, without legal limit as to rate or amount, levied by such Participant for such purpose on taxable property within its boundaries ("Park Contract Tax"), or from any other lawful source of such Participant's income.

Road Contract Payments (all of which are derived from the Road Contract Tax or other legally available funds of a Participant) are not pledged for and are not available to be used to: (i) pay debt service on the Bonds or any additional Water/Sewer/Drainage Contract Revenue Bonds; or (ii) fund or maintain the Water/Sewer/Drainage Reserve Fund. Park Contract Payments (all of which are expected to be derived from the Park Contract Tax, Water/Sewer/Drainage Contract Tax, or other legally available funds of a Participant) are not pledged for and are not available to be used to: (i) pay debt service on the Bonds or any additional Water/Sewer/Drainage Contract Revenue Bonds; or (ii) fund or maintain the Water/Sewer/Drainage Reserve Fund. Water/Sewer/Drainage Contract Payments (all of which are derived from the Water/Sewer/Drainage Contract Tax or other legally available funds of a Participant) are not pledged for and are not available to be used to: (i) pay debt service on the Road Contract Revenue Bonds or Park Contract Revenue Bonds (unless the Master District amends the Water/Sewer/Drainage Indenture to include Park Contract Revenue Bonds); or (ii) fund or maintain the Road Reserve Fund or any reserve fund that may be created in connection with Park Contract Revenue Bonds (unless the Master District amends the Water/Sewer/Drainage Indenture to include Park Contract Revenue Bonds).

The Water/Sewer/Drainage Contract Tax, any potential Park Contract Tax, and the Road Contract Tax are referred to herein collectively as the "Contract Tax;" the Road Contract Revenue Bonds, Water/Sewer/Drainage Contract Revenue Bonds, and Park Contract Revenue Bonds are referred to herein collectively as the "Contract Revenue

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

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

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

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

Such adverse economic conditions, if they continue, could result in declines in the demand for residential and commercial property in the Houston area and could reduce or negatively affect property values or homebuilding activity within the District. The Bonds are secured by the unconditional obligations of the Participants to make certain payments from proceeds of an annual unlimited ad valorem tax levied by each Participant or other revenues lawfully available to such Participant. A reduction in property values within the boundaries of each Participant may require an increase in the ad valorem tax rate required to make such payments.

While the potential impact of the Pandemic on the District cannot be quantified at this time, the continued outbreak of the Pandemic could have an adverse effect on the District’s operations and financial condition. The financial and operating data contained herein are the latest available and are as of the fiscal year ended March 31, 2021.

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

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

### **Overlapping Debt and Tax Rates**

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

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

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

### **Environmental and Air Quality Regulations**

#### **Environmental Regulations**

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

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

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

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

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

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

The HGB Area is currently designated as a “moderate” nonattainment area under the 2008 Ozone Standard, with an attainment deadline of July 20, 2018. If the EPA ultimately determines that the HGB Area has failed to meet the attainment deadline based on the relevant data, the area is subject to reclassification to a nonattainment classification that provides for more stringent controls on emissions from the industrial sector. In addition, the EPA may impose a moratorium on the awarding of federal highway construction grants and other federal grants for certain public works construction projects if it finds that an area fails to demonstrate progress in reducing ozone levels.

The HGB Area is currently designated as a “marginal” nonattainment area under the 2015 Ozone Standard, with an attainment deadline of August 3, 2021. For purposes of the 2015 Ozone Standard, the HGB Area consists of only six counties: Brazoria, Chambers, Fort Bend, Galveston, Harris, and Montgomery Counties.

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

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

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

Pursuant to the federal Safe Drinking Water Act (“SDWA”) and the EPA’s National Primary Drinking Water Regulations (“NPDWRs”), which are implemented by the TCEQ’s Water Supply Division, a municipal utility district’s provision of water for human consumption is subject to extensive regulation as a public water system. Municipal utility districts must generally provide treated water that meets the primary and secondary drinking water quality standards adopted by the TCEQ, the applicable disinfectant residual and inactivation standards, and the other regulatory action levels established under the agency’s rules. The EPA has established NPDWRs for more than ninety (90) contaminants and has identified and listed other contaminants which may require national drinking water regulation in the future.

Texas Pollutant Discharge Elimination System (“TPDES”) permits set limits on the type and quantity of discharge, in accordance with state and federal laws and regulations. The TCEQ reissued the TPDES Construction General Permit (TXR150000), with an effective date of March 5, 2018, which is a general permit authorizing the discharge of stormwater runoff associated with small and large construction sites and certain nonstormwater discharges into surface water in the state. It has a 5-year permit term, and is then subject to renewal. Moreover, the Clean Water Act (“CWA”) and Texas Water Code require municipal wastewater treatment plants to meet secondary treatment effluent limitations and more stringent water quality-based limitations and requirements to comply with the Texas water quality standards. Any water quality-based limitations and requirements with which a municipal utility district must comply may have an impact on the municipal utility district’s ability to obtain and maintain compliance with TPDES permits.

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

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

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

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

On January 23, 2020, the EPA and USACE released the Navigable Waters Protection Rule (“NWPR”), which contains a new definition of “waters of the United States.” The stated purpose of the NWPR is to restore and maintain the integrity of the nation’s waters by maintaining federal authority over the waters Congress has determined should be regulated by the federal government, while preserving the states’ primary authority over land and water resources. The new definition outlines four categories of waters that are considered “waters of the United States,” and thus federally regulated under the CWA: (i) territorial seas and traditional navigable waters; (ii) perennial and intermittent tributaries to territorial seas and traditional navigable waters; (iii) certain lakes, ponds, and impoundments of jurisdictional waters; and (iv) wetlands adjacent to jurisdictional waters. The new rule also identifies certain specific categories that are not “waters of the United States,” and therefore not federally regulated under the CWA: (a)



groundwater; (b) ephemeral features that flow only in direct response to precipitation; (c) diffuse stormwater runoff and directional sheet flow over upland; (d) certain ditches; (e) prior converted cropland; (f) certain artificially irrigated areas; (g) certain artificial lakes and ponds; (h) certain water-filled depressions and certain pits; (i) certain stormwater control features; (j) certain groundwater recharge, water reuse, and wastewater recycling structures; and (k) waste treatment systems. The NWPR became effective June 22, 2020, and is currently the subject of ongoing litigation.

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

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

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

Interest rates and the availability of credit, including mortgage and development funding, have a direct impact on the construction activity, particularly short-term interest rates at which the Developer and homebuilders are able to obtain financing for development and construction costs. Because of the numerous and changing factors affecting the availability of funds, the District is unable to assess the future availability of such funds for continued development and construction within the Service Area. In addition, the success of development within the Service Area and growth of the Participants taxable property values are, to a great extent, a function of the Houston metropolitan and regional economies.

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

### **Competition**

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

The competitive position of the Developer in the sale of developed lots and of prospective builders in the construction of single-family residential houses within the Service Area is affected by most of the factors discussed in this section. Such a competitive position directly affects the growth and maintenance of taxable values in the Service Area. The District can give no assurance that building and marketing programs in the Service Area by the Developer will be implemented or, if implemented, will be successful.

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

The ten principal taxpayers represent \$178,059,369 or 15.03% of the \$1,184,536,485 2020 Certified Taxable Assessed Valuation of the Participants, which represents ownership in the Participants’ boundaries as of January 1, 2020. One landowner, Arium Towne Lake Owners LLC, represents 4.01% or \$47,534,559 of such assessed value. See “TAX DATA – Principal Taxpayers.” If the Developer or another principal taxpayer were to default in the payment of taxes in an amount which exceeds the amount in the Water/Sewer/Drainage Debt Service Fund and the amount in the Water/Sewer/Drainage Reserve Fund, the ability of the District to make timely payment of debt service on the Bonds would be dependent on the ability of Participants to enforce and liquidate their tax liens, which is a time-consuming process. Failure to recover or borrow funds in a timely fashion could result in a Participant being forced to set an excessive tax rate, hindering growth and leading to further defaults in the payment of taxes. The District is not required by law, the Water/Sewer/Drainage Indenture, or the Bond Resolution to maintain any specified amount of surplus in its Water/Sewer/Drainage Debt Service Fund but is required to maintain the Water/Sewer/Drainage Reserve Fund to the Water/Sewer/Drainage Reserve Requirement, an amount equal to one-half of maximum annual debt service on the outstanding Water/Sewer/Drainage Contract Revenue Bonds. See “Tax Collections Limitations and Foreclosure Remedies” below, “TAXING PROCEDURES – Levy and Collection of Taxes” and “APPENDIX A.”

The Developer has informed the Board that its current plans are to develop its remaining undeveloped land and to continue marketing the remaining developed lots in the Participants to homebuilders. However, neither the Developer nor any future developer is obligated to implement development plans on any particular schedule or at all. Thus, the

furnishing of information related to any proposed development should not be interpreted as such a commitment. The District makes no representation about the probability of development continuing in a timely manner or about the ability of the Developer or any other landowner within the Participants to implement any plan of development. Furthermore, there is no restriction on any landowner's right to sell land. The District can make no prediction as to the effects that current or future economic or governmental circumstances may have on any plans of the Developer or any other landowner. See "THE DEVELOPER."

### **Operational Expenses**

Each Participant is obligated to pay monthly charges to the Master District for its share of the Master District's operation and maintenance expenses in connection with the Master District's provision of service from the Master District Facilities. The monthly charges to be paid by each Participant to the Master District will be used to pay each Participant's share of operation and maintenance expenses and to provide for an operation and maintenance reserve equivalent to three (3) months of operation and maintenance expenses. Each Participant's share of operation and maintenance expenses and reserve requirements is based upon a "unit cost" of operation and maintenance expense and reserve requirements, calculated by the Master District and expressed in terms of "cost per equivalent single-family residential connection." Each Participant's monthly payment to the Master District for operation and maintenance expenses will be calculated by multiplying the number of equivalent single-family residential connections reserved to each Participant on the first day of the previous month by the unit cost per equivalent single-family residential connection. The monthly cost per single family equivalent connection being charged by the Master District to each Participant is \$27.00, effective April 1, 2021. The Master District separately passes fees charged by the West Harris County Regional Water Authority through to the Participants, who are expected to then pass the fees on to their own customers. See "THE SYSTEM."

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

Assuming no further development, the value of the land and improvements currently within the Participants will be the major determinant of the ability or willingness of property owners to pay their taxes. The 2020 Certified Taxable Assessed Valuation of the property within the Participants is \$1,184,536,485 and the January 1, 2021 Preliminary Taxable Assessed Valuation is \$1,469,370,672 (see "APPENDIX A"). After issuance of the Bonds, the maximum annual debt service requirement on the Bonds and the Outstanding Bonds will be \$7,922,025.00 (2042) and the average annual debt service requirements on the Bonds and the Outstanding Bonds will be \$7,629,043.33 (2021 through 2045, inclusive). Assuming no increase or decrease from the 2020 Certified Taxable Assessed Valuation, a tax rate of \$0.71 per \$100 assessed valuation at a 95% collection rate would be necessary to pay the maximum annual debt service requirement and a tax rate of \$0.68 per \$100 assessed valuation at a 95% collection rate would be necessary to pay the average annual debt service requirements (see "TAX DATA – Tax Rate Calculations"). Assuming no increase or decrease from the January 1, 2021 Preliminary Taxable Assessed Valuation, a tax rate of \$0.57 per \$100 assessed valuation at a 95% collection rate would be necessary to pay the maximum annual debt service requirement and a tax rate of \$0.55 per \$100 assessed valuation at a 95% collection rate would be necessary to pay the average annual debt service requirements. The District levied a contract tax of \$0.75 per \$100 of assessed valuation for the 2020 tax year; MUD 501 levied a contract tax of \$0.785 per \$100 of assessed valuation for the 2020 tax year; and MUD 502 levied a contract tax of \$0.800 per \$100 of assessed valuation for the 2020 tax year; and MUD 503 levied a contract tax of \$0.70 per \$100 of assessed valuation for the 2020 tax year.

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

Each Participant (including the District in its capacity as a Participant) will derive funds to make its Water/Sewer/Drainage Contract Payments to the Master District from the collection of ad valorem taxes (without legal limit as to rate or amount) levied on taxable property within its boundaries. In addition to the annual levy of a tax to make its annual Water/Sewer/Drainage Contract Payment, each Participant (including the District in its capacity as a Participant) is authorized, and expected, to levy a tax on property within its boundaries (without legal limit as to rate or amount) to pay annual principal and interest on bonds issued by the Participant, and to pay its operations and maintenance expenses. It is expected that if and when sufficient taxable value exists within each Participant, each Participant will issue bonds to finance the internal water, wastewater, and storm drainage facilities within its boundaries at the earliest time permitted by the rules of the TCEQ. See "DISTRICT DEBT – Estimated Overlapping Debt," and "APPENDIX A" for information on each Participant's debt and taxes. In the event the Master District issued future Contract Revenue Bonds to fund regional water/sewer/drainage, park/recreational or road facilities, then each Participant will be required by the Master District Contract to also levy and collect a tax on property within its boundaries to pay the Participant's pro rata share of debt service on such Contract Revenue Bonds. To date, the Master District has issued four series of Road Contract Revenue Bonds, pursuant to the Road Indenture. The Master District has issued ten series of Water/Sewer/Drainage Contract Revenue Bonds and two series of Water/Sewer/Drainage Contract Revenue Refunding Bonds, pursuant to the Water/Sewer/Drainage Indenture (defined herein). The Master District has submitted a bond application to the TCEQ requesting authorization to issue \$11,680,000 in Park Contract Revenue Bonds and, subject to TCEQ approval, expects to issue such Park Contract Revenue Bonds for the first time in the third or fourth quarter of 2021. The Master District expects to issue additional Water/Sewer/Drainage Contract

Revenue Bonds in late calendar year 2021 or early 2022, pending submission of a bond application to the TCEQ and approval of same.

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

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

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

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

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

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

If the District defaults in the payment of principal, interest, or redemption price on the Bonds when due, or if it fails to make payments into any fund or funds created or confirmed in the Bond Resolution, or defaults in the observation or performance of any other covenants, conditions, or obligations set forth in the Bond Resolution, the registered owners of the Bonds ("Registered Owners") have the statutory right of a writ of mandamus issued by a court of competent jurisdiction requiring the District and its officials to observe and perform the covenants, obligations, or conditions prescribed in the Bond Resolution. Except for mandamus, the Bond Resolution does not specifically provide for remedies to protect and enforce the interests of the Registered Owners. There is no acceleration of maturity of the Bonds in the event of default and, consequently, the remedy of mandamus may have to be relied upon from year to year. Further, the Water/Sewer/Drainage Indenture provides certain limitations on the right of Registered Owners of the Bonds to institute suits, actions or proceedings at law or in equity upon the occurrence of an event of default. Statutory language authorizing local governments such as the District to sue and be sued does not waive the local government's sovereign immunity from suits for money damages, so that in the absence of other waivers of such immunity by the Texas Legislature, a default by the District in its covenants in the Bond Resolution may not be reduced to a judgment for money damages. If such a judgment against the District were obtained, it could not be enforced by direct levy and execution against the property of the Master District or property within the Participants. Further, the Registered Owners cannot themselves foreclose on property within the Participants or sell property within the Participants to enforce the tax lien on taxable property to pay the principal of and interest on the Bonds. The enforceability of the rights and remedies of the Registered Owners may further be limited by a State of Texas statute reasonably required to attain an important public purpose or by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions, such as the District. See "THE INDENTURE OF TRUST—Remedies" and "—Limitation on Action by Owners."

Subject to the requirements of Texas law discussed below, a political subdivision such as the District may voluntarily file a petition for relief from creditors under Chapter 9 of the Federal Bankruptcy Code, 11 U.S.C. Sections 901-946. The filing of such petition would automatically stay the enforcement of Registered Owners' remedies, including mandamus. The automatic stay would remain in effect until the federal bankruptcy judge hearing the case dismisses

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

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

A district may not be forced into bankruptcy involuntarily.

### **Future Debt**

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

Pursuant to the Master District Contract, the Master District may issue Contract Revenue Bonds in a principal amount not to exceed \$754,660,000 to provide regional water, sewer and drainage facilities and refunding of such bonds; in a principal amount not to exceed \$64,550,000 to provide regional park and recreational facilities and refunding of such bonds; and in a principal amount not to exceed \$350,600,000 to provide regional road facilities and refunding of such bonds. Pursuant to the Master District Contract, approval by each Participant and approval by the voters at an election held by each Participant is required prior to any amendment to the Master District Contract that would increase such \$754,660,000 authorized amount, such \$64,550,000 authorized amount, and/or such \$350,600,000 authorized amount. After the issuance of the Bonds, the Master District will have \$653,710,000 principal amount of Water/Sewer/Drainage Contract Revenue Bonds authorized but unissued, \$310,240,000 principal amount of Road Contract Revenue Bonds authorized but unissued, and all of the authorized bonds for Park Contract Revenue Bonds authorized but unissued. The Bonds, and all additional Water/Sewer/Drainage Contract Revenue Bonds issued by the Master District, will be payable from the Water/Sewer/Drainage Contract Tax, the Road Contract Revenue Bonds will be payable from the Road Contract Tax, and the Park Contract Revenue Bonds will be payable from the Park Contract Tax (or Water/Sewer/Drainage Contract Tax if the Master District amends the Water/Sewer/Drainage Indenture to include Park Contract Revenue Bonds).

The Master District, in its capacity as a Participant, has the right to issue obligations other than the Bonds, including unlimited tax bonds for the purpose of financing internal water, wastewater, drainage, road, and park and recreational facilities within its boundaries, tax anticipation notes and bond anticipation notes, and to borrow for any valid corporate purpose. As a Participant, not as the Master District, the District is authorized to issue a total of \$31,250,000 in principal amount of unlimited tax bonds for water, sewer, and drainage facilities and refunding purposes, \$20,000,000 for park facilities and refunding purposes, and \$14,230,000 roads and for refunding purposes. In 2017, the District, in its capacity as a Participant, issued \$2,000,000 in unlimited tax bonds for water, sewer, and drainage facilities. This leaves \$29,250,000 authorized but unissued for water, sewer, and drainage facilities and refunding purposes. The Master District has submitted a bond application to the TCEQ requesting authorization to issue \$11,680,000 in Park Contract Revenue Bonds and, subject to TCEQ approval, expects to issue such Park Contract Revenue Bonds for the first time in the third or fourth quarter of 2021. The Master District expects to issue additional Water/Sewer/Drainage Contract Revenue Bonds in late calendar year 2021 or early 2022, pending submission of a bond application to the TCEQ and approval of same.

### **Marketability of the Bonds**

The District has no understanding with the Initial Purchaser regarding the reoffering yields or prices of the Bonds and

has no control over trading of the Bonds in the secondary market. Moreover, there is no assurance that a secondary market will be made in the Bonds. If there is a secondary market, the difference between the bid and asked price may be greater than the difference between the bid and asked price of bonds of comparable maturity and quality issued by more traditional issuers, since such bonds are more generally bought, sold and traded in the secondary market.

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

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

### **Approval of the Bonds**

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

### **Changes in Tax Legislation**

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

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

"Flood Insurance Rate Map" or "FIRM" means an official map of a community on which the Federal Emergency Management Agency (FEMA) has delineated the appropriate areas of flood hazards. The 1% chance of probable inundation, also known as the 100-year flood plain, is depicted on these maps. The "100-year flood plain" (or 1% chance of probable inundation) as shown on the FIRM is the estimated geographical area that would be flooded by a rain storm of such intensity to statistically have a one percent chance of occurring in any given year. Generally speaking, homes must be built above the 100-year flood plain in order to meet local regulatory requirements and to be eligible for federal flood insurance. An engineering or regulatory determination that an area is above the 100-year flood plain is not an assurance that homes built in such area will not be flooded, and a number of neighborhoods in the greater Houston area that are above the 100-year flood plain have flooded multiple times in the last several years. The District's drainage system has been designed and constructed to all then-existing standards. See "THE SYSTEM".

### **Atlas 14**

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

### **Extreme Weather Events; Hurricane Harvey**

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

The greater Houston area, including the District, has experienced four storms exceeding a 0.2% probability (i.e. "500-year flood" events) since 2015, including Hurricane Harvey which made landfall along the Texas Gulf Coast on August 25, 2017, and brought historic levels of rainfall during the successive four days. According to the Master District's operator, there was no interruption of water and sewer service during or after the storm. According to the Master District's engineer, the District's system did not sustain any material damage from Hurricane Harvey.

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

If a hurricane (or any other natural disaster) significantly damaged all or part of the improvements within the Service Area, the assessed value of property within the Participants could be substantially reduced, which could result in a decrease in tax revenues and/or necessitate an increase each Participant's tax rate. Further, there can be no assurance that a casualty loss to taxable property within any Participant will be covered by insurance (or that property owners will even carry flood or other casualty insurance), that any insurance company will fulfill its obligation to provide

insurance proceeds, or that insurance proceeds will be used to rebuild or repair any damaged improvements within the Service Area. Even if insurance proceeds are available and improvements are rebuilt, there could be a lengthy period in which assessed values within the Participants would be adversely affected.

### **Specific Flood Type Risks**

#### **Riverine (or Fluvial) Flood.**

Riverine, or fluvial, flooding occurs when water levels rise over the top of river, bayou or channel banks due to excessive rain from tropical systems making landfall and/or persistent thunderstorms over the same area for extended periods of time. The damage from a riverine flood can be widespread. The overflow can affect smaller rivers and streams downstream, or may sheet-flow overland. Flash flooding is a type of riverine flood that is characterized by an intense, high velocity torrent of water that occurs in an existing river channel with little to no notice. Flash floods are very dangerous and destructive not only because of the force of the water, but also the hurtling debris that is often swept up in the flow. They can occur within minutes or a few hours of excessive rainfall. They can also occur even if no rain has fallen, for instance, after a levee, dam or reservoir has failed or experienced an uncontrolled release, or after a sudden release of water by a debris or ice jam. In addition, planned or unplanned controlled releases from a dam, levee or reservoir also may result in flooding in areas adjacent to rivers, bayous or drainage systems (canals or channels) downstream.

#### **Ponding (or Pluvial) Flood.**

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

## **THE BONDS**

### **General**

The following is a description of certain terms and conditions of the Bonds, which description is qualified in its entirety by reference to the Bond Resolution and the Water/Sewer/Drainage Indenture. Copies of the Water/Sewer/Drainage Indenture and the Bond Resolution may be obtained from the District upon request to Bond Counsel. The Water/Sewer/Drainage Indenture and the Bond Resolution authorize the issuance and sale of the Bonds and prescribe the terms, conditions and provisions for the payment of the principal of and interest on the Bonds by the District. The Bonds will mature on December 1 of the years and in principal amounts, and will bear interest from September 2, 2021, at the rates per annum, set forth on the cover page of this Official Statement. Interest on the Bonds will be payable December 1, 2021 and semiannually thereafter on each June 1 and December 1 until maturity or prior redemption. Interest calculations are based on a 360-day year comprised of twelve 30-day months ("Interest Payment Date"). The Bonds are subject to redemption as described below.

The Bonds will be issued only in fully registered form, in denominations of \$5,000 or any integral multiple of \$5,000. In the Bond Resolution, the Board has appointed The Bank of New York Mellon Trust Company, N.A. in Houston, Texas as the initial Paying Agent/Registrar for the Bonds. The principal of and interest on the Bonds shall be payable, without exchange or collection charges, in any coin or currency of the United States of America, which, on the date of payment, is legal tender for the payment of debts due the United States of America. Principal of the Bonds shall be payable upon presentation and surrender of the Bonds as they respectively become due and payable, whether at maturity or by prior redemption, at the principal payment office of the Paying Agent/Registrar in Houston, Texas, and interest on each Bond shall be payable by check or draft dated as of the Interest Payment Date, mailed by the Paying Agent/Registrar on each Interest Payment Date to the registered owner of record (the "Registered Owner") as of the close of business on the fifteenth day of the month next preceding each Interest Payment Date (defined herein as the "Record Date"), to the address of such Registered Owner as shown on the Paying Agent/Registrar's records (the "Register") or by such other customary banking arrangements as may be agreed upon by the Paying Agent/Registrar and the Registered Owner at the risk and expense of the Registered Owner.

If the date for payment of the principal of or interest on any Bond is not a business day, then the date for such payment shall be the next succeeding business day without additional interest and with the same force and effect as if made on the specified date for such payment.

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

So long as any Bonds remain outstanding, the Paying Agent/Registrar shall keep the Register at its principal payment office and, subject to such reasonable regulations as it may prescribe, the Paying Agent/Registrar shall provide for the registration and transfer of Bonds in accordance with the terms of the Bond Resolution. While the Bonds are in the Book-Entry-Only System, the Bonds will be registered in the name of Cede & Co. and will not be transferable. See

## **“BOOK-ENTRY-ONLY SYSTEM.”**

In the event the Book-Entry-Only System should be discontinued, Bonds shall be transferable only upon the presentation and surrender of such Bond at the principal payment office of the Paying Agent/Registrar, duly endorsed for transfer, or accompanied by an assignment duly executed by the Registered Owner or his authorized representative in form satisfactory to the Paying Agent/Registrar. Upon due presentation of any Bond in proper form for transfer, the Paying Agent/Registrar has been directed by the District to authenticate and deliver in exchange therefore, within three (3) business days after such presentation, a new Bond or Bonds, registered in the name of the transferee or transferees, in authorized denominations and of the same maturity and aggregate principal amount and paying interest at the same rate as the Bond or Bonds so presented. All Bonds shall be exchangeable upon presentation and surrender thereof at the principal payment office of the Paying Agent/Registrar for a Bond or Bonds of the same maturity and interest rate and in any authorized denomination in an aggregate amount equal to the unpaid principal amount of the Bond or Bonds presented for exchange. The Paying Agent/Registrar is authorized to authenticate and deliver exchange Bonds. Each Bond delivered shall be entitled to the benefits and security of the Bond Resolution and the Water/Sewer/Drainage Indenture to the same extent as the Bond or Bonds in lieu of which such Bond is delivered. Neither the District nor the Paying Agent/Registrar shall be required to transfer or to exchange any Bond during the period beginning on the 15th calendar day of the month next preceding an Interest Payment Date and ending on the next succeeding Interest Payment Date or to transfer or exchange any Bond called for redemption during the thirty (30) day period prior to the date fixed for redemption of such Bond. The District or the Paying Agent/Registrar may require the Registered Owner of any Bond to pay a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with the transfer or exchange of such Bond. Any fee or charge of the Paying Agent/Registrar for such transfer or exchange shall be paid by the District. The provisions of this paragraph are subject to the Book-Entry-Only System.

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

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

### **Authority for Issuance**

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

The Bonds are issued by the Master District pursuant to the Water/Sewer/Drainage Indenture, the Master District Contract, the terms and conditions of the Bond Resolution, Article XVI, Section 59 of the Texas Constitution, Chapters 49 and 54 of the Texas Water Code as amended, Chapter 1207 of the Texas Government Code, City of Houston Ordinance 97-416; and general laws of the State of Texas relating to the issuance of bonds by political subdivisions of the State of Texas.

Before the Bonds can be issued, the Attorney General of Texas must pass upon the legality of certain related matters. The Attorney General of Texas does not guarantee or pass upon the safety of the Bonds as an investment, the sufficiency of the Water/Sewer/Drainage Pledged Revenues (hereinafter defined) to pay principal and interest on the Bonds or upon the adequacy of the information contained in this Official Statement.

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

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

Water/Sewer/Drainage Contract Revenue Bonds is the sole responsibility of each Participant. The Bonds are obligations of the Master District and are not obligations of the State of Texas, Harris County, the City of Houston, any of the Participants (except the Master District in its capacity as the Master District and not in its capacity as a Participant), or any entity other than the Master District. See "THE INDENTURE OF TRUST."

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

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

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

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

All charges imposed by the Master District to pay debt service on the Bonds will be made by the Participants without set-off, counterclaim, abatement, suspension, or diminution, nor will any Participant have any right to terminate the Master District Contract nor be entitled to the abatement of any such payment or any reduction thereof nor will the obligations of the Participants be otherwise affected for any reason, including without limitation acts or conditions of the Master District that might be considered failure of consideration, eviction or constructive eviction, destruction or damage to the Master District Facilities, failure of the Master District to perform and observe any agreement, whether expressed or implied, or any duty, liability or obligation arising out of or connected with the Master District Contract.

All sums required to be paid by the Participants to the Master District for such purposes will continue to be payable in all events and the obligations of the Participants will continue unaffected, unless the requirement to pay is reduced or terminated pursuant to an express provision of the Master District Contract. If any Participant disputes the amount to be paid to the Master District, the Participant shall nonetheless promptly make payments as billed by the Master District, and if it is subsequently determined by agreement, arbitration, regulatory decision, or court decision that such disputed payment should have been less, the Master District will then make proper adjustments to all Participants so that the appropriate Participant will receive credit for its over-payments. See "THE MASTER DISTRICT."

#### **Funds**

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

#### **Optional Redemption**

Bonds maturing on December 1, 2027, and thereafter shall be subject to redemption at the option of the District, in whole or from time to time in part, on December 1, 2026, or on any date thereafter, at the par value thereof plus accrued interest to the date fixed for redemption. Notice of the exercise of the reserved right of redemption will be given at least thirty (30) days prior to the redemption date by sending such notice by first class mail to the Registered Owner of each Bond to be redeemed in whole or in part at the address shown on the bond register. If fewer than all of the Bonds are redeemed at any time, the maturities of the Bonds to be redeemed shall be selected by the District. If fewer than all of the Bonds of a certain maturity are to be redeemed, the particular Bonds or portions thereof to be redeemed will be selected by the Paying Agent/Registrar prior to the redemption date by lot or other random method.



(or by DTC in accordance with its procedures while the bonds are in book-entry only form) in integral multiples of \$5,000 within any one maturity. The Registered Owner of any Bond, all or a portion of which has been called for redemption, shall be required to present such Bond to the Paying Agent/Registrar for payment of the redemption price on the portion of the Bonds so called for redemption and issuance of a new Bond in the principal amount equal to the portion of such Bond not redeemed.

### **Mandatory Sinking Fund Redemption**

The Bonds due on December 1 in the years 2032, 2034, 2036, 2038, and 2040 (the “Term Bonds”) also are subject to mandatory sinking fund redemption by the District by lot or other customary random method prior to scheduled maturity on December 1 in the years (“Mandatory Redemption Dates”) and in the amounts set forth below, at a redemption price of par plus accrued interest to the date of redemption:

Term Bonds Due December 1, 2032	
Mandatory Sinking Fund Redemption Date	Principal Amount
December 1, 2031	\$370,000
December 1, 2032 (maturity)	\$380,000
Term Bonds Due December 1, 2034	
Mandatory Sinking Fund Redemption Date	Principal Amount
December 1, 2033	\$385,000
December 1, 2034 (maturity)	\$395,000
Term Bonds Due December 1, 2036	
Mandatory Sinking Fund Redemption Date	Principal Amount
December 1, 2035	\$405,000
December 1, 2036 (maturity)	\$415,000
Term Bonds Due December 1, 2038	
Mandatory Sinking Fund Redemption Date	Principal Amount
December 1, 2037	\$425,000
December 1, 2038 (maturity)	\$435,000
Term Bonds Due December 1, 2040	
Mandatory Sinking Fund Redemption Date	Principal Amount
December 1, 2039	\$440,000
December 1, 2040 (maturity)	\$450,000

On or before 30 days prior to each Mandatory Redemption Date set forth above, the Registrar shall (i) determine the principal amount of such Term Bond that must be mandatorily redeemed on such Mandatory Redemption Date, after taking into account deliveries for cancellation and optional redemptions as more fully provided for below, (ii) select, by lot or other customary random method, the Term Bond or portions of the Term Bond of such maturity to be mandatorily redeemed on such Mandatory Redemption Date, and (iii) give notice of such redemption as provided in the Bond Resolution. The

principal amount of any Term Bond to be mandatorily redeemed on such Mandatory Redemption Date shall be reduced by the principal amount of such Term Bond, which, by the 45th day prior to such Mandatory Redemption Date, either has been purchased in the open market and delivered or tendered for cancellation by or on behalf of the District to the Registrar or optionally redeemed and which, in either case, has not previously been made the basis for a reduction under this sentence.

### **Defeasance**

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

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

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

### **Issuance of Additional Debt**

The voters of the Participants have approved the Master District Contract, which contract authorizes the Master District to issue Contract Revenue Bonds in an amount not to exceed \$754,660,000 in principal amount for the purpose of constructing and acquiring all Master District water, wastewater and drainage facilities and refunding of such bonds; in an amount not to exceed \$64,550,000 in principal amount for the purpose of constructing and acquiring all Master District park and recreational facilities and refunding of such bonds; and in an amount not to exceed \$350,600,000 in principal amount for the purpose of constructing and acquiring all Master District road facilities and refunding of such bonds. Pursuant to the Master District Contract, approval by each Participant and approval by the voters at an election held by each Participant is required prior to any amendment to the Master District Contract that would increase such \$754,660,000 authorized amount, such \$64,550,000 authorized amount, and/or such \$350,600,000 authorized amount. By execution of the Master District Contract between the Master District and each Participant, each Participant (including the District in its capacity as a Participant) is obligated to pay a pro rata share of debt service on the Contract Revenue Bonds issued by the Master District to finance the Master District Facilities. The Bonds, and all additional Water/Sewer/Drainage Contract Revenue Bonds issued by the Master District, will be payable from the Water/Sewer/Drainage Contract Tax, the Road Contract Revenue Bonds will be payable from the Road Contract Tax, and the Park Contract Revenue Bonds will be payable from the Park Contract Tax (or Water/Sewer/Drainage Contract Tax if the Master District amends the Water/Sewer/Drainage Indenture to include Park Contract Revenue Bonds). After the issuance of the Bonds, the Master District will have \$653,710,000 principal amount of Water/Sewer/Drainage Contract Revenue Bonds authorized but unissued; \$64,550,000 principal amount of Park Contract Revenue Bonds authorized but unissued; and \$310,240,000 principal amount of Road Contract Revenue Bonds authorized but unissued. The Master District Contract (except as described above), the Water/Sewer/Drainage Indenture, the Road Indenture and the Bond Resolution impose no limitation on the amount of Contract Revenue

Bonds the Master District may issue payable from the Contract Tax. See “INVESTMENT CONSIDERATIONS – Future Debt.”

The District (in its capacity as a Participant) and each other Participant may issue bonds for water, wastewater, drainage, and park and recreational purposes, with the approval of the TCEQ, and for road purposes, necessary to provide and maintain improvements and facilities to serve land within their respective boundaries consistent with the purposes for which the District or such other Participant was created. TCEQ approval is not currently required for the District or any Participants to issue bonds for road facilities or for refunding purposes. See “THE PARTICIPANTS.”

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

The Master District and the Participants have each been authorized by statute to develop parks and recreational facilities, including the issuing of bonds payable from taxes for such purpose. The Master District is authorized by the Master District Contract to issue \$64,550,000 principal amount of Contract Revenue Bonds for the regional park and recreational facilities to serve the Service Area (“Regional Park Facilities”) and refunding of such bonds. Before the District could issue any of such Contract Revenue Bonds for construction or acquisition of park/recreational facilities, the following actions would be required: (a) approval of the park projects and bonds by the Commission; and (b) approval of the bonds by the Attorney General of Texas. At such time as the Master District issues Park Contract Revenue Bonds, all Participants (including the District in its capacity as a Participant) would pay for their share of the debt service requirements on the Park Contract Revenue Bonds from ad valorem contract taxes levied by Participants. Under Section 49.4645 of the Water Code, as amended, at the time of issuance, the outstanding principal amount of Park Contract Revenue Bonds issued by the Master District to finance Park/Recreational Facilities may not exceed an amount equal to three percent of the value of the taxable property in the Participants. The Master District has submitted a bond application to the TCEQ requesting authorization to issue \$11,680,000 in Park Contract Revenue Bonds and, subject to TCEQ approval, expected to issue such Park Contract Bonds for the first time in the third or fourth quarter of 2021. The Master District expects to issue additional Water/Sewer/Drainage Contract Revenue Bonds in late calendar year 2021 or early 2022, pending submission of a bond application to the TCEQ and approval of same.

### **Financing Road Facilities**

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

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

Other than a writ of mandamus, the Bond Resolution does not provide a specific remedy for a default. Upon the occurrence of an Event of Default (as defined herein), the Trustee may proceed to protect and enforce the rights of the Registered Owners of the Bonds. The Water/Sewer/Drainage Indenture provides certain limitations on Registered Owners of the Bonds to institute suits, actions or proceedings at law or in equity upon the occurrence of an Event of Default. If the District defaults, the Trustee or, if permitted, the Registered Owners could petition for a writ of mandamus issued by a court of competent jurisdiction compelling and requiring the District and the District’s officials to observe and perform the covenants, obligations or conditions prescribed in the Bond Resolution and the Master District Contract. Such remedy might need to be enforced on a periodic basis and may prove time-consuming, costly, and difficult to enforce. The enforcement of a claim for payment on the Bonds would be subject to the applicable provisions of the federal bankruptcy laws, any other similar laws affecting the rights of creditors of political subdivisions, and general principles of equity. Statutory language authorizing local governments such as the District to sue and be sued does not waive the local government’s sovereign immunity from suits for money damages, so that in the absence of other waivers of such immunity by the Texas Legislature, a default by the District in its covenants in the Bond Resolution may not be reduced to a judgment for money damages. If such a judgment against the District were obtained, it could not be enforced by direct levy and execution against the property of the Master District or property within the Participants. Further, the Registered Owners cannot themselves foreclose on property within the Participants or sell property within the Participants to enforce the tax lien on taxable property to pay the principal of and interest on the Bonds. The enforceability of the rights and remedies of the Registered Owners may further be limited by a State of Texas statute reasonably required to attain an important public purpose or by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions, such as the District. See “INVESTMENT CONSIDERATIONS - Registered Owners’ Remedies and

Bankruptcy Limitations,” “THE INDENTURE OF TRUST - Remedies” and “- Limitation on Action by Owners.”

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

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

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

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

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

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

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## BOOK-ENTRY-ONLY SYSTEM

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

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

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

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

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

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

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

may wish to provide their names and addresses to the Paying Agent/Registrar and request that copies of notices be provided directly to them.

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

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

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

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

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

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

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

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

## **THE INDENTURE OF TRUST**

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

Pursuant to the Water/Sewer/Drainage Indenture, the Trustee is to maintain the Water/Sewer/Drainage Debt Service Fund and Water/Sewer/Drainage Reserve Fund as trust funds to be held in trust solely for the benefit of the Registered Owners of the Water/Sewer/Drainage Contract Revenue Bonds. The Master District has covenanted in the Water/Sewer/Drainage Indenture that it will cause to be charged to each Participant, for deposit into the Water/Sewer/Drainage Debt Service Fund, Water/Sewer/Drainage Contract Payments in amounts sufficient, together with other Water/Sewer/Drainage Pledged Revenues, to provide for the timely payment of all principal and interest due on the Water/Sewer/Drainage Contract Revenue Bonds. Subject to the provisions of applicable law and the Master District Contract, the Master District has covenanted in the Water/Sewer/Drainage Indenture to use its best efforts to cause to be paid by each Participant all Water/Sewer/Drainage Contract Payments when due directly to the Trustee. The Water/Sewer/Drainage Debt Service Fund and the Water/Sewer/Drainage Reserve Fund are to be invested only

in investments authorized by the laws of the State of Texas but must be invested in a manner such that the money required to be expended from any fund will be available at the proper time or times. Amounts in the Water/Sewer/Drainage Reserve Fund shall be used to pay interest on and principal of the Bonds when insufficient funds are available for such purpose in the Water/Sewer/Drainage Debt Service Fund or shall be applied toward the payment of principal of or interest on the Water/Sewer/Drainage Contract Revenue Bonds in connection with a refunding or redemption. The Water/Sewer/Drainage Reserve Requirement has been established in the Bond Resolution to be, with respect to the Water/Sewer/Drainage Contract Revenue Bonds, a sum of money equal to one-half of the maximum annual debt service requirements on the Water/Sewer/Drainage Contract Revenue Bonds then outstanding. Any funds in excess of the Water/Sewer/Drainage Reserve Requirement held in the Water/Sewer/Drainage Reserve Fund may be deposited into the Water/Sewer/Drainage Debt Service Fund, as directed by the Master District's Board of Directors.

### **Events of Default**

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

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

### **Remedies**

The Water/Sewer/Drainage Indenture provides that if an event of default by the Master District exists, then, in addition to other rights and remedies, the Trustee, subject to the provisions of the Water/Sewer/Drainage Indenture, may proceed to protect and enforce its rights and the rights of the Registered Owners by suit, action or proceeding in equity or at law or otherwise, whether for the specific performance of any covenant or agreement contained in the Water/Sewer/Drainage Indenture, the Bond Resolution or the Water/Sewer/Drainage Contract Revenue Bonds or in aid of the execution of any power granted in the Water/Sewer/Drainage Indenture or for the enforcement of any other legal, equitable or other remedy, as the Trustee, being advised by counsel, shall deem most effectual to protect and enforce any of the rights of the Trustee or such Registered Owners, including, without limitation, the right to seek a writ of mandamus issued by a court of competent jurisdiction compelling the board of directors or other officers of the Master District or any Participant to make any Water/Sewer/Drainage Contract Payment (but only from and to the extent of the sources provided in the Water/Sewer/Drainage Indenture and the Master District Contract) or to observe and perform the covenants, obligations or conditions of the Water/Sewer/Drainage Indenture or the Master District Contract relating to the Water/Sewer/Drainage Contract Revenue Bonds. The Water/Sewer/Drainage Indenture provides that the Trustee may seek the appointment of receivers, may act without possession of the Water/Sewer/Drainage Contract Revenue Bonds, may act as attorney in fact for the Registered Owners of the Water/Sewer/Drainage Contract Revenue Bonds, that no remedy is exclusive and that the delay or omission in the exercise of any right or remedy shall not constitute a waiver.

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

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

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

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

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

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

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

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

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

In addition to the Master District's rights under the Expanded Purposes Subsection of the Water/Sewer/Drainage Indenture, as discussed above under "Amendments to the Indenture of Trust", the Water/Sewer/Drainage Indenture provides that the Master District reserves the right: (i) to issue Park Contract Revenue Bonds and Road Contract Revenue Bonds pursuant to indenture(s) of trust and to require the Participants to make payment for same as provided for in the Master District Contract, (ii) to enter into future indenture(s) of trust with any trustee in connection with Park Contract Revenue Bonds and/or Road Contract Revenue Bonds, and (iii) to create debt service and debt service



reserve funds for same. Except to the extent the Master District may provide otherwise pursuant to the Expanded Purposes Subsection of the Water/Sewer/Drainage Indenture, the lien and revenues pledged by the Water/Sewer/Drainage Indenture do not include any payments to be made to the Master District by the Participants to pay for Park Contract Revenue Bonds or Road Contract Revenue Bonds (or the Regional Park Facilities or Regional Road Facilities).

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

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

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

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

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

### **Appointment of Successor Trustee**

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

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

## THE PARTICIPANTS

### Creation, Authority and Description

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

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

### Authorized Bonds and Debt Service Tax

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

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

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

### Operations

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

### Contract Tax

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

Contract Revenue Bonds (unless the Master District amends the Water/Sewer/Drainage Indenture to include Park Contract Revenue Bonds); or (ii) fund or maintain the Road Reserve Fund or any reserve fund that may be created in connection with Park Contract Revenue Bonds (unless the Master District amends the Water/Sewer/Drainage Indenture to include Park Contract Revenue Bonds).

### **Debt Service Tax**

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

### **Maintenance Taxes**

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

### **Strategic Partnership**

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

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

### **Annexation**

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

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

### **Consolidation**

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

## **Management**

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

## **Financial Data**

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

## **Future Participants**

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

## **MASTER DISTRICT CONTRACT**

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

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

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

The Master District owns and operates the Master District Facilities, except for roadways that are accepted by Harris County, Texas ("County"), for operation and maintenance by the County. Each Participant (including the District in its capacity as provider of internal facilities to serve the acreage within the District's boundaries) will own and operate its internal facilities. The internal facilities have been or are expected to be financed with unlimited tax bonds sold by each of the Participants, including the District. It is anticipated that the Master District Facilities will be constructed in stages to meet the needs of a continually expanding population within the Service Area. In the event that the Master

District fails to meet its obligations to provide Master District Water/Sewer/Drainage Facilities as required by the Service Area, each Participant has the right pursuant to the Master District Contract to design, acquire, construct, or expand the Master District Water/Sewer/Drainage Facilities needed to provide it with service, and convey such Master District Water/Sewer/Drainage Facilities to the Master District in consideration of payment by the Master District of the actual and reasonable necessary capital costs expended by it for such Master District Water/Sewer/Drainage Facilities.

Each Participant is further obligated to pay monthly charges to the Master District for water and sewer services rendered pursuant to the Master District Contract. The monthly charges to be paid by each Participant to the Master District will be used to pay its share of operation and maintenance expenses and to provide for an operation and maintenance reserve equivalent to three (3) months of operation and maintenance expenses. Each Participant's share of operation and maintenance expenses and reserve requirements is based upon a "unit cost" of operation and maintenance expense and reserve requirements, calculated by the Master District and expressed in terms of "cost per equivalent single-family residential connection." Each Participant's monthly payment to the Master District for operation and maintenance expenses will be calculated by multiplying the number of equivalent single-family residential connections reserved to it on the first day of the previous month by the unit cost per equivalent single-family residential connection. The monthly cost per single family equivalent connection being charged by the Master District to each Participant is \$27.00 as of April 1, 2021. The Master District separately passes fees charged by the West Harris County Regional Water Authority through to the Participants, who are expected to then pass the fees onto their own customers.

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

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## THE MASTER DISTRICT

### Management of the District

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

Name	Position	Term Expires May
Joanne E. Quintero	President	2024
Jeffry D. Ottmann	Vice President	2022
James Ross	Asst. VP/Asst. Secretary	2022
Saundra Dahlke	Secretary	2022
James Spackman	Assistant Secretary	2024

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

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

Bookkeeper – The District contracts with F. Matuska, Inc., for bookkeeping services.

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

Auditor – As required by the Texas Water Code, the District retains an independent auditor to audit the District’s financial statements annually, which annual audit is filed with the TCEQ. A copy of the District’s audit prepared by McCall Gibson Swedlund Barfoot PLLC for the fiscal year ended March 31, 2021, is included as “APPENDIX B” to this Official Statement.

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

Legal Counsel – The District employs Allen Boone Humphries Robinson LLP as General Counsel and as Bond Counsel in connection with the issuance of the Bonds. The legal fees to be paid Bond Counsel for services rendered in connection with the issuance of the Bonds are based on a percentage of the Bonds actually issued, sold and delivered and, therefore, such fees are contingent on the sale and delivery of the Bonds.

Financial Advisor – The District has employed the firm of RBC Capital Markets, LLC as financial advisor to the District. Payment to the Financial Advisor by the District is contingent upon the issuance, sale and delivery of the Bonds. The Financial Advisor is employed by the District. The Financial Advisor is not obligated to undertake, and has not undertaken to make an independent verification or to assume responsibility for the accuracy, completeness, or fairness of the information in this Official Statement that has been supplied or provided by third-parties.

### The Service Area

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

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

## Status of Development

The following chart more completely describes the status of residential development within the District as of June 1, 2021.

District	Total Acreage	Completed Lots	Occupied Completed Homes	Unoccupied Completed Homes	Homes Under Construction	Vacant Developed Lots	Total Active Water Accounts
Harris Co. MUD No. 500 (a)	91.72	1	1 (b)	0	0	0	46
Harris Co. MUD No. 501	929.17	1,540	1,356	2	59	125	1,409
Harris Co. MUD No. 502	882.75	1,431	951	10	231	239	1,196
Harris Co. MUD No. 503	<u>219.95</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total	<u>2,123.59</u>	<u>2,972</u>	<u>2,307</u>	<u>12</u>	<u>290</u>	<u>364</u>	<u>2,651</u>

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

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

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

Additionally in MUD 502, the remaining portion of Section 32 consisting of 15 lots was delivered to builders in August 2015. Section 38 was delivered to builders in March 2015 and consists of 40 lots. Sections 33 consisting of 94 lots and Section 36 consisting of 30 lots were delivered to builders in July 2015 and October 2015, respectively. Section 42 consisting of 113 lots was delivered to builders in January 2017. Section 43 consisting of 71 lots was delivered to builders in February 2017. Section 45 consisting of 51 lots was delivered to builders in April 2017. Section 46 consisting of 231 lots was delivered in August 2017. Section 47 consisting of 27 lots was delivered to builders in July 2018. Section 50 consisting of 90 lots was delivered to builders in June 2019. Section 51 consisting of 63 lots was delivered to builders in June 2019.

MUD 503 consists of approximately 220 acres. Currently, there is no development in MUD 503.

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

## Future Development

The District, in its capacity as a Participant, has approximately 63.45 developed acres, approximately 20.63 acres undeveloped but developable and approximately 7.6 acres that are undevelopable. To date, MUD 501 has been developed as 1,540 lots, one elementary school and one middle school (Sections 5, 7-10, 13-20, 22-32, 37, 39 Replat 1, 40, 41, 44 and 60). As of June 1, 2021, there were 1,356 occupied homes, 2 unoccupied homes, 59 homes under construction and 125 vacant lots. To date, MUD 501 has approximately 618 developed acres, approximately 19 acres undeveloped but developable and approximately 292 acres that are undevelopable. To date, MUD 502 has been developed as 1,431 lots (Sections 32, 32 Replat 1, 33-36, 38, 42-43, 45-47, 49-54, 56-59 and 61). As of June 1, 2021, there were 951 occupied homes, 10 unoccupied homes, 231 homes under construction, and 236 vacant lots. MUD 502 has 377 developed acres, approximately 194 acres undeveloped but developable and approximately 312.3 acres that are undevelopable. MUD 503 consists of approximately 220 acres that are currently undeveloped. Neither the District nor the Participants can make any representation that any future development will occur within the Service Area. In the event that future development does occur in the Service Area, it is anticipated that the development costs will be financed through the sale of future bond issues.

## THE SYSTEM

### Master Facilities

*Water Facilities:* The Master District is responsible for planning and providing major water facilities to the Participants within its Service Area. The potable water supply facilities constructed by or on behalf of the Master District and being operated by the Master District ("Water Supply Facilities") currently consist of two water plants, 1,600,000 gallons of combined ground storage capacity, 8,425 gallons per minute ("gpm") of combined booster pump

capacity, pressure tank capacity of 30,000 gallons, and all related appurtenances. With proceeds of bonds previously issued by the Master District, the Master District purchased the Water Supply Facilities from the entity that was leasing the facilities to the Master District. The major components of the Master District's Water Supply Facilities have the combined capacity to serve approximately 6,000 equivalent single-family connections ("ESFCs"). According to the Master District's Engineer, the Master District has a current reserved capacity of 4,000 ESFCs for the Participants and 3,074 ESFCs are being served by the Water Supply Facilities.

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

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

The Master District is within the boundaries of the West Harris County Regional Water Authority (the "Authority") and receives surface water from the Authority. The Master District then delivers surface water to its Service Area. The Master District currently does not own or operate any groundwater wells. However, the Master District's Board has authorized design of Water Well No. 1, to be located at the Water Plant No. 1 site. Construction of Water Well No. 1 is expected to begin in approximately the fourth quarter of 2021 and to be completed by approximately the second or third quarter of 2022. The Master District has two emergency water interconnects, with Harris County Municipal Utility District No. 172 and with Remington Municipal Utility District No. 1. In June 2020, the District entered into an emergency interconnect agreement with Harris County Municipal Utility District No. 196. The Board authorized design of the interconnect in July, 2020, and expects construction of the interconnect to begin in approximately the fourth quarter of 2021.

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

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

*Wastewater Treatment:* The Master District is responsible for planning and providing major wastewater collection and treatment facilities to the participants within its Service Area. The wastewater treatment facilities constructed by or on behalf of the Master District and being operated by the Master District (the "Wastewater Treatment Facilities") currently consist of a plant ("Wastewater Plant") with a total capacity of 750,000 gallons per day ("GPD"). Current wastewater treatment capacity at the Wastewater Treatment Plant will serve 4,076 ESFCs. According to the Master District's Engineer, the Master District has reserved capacity for 4,076 ESFCs for the Participants and approximately 3,074 ESFCs are being served by the Wastewater Treatment Facilities.

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

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

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

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

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

Conveyance of sheet flow runoff to the storm sewer is supplemented by a system of curb, gutter, and street inlets. The Master District has entered into a Regional Water Treatment and Drainage and Detention Agreement with Harris



County Municipal Utility District No. 172 (“MUD 172”) for joint development and maintenance of drainage and detention facilities, whereby the Master District operates certain detention facilities and MUD 172 is responsible for its share of costs attributable to these facilities.

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

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

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

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

The Master District is within the boundaries of the Harris Galveston Subsidence District (the “Subsidence District”) which regulates groundwater withdrawal. The Subsidence District has adopted regulations requiring reduction of groundwater withdrawals through conversion to alternate source water (e.g., surface water) in certain areas within the Subsidence District’s jurisdiction, including the land within the Service Area. In 2001, the Texas legislature created the West Harris County Regional Water Authority (“Authority”) to, among other things, reduce groundwater usage in, and to provide surface water to, the western portion of Harris County and a small portion of Fort Bend County. The Master District’s Service Area is located within the boundaries of the Authority. The Authority has entered into a Water Supply Contract with the City of Houston, Texas (“Houston”) to obtain treated surface water from Houston. The Authority has developed a groundwater reduction plan (“GRP”) and obtained Subsidence District approval of its GRP. The Authority’s GRP sets forth the Authority’s plan to comply with Subsidence District regulations, construct surface water facilities, and convert users from groundwater to alternate source water (e.g., surface water). The Master District receives surface water from the Authority. If the Master District were to construct any groundwater well(s), such wells would be included within the Authority’s GRP and subject to the groundwater pumpage fees described below.

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

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

The Master District cannot predict the amount or level of fees and charges, which may be due to the Authority in the future. The Master District anticipates the need to pass such fees through to the Participants, who are expected to then pass the fees on to their own customers: (i) through higher water rates and/or (ii) with portions of maintenance tax proceeds. No representation is made that the Authority: (i) will build the necessary facilities to meet the requirements

of the Subsidence District for conversion to surface water, (ii) will comply with the Subsidence District's surface water conversion requirements, or (iii) will comply with its GRP.

### **Regulation**

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

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

### **THE ROAD SYSTEM**

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

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

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

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

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## DISTRICT DEBT

### General

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

### Assessed Valuation of the Participants

<b>District</b>	<b><u>2020 Certified</u></b>		<b><u>2021 Preliminary</u></b>	
	<b><u>Taxable Assessed</u></b>	<b><u>% of</u></b>	<b><u>Taxable Assessed</u></b>	<b><u>% of</u></b>
	<b><u>Valuation (a)</u></b>	<b><u>Total</u></b>	<b><u>Valuation (b)</u></b>	<b><u>Total</u></b>
Harris Co MUD 500	\$ 154,701,501	13.06%	\$ 166,358,899	11.32%
Harris Co MUD 501	624,074,530	52.69%	741,366,701	50.45%
Harris Co MUD 502	396,650,316	33.49%	552,534,934	37.60%
Harris Co MUD 503	9,110,138	0.77%	9,110,138	0.62%
Total	\$ 1,184,536,485	100.00%	\$ 1,469,370,672	100.00%

- (a) The 2020 Certified Taxable Assessed Value shown herein is provided by HCAD, dated June 10, 2021. The Certified Taxable Assessed Value, referred to herein as the "Gross Certified Appraised Valuation," is distinct and different from the Certified Appraised Value as defined by the Master District Contract.
- (b) Provided by HCAD for information purposes only, this amount is the preliminary value of all taxable property located within each Participant as of January 1, 2021 and includes value under protest. See "TAXING PROCEDURES."

### Tax Rates of the Participants

<b>District</b>	<b>2020</b>	<b>2020</b>	<b>2020</b>	<b>Total</b>
	<b>Debt Service</b>	<b>Maintenance</b>	<b>Contract</b>	<b>2020 Direct</b>
	<b>Tax</b>	<b>Tax</b>	<b>Tax</b>	<b>Tax Rate</b>
Harris Co. MUD No. 500	\$0.095	\$0.155	\$0.750	\$1.00
Harris Co. MUD No. 501	0.250	0.025	0.785	\$1.06
Harris Co. MUD No. 502	0.500	0.180	0.800	\$1.48
Harris Co. MUD No. 503	0.000	0.800	0.700	\$1.50

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## Debt Service Funds

### Direct Debt:

Outstanding Bonds .....	\$128,995,000
Less: the Refunded Bonds .....	(6,815,000)
The Bonds.....	<u>7,195,000</u>
Total.....	\$129,375,000

Estimated Overlapping Debt (a)..... \$108,213,265

Total Direct and Estimated Overlapping Debt..... \$237,588,263

### Master District Water/Sewer/Drainage Funds Available as of July 7, 2021

Water/Sewer/Drainage Capital Projects Fund (a) (b) .....	\$4,070,635.90
Water/Sewer/Drainage Debt Service Fund (a) (b).....	<u>\$7,680,404.19</u>
Total.....	\$11,751,040.09

### Master District Road Debt Service Funds Available as of July 7, 2021

Road Capital Projects Fund (a) (b).....	\$2,452,998.74
Road Debt Service Fund (a) (b).....	<u>\$3,316,273.84</u>
Total.....	\$5,769,272.58

(a) See “Estimated Overlapping Debt” below.

(b) All of the Master District’s Contract Revenue Bond debt is payable from Contract Payments derived from Contract Taxes as follows: (i) the Road Contract Tax with respect to Road Contract Revenue Bonds, and (ii) the Water/Sewer/Drainage Contract Tax with respect to the Water/Sewer/Drainage Contract Revenue Bonds. The revenues from the Water/Sewer/Drainage Contract Tax will be allocated to the Water/Sewer/Drainage Contract Revenue Bonds, including the Bonds (and potentially also to the Park Contract Revenue Bonds if the Master District amends the Water/Sewer/Drainage Indenture to include Park Contract Revenue Bonds) and the revenues from the Road Contract Tax will be allocated to Road Contract Revenue Bonds. The Road Debt Service Fund and Road Reserve Fund are not pledged to the Water/Sewer/Drainage Contract Revenue Bonds and the Water/Sewer/Drainage Debt Service Fund and Water/Sewer/Drainage Reserve Fund are not pledged to the Road Contract Revenue Bonds. See “SOURCES AND USES OF FUNDS” and “SELECTED FINANCIAL INFORMATION (UNAUDITED)—Debt Service Requirements for Water/Sewer/Drainage Contract Revenue Bonds and Road Contract Revenue Bonds.”

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

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## Estimated Overlapping Debt

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

Taxing Jurisdiction	As of 05/31/2021 Gross Debt	Overlapping Percent	Overlapping Amount
Cypress-Fairbanks ISD	\$ 3,107,910,000	1.65%	\$ 51,280,515
Harris County	1,672,657,125	0.19%	3,178,049
Harris County Department of Education	20,185,000	0.19%	38,352
Harris County Flood Control District	334,270,000	0.19%	635,113
Harris Co. Hospital District	81,540,000	0.19%	154,926
Lone Star College System	518,505,000	0.49%	2,540,675
Port of Houston Authority	492,439,397	0.19%	935,635
Harris County Municipal Utility District No. 500 <sup>(a)</sup>	1,870,000	100.00%	1,870,000
Harris County Municipal Utility District No. 501	22,820,000	100.00%	22,820,000
Harris County Municipal Utility District No. 502	24,760,000	100.00%	24,760,000
Harris County Municipal Utility District No. 503	-	100.00%	-
Total Estimated and Overlapping Debt			\$108,213,263
District Total Direct Debt (includes the Bonds)			\$129,375,000
Total Direct and Estimated Overlapping Debt			\$237,588,263

(a) In its capacity as a Participant.

## Debt Ratios

	2020 Certified Taxable Assessed Valuation of the Participants	2021 Preliminary Taxable Assessed Valuation of the Participants (a)
Direct Debt (includes the Bonds)	10.92%	8.80%
Total Direct and Estimated Overlapping Debt (includes the Bonds)	20.06%	16.17%

(a) Provided by HCAD for information purposes only, this amount is the preliminary value of all taxable property located within each Participant as of January 1, 2021 and includes value under protest.

## TAXING PROCEDURES

### Authority to Levy Taxes

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

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

Title 1 of the Texas Tax Code (the "Property Tax Code") specifies the taxing procedures of all political subdivisions of the State of Texas, including the Participants. Provisions of the Property Tax Code are complex and are not fully summarized here.

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

### Property Subject to Taxation by the Participants

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

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

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

### **Tax Abatement**

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

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

Generally, property in the District must be appraised by the Appraisal District at market value as of January 1 of each year. Once an appraisal roll is prepared and finally approved by the Appraisal Review Board, it is used by the District in establishing its tax rolls and tax rate. Assessments under the Property Tax Code are to be based on one hundred percent (100%) of market value, as such is defined in the Property Tax Code. Nevertheless, certain land may be appraised at less than market value under the Property Tax Code. In November 1997, Texas voters approved a constitutional amendment to limit increases in the appraised value of residence homesteads to ten percent (10%) annually regardless of the market value of the property. The Property Tax Code permits land designated for agricultural use, open space or timberland to be appraised at its value based on the land’s capacity to produce agricultural or timber products rather than at its fair market value. The Property Tax Code permits under certain circumstances that residential real property inventory held by a person in the trade or business be valued at the price all such property would bring if sold as a unit to a purchaser who would continue the business. Provisions of the Property Tax Code are complex and are not fully summarized here. Landowners wishing to avail themselves of the agricultural use, open space or timberland designation or residential real property inventory designation must apply for the designation and the appraiser is required by the Property Tax Code to act on each claimant’s right to the designation individually. A claimant may waive the special valuation as to taxation by some political subdivisions while claiming it as to another. If a claimant receives the agricultural use designation and later loses it by changing the use of the property or selling it to an unqualified owner, the District can collect taxes based on the new use, including taxes for the previous three (3) years for agricultural use, open space, land, and timberland.

The Property Tax Code requires the Appraisal District to implement a plan for periodic reappraisal of property to update appraisal values. The plan must provide for appraisal of all real property in the Appraisal District at least once every three (3) years. It is not known what frequency of reappraisal will be utilized by the Appraisal District or whether reappraisals will be conducted on a zone or county-wide basis. The District, however, at its expense has the right to

obtain from the Appraisal District a current estimate of appraised values within the District or an estimate of any new property or improvements within the District. While such current estimate of appraised values may serve to indicate the rate and extent of growth of taxable values within the District, it cannot be used for establishing a tax rate within the District until such time as the Appraisal District chooses formally to include such values on its appraisal roll.

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

### **Participant and Taxpayer Remedies**

Under certain circumstances taxpayers and taxing units (such as the Participants) may appeal the orders of the Appraisal Review Board by filing a timely petition for review in State district court. In such event, the value of the property in question will be determined by the court or by a jury if requested by any party. Additionally, taxing units may bring suit against the Appraisal District to compel compliance with the Property Tax Code. The Property Tax Code also establishes a procedure for notice to property owners of reappraisals reflecting increased property value, appraisals which are higher than renditions, and appraisals of property not previously on an appraisal roll.

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

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

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

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



operations tax rate is described for each classification below.

#### *Special Taxing Units*

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

#### *Developed Districts*

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

#### *Developing Districts*

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

#### *The District*

A determination as to a district's status as a Special Taxing Unit, Developed District or Developing District will be made by the Board of Directors on an annual basis. For the 2020 tax year, the Board of Directors determined that the District is a Developing District. The District cannot give any assurances as to what its classification will be for any future tax years 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.

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

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

At any time after taxes on property become delinquent, the Participant may file suit to foreclose the lien securing payment of the tax, to enforce personal liability for the tax, or both. In filing a suit to foreclose a tax lien on real property, the Participant must join other taxing units that have claims for delinquent taxes against all or part of the same property. Collection of delinquent taxes may be adversely affected by the amount of taxes owed to other taxing units, by the effects of market conditions on the foreclosure sale price, by taxpayer redemption rights or by bankruptcy proceedings which restrict the collection of taxpayer debts. A taxpayer may redeem property within two (2) years for residential and agricultural property and six (6) months for commercial property and all other types of property after the purchaser's deed at the foreclosure sale is filed in the county records.

## **TAX DATA**

### **Contract Tax**

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

### **Debt Service Tax**

Each Participant has the statutory authority to issue its unlimited tax bonds for the purpose of providing facilities to serve the land within its boundaries. Such bonds will be served by a continuing, annual ad valorem tax, without legal limit as to rate or amount, adequate to provide funds to pay the principal of and interest on such bonds. Such tax is in addition to Contract Taxes, including the Water/Sewer/Drainage Contract Tax. See "APPENDIX A" for information related to each Participant's historical tax data and authorized but unissued unlimited tax bonds. For the 2020 tax year, the District levied a debt service tax of \$0.095 per \$100 of assessed value to pay for the debt service on the \$2,000,000 Unlimited Tax Bonds issued in its capacity as a Participant in 2017.

### **Maintenance Tax**

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

### **Tax Rate Limitation**

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

### Analysis of Tax Base (a)

The following table illustrates the Participants' total taxable assessed value in the 2020 tax year, by type of property.

	MUD 500 2020 Taxable <u>Assessed Valuation</u>	MUD 501 2020 Taxable <u>Assessed Valuation</u>	MUD 502 2020 Taxable <u>Assessed Valuation</u>	MUD 503 2020 Taxable <u>Assessed Valuation</u>
Land	\$32,477,670	\$168,071,971	\$122,107,149	\$9,254,978
Improvements	110,344,386	553,209,193	284,245,016	0
Personal Property	14,538,209	4,694,195	2,174,467	740
Exemptions	<u>(2,658,764.00)</u>	<u>(101,900,829.00)</u>	<u>(11,876,316.00)</u>	<u>(145,580.00)</u>
Total Certified Taxable Assessed Value	\$154,701,501	\$624,074,530	\$396,650,316	\$9,110,138

(a) As provided by the HCAD as of June 10, 2021.

### Principal Taxpayers

The following represents the principal taxpayers within the Participants, type of property, and their assessed values as of January 1, 2020:

<u>Taxpayer</u>	<u>2020 Certified Taxable Assessed Value</u>	<u>% of 2020 Certified Taxable Assessed Valuation (a)</u>
Arium Towne Lake Owner LLC	\$47,534,559	4.01%
CW SCOA West LP	41,366,556	3.49%
CC Boardwalk LP	29,666,859	2.50%
Kroger Texas LP	23,798,896	2.01%
IP Avanti Towne Lake LLC	12,419,622	1.05%
The Boardwalk at Towne Lake	5,893,935	0.50%
HTA North Cypress Towne Lake LLC	5,625,478	0.47%
KPH Consolidation Inc	4,062,220	0.34%
2ML Tlake LLC	3,975,000	0.34%
Newmark Homes Houston LLC	3,716,244	0.31%
Total	\$178,059,369	15.03%

(a) For certified values only based on information provided by HCAD, dated June 10, 2021. Excludes uncertified value.

## Tax Rate Calculations

The tax rate calculations set forth below are presented to indicate the tax rates per \$100 of Taxable Assessed Valuation that would be required to meet certain debt service requirements on the Bonds and the Outstanding Bonds (both Water/Sewer/Drainage Contract Revenue Bonds and Road Contract Revenue Bonds) if no growth in the Participants occurs beyond the 2020 Certified Taxable Assessed Valuation (\$1,184,536,485), or the Preliminary Taxable Assessed Valuation as of January 1, 2021 (\$1,469,370,672). The foregoing further assumes collection of 95% of taxes levied and the sale of no additional bonds, and applies to each Participant:

Average Annual Debt Service Requirements (2021-2045).....	\$7,629,043.33
Maximum Annual Debt Service Requirement (2042).....	\$7,922,025.00

### Tax Rates Required to Pay Average Annual Debt Service (2021-2045 at 95% collections)

Based upon 2020 Certified Taxable Assessed Valuation .....	\$0.68
Based upon Preliminary Taxable Assessed Valuation as of January 1, 2021 ....	\$0.55

### Tax Rates Required to Pay Maximum Annual Debt Service (2042) at 95% collections

Based upon 2020 Certified Taxable Assessed Valuation .....	\$0.71
Based upon Preliminary Taxable Assessed Valuation as of January 1, 2021 ....	\$0.57

## Estimated Overlapping Taxes

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

Set forth below is a compilation of all 2020 taxes levied by such jurisdictions per \$100 of assessed valuation. Such levies do not include local assessments for community associations, fire department contributions, charges for solid waste disposal, or any other dues or charges made by entities other than political subdivisions.

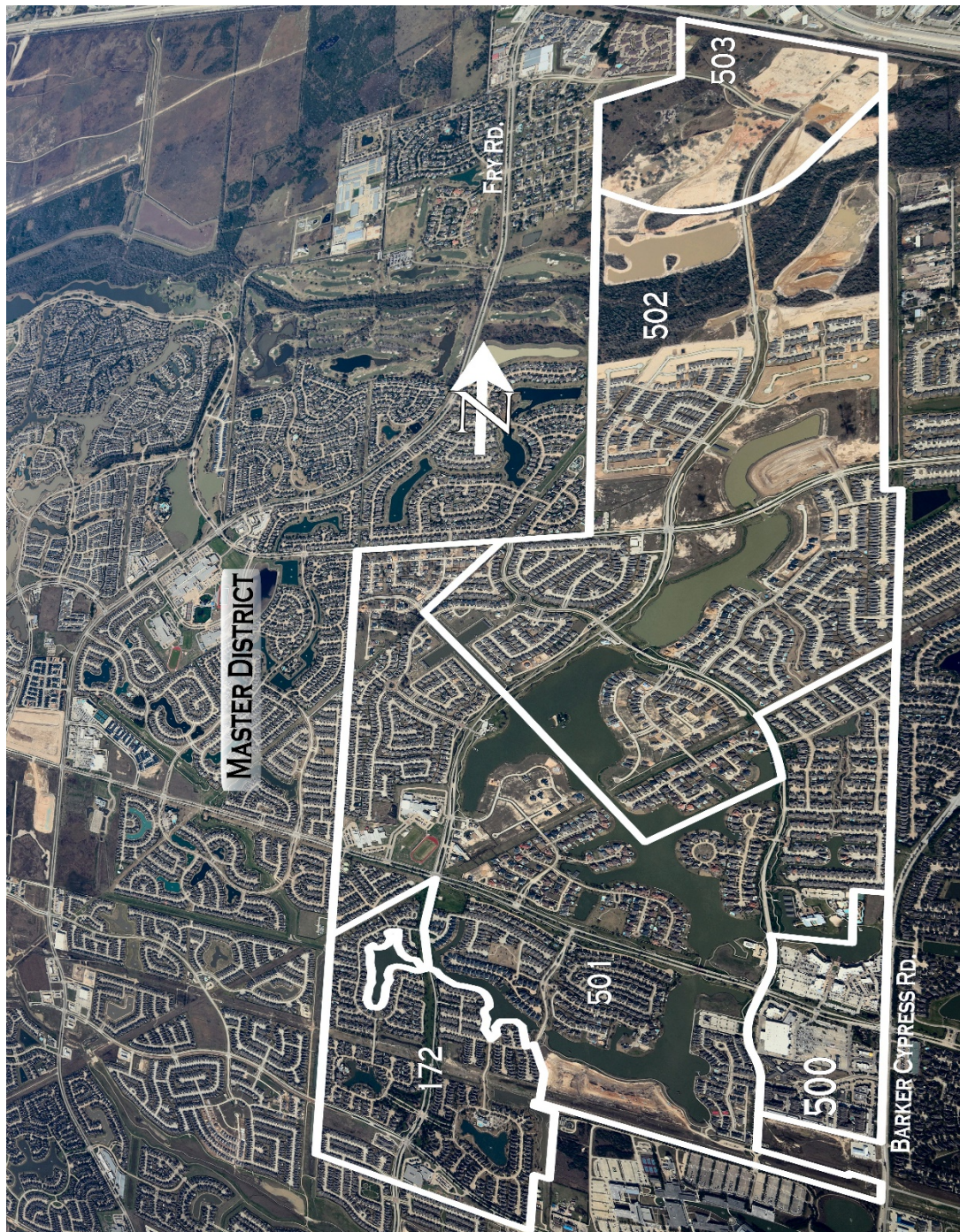
<b>Taxing Jurisdiction</b>	<b>2020 Tax Rate Per \$100 of A.V.</b>
The Participants (a)	\$1.5000
Harris County (b)	\$0.6040
Cypress-Fairbanks Independent School District	\$1.3555
Lone Star College System	\$0.1078
Harris County Emergency Service District No. 9	\$0.0595
Estimated Total Tax Rate	<u>\$3.6268</u>

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

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



**AERIAL PHOTOGRAPH**  
(As of February 2021)





## PHOTOGRAPHS



**Boardwalk (MUD 500)**



**Torchy's Tacos (MUD 500)**



**Kroger (MUD 500)**



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



**Bank of America (MUD 500)**



**BASU Aesthetics & Plastic Surgery (MUD 501)**



**ARIUM Towne Lake apartments (MUD 500)**



**The Learning Experience (MUD 501)**



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



**Silverline Montessori (MUD 502)**



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



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



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



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



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



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



## **THE DEVELOPER**

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

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

### **The Developer**

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

### **Development Financing**

Development of the 2,400-acre Towne Lake project (a portion of which is located outside the approximate 2,123.59-acre Service Area) is provided through equity contributions of the partners totaling approximately \$39.4 million and a \$7 million revolving line of credit provided by Texas Capital Bank, acting as sole lender. Approximately \$7 million dollars are available to draw on the line of credit. All of the proceeds of the Bonds that are payable to the Developer are pledged in their entirety to the bank lenders. According to the Developer it is in compliance with all material terms of its loan agreement. The revolving line of credit matures on August 31, 2021 and the Developer is in the process of negotiating the extension of the line of credit.

### **Lot Sales Contracts**

The Developer has completed 56 sections and is selling lots in 11 separate sections within MUD 501 and MUD 502. Within the 56 sections, 2,895 lots have been constructed, of which 2,688 have been sold. The remaining 207 lots are scheduled to be sold to certain home builders pursuant to the quarterly lot takedown schedules of executed Lot Sales Contracts. The following lists the developed sections within the Participants and the corresponding builders under contract therein:

- Section 7 – Custom Homes
- Section 10 – Custom Homes
- Section 15 – David Weekley Homes, Newmark Homes
- Section 17 – Highland Homes, Princeton Homes
- Section 19 – Caldwell Homes
- Section 24 – Jaeger Homes, Village Homes
- Section 26 – Custom Homes
- Section 27 – Weekley Homes, Coventry Homes, Newmark Homes, Toll Brothers
- Section 28 – Newmark Homes, Weekley Homes, Coventry Homes
- Section 29 – Plantation Homes, Ryland Homes
- Section 30 – Coventry Homes, Newmark Homes
- Section 31 – Plantation Homes, Ryland Homes, Trendmaker Homes
- Section 32 – Drees Custom Homes, Ravenna Homes, Caldwell Homes
- Section 32RP – Caldwell Homes
- Section 33 – Village Homes, Plantation Homes
- Section 34 – Weekley Homes, Newmark Homes, Scott Thomas
- Section 35 – Drees Custom Homes, Ravenna Homes, Scott Thomas, Coventry Homes, Newmark Homes
- Section 36 – Weekley Homes
- Section 37 – Custom Homes
- Section 38 – Weekley Homes, Partners in Building



Section 39 – Custom Homes  
 Section 40 – Ashton Homes  
 Section 41 – Newmark Homes, Weekley Homes, Coventry Homes  
 Section 42 – Caldwell Homes, Sitterle, David Weekley Homes, Partners in Building  
 Section 43 – Coventry Homes, Newmark Homes  
 Section 44 – Ashton Homes  
 Section 45 – Caldwell Homes  
 Section 46 – Village Homes, Plantation Homes (MHI), David Weekley Homes, Newmark Homes, Drees Custom Homes, Ravenna Homes  
 Section 47 – David Weekley Homes, Partners in Building  
 Section 49 – Partners in Building  
 Section 50 – David Weekley Homes, Newmark Homes  
 Section 51 – David Weekley Homes, Ravenna Homes, Drees Custom Homes  
 Section 52 – Lennar Homes, Plantation Homes  
 Section 53 – Newmark Homes, David Weekley Homes  
 Section 54 – Drees Custom Homes, Ravenna Homes, Davis Weekley Homes  
 Section 56 – Lennar Homes, Coventry Homes  
 Section 57 – Lennar Homes, Coventry Homes  
 Section 59 – Coventry Homes, Newmark Homes  
 Section 61 – Newmark Homes, David Weekley Homes

Lots within the following sections are sold out: Section 5, 8, 9, 13, 14, 16, 18, 20, 22, 23, 24, 25, 27, 28, 29, 31, 32, 33, 36, 38, 40, 41, 43, 44, 50, 52, 53, 56 and 57.

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

## **LEGAL MATTERS**

### **Legal Proceedings**

Delivery of the Bonds will be accompanied by the approving legal opinion of the Attorney General of Texas to the effect that the Bonds are valid and legally binding special obligations of the District under the Constitution and laws of the State of Texas, payable from the Water/Sewer/Drainage Pledged Revenues and, based upon their examination of a transcript of certified proceedings relating to the issuance and sale of the Bonds, the approving legal opinion of Allen Boone Humphries Robinson LLP, Bond Counsel to a like effect.

Bond Counsel has reviewed the information appearing in this Official Statement under "THE BONDS," "THE INDENTURE OF TRUST," "THE PARTICIPANTS," "MASTER DISTRICT CONTRACT," "TAXING PROCEDURES," "LEGAL MATTERS," "TAX MATTERS" and "CONTINUING DISCLOSURE OF INFORMATION" (except for " - Compliance with Prior Undertakings") solely to determine whether such information fairly summarizes matters of law and the provisions of the documents referred to therein. Bond Counsel has not, however, independently verified any of the factual information contained in this Official Statement nor has it conducted an investigation of the affairs of the District or the Developer for the purpose of passing upon the accuracy or completeness of this Official Statement. No person is entitled to rely upon Bond Counsel's limited participation as an assumption of responsibility for or an expression of opinion of any kind with regard to the accuracy or completeness of any information contained herein.

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

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

### **No Litigation Certificate**

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

### **No Material Adverse Change**

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

### **TAX MATTERS**

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

The Internal Revenue Code of 1986, as amended (the “Code”) imposes a number of requirements that must be satisfied for interest on state or local obligations, such as the Bonds, to be excludable from gross income for federal income tax purposes. These requirements include limitations on the use of proceeds and the source of repayment, limitations on the investment of proceeds prior to expenditure, a requirement that excess arbitrage earned on the investment of proceeds be paid periodically to the United States and a requirement that the issuer file an information report with the Internal Revenue Service (the “Service”). The District has covenanted in the Resolution that it will comply with these requirements.

Bond Counsel’s opinion will assume continuing compliance with the covenants of the Bond Resolution pertaining to those sections of the Code which affect the exclusion from gross income of interest on the Bonds for federal income tax purposes and, in addition, will rely on representations by the District, the District’s Financial Advisor and Purchaser with respect to matters solely within the knowledge of the District, the District’s Financial Advisor and the Initial Purchaser, respectively, which Bond Counsel has not independently verified. Bond Counsel will further rely on the report of Public Finance Partners LLC regarding the mathematical accuracy of certain computations. If the District should fail to comply with the covenants in the Bond Resolution or if the foregoing representations should be determined to be inaccurate or incomplete, interest on the Bonds could become taxable from the date of delivery of the Bonds, regardless of the date on which the event causing such taxability occurs.

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

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

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

Bond Counsel’s opinions are based on existing law, which is subject to change. Such opinions are further based on Bond Counsel’s knowledge of facts as of the date hereof. Bond Counsel assumes no duty to update or supplement its opinions to reflect any facts or circumstances that may thereafter come to Bond Counsel’s attention or to reflect any

changes in any law that may thereafter occur or become effective. Moreover, Bond Counsel's opinions are not a guarantee of result and are not binding on the Service; rather, such opinions represent Bond Counsel's legal judgment based upon its review of existing law and in reliance upon the representations and covenants referenced above that it deems relevant to such opinions. The Service has an ongoing audit program to determine compliance with rules that relate to whether interest on state or local obligations is includable in gross income for federal income tax purposes. No assurance can be given whether or not the Service will commence an audit of the Bonds. If an audit is commenced, in accordance with its current published procedures the Service is likely to treat the District as the taxpayer and the owners of the Bonds may not have a right to participate in such audit.

Public awareness of any future audit of the Bonds could adversely affect the value and liquidity of the Bonds during the pendency of the audit regardless of the ultimate outcome of the audit.

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

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

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

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

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

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

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

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

## **VERIFICATION OF MATHEMATICAL CALCULATIONS**

Public Finance Partners LLC, a firm of independent consultants, will deliver to the District, on or before the settlement date of the Bonds, its verification report indicating that it has verified, the accuracy of mathematical computations with respect to (i) the mathematical computations of the adequacy of the maturing principal of and interest on the Escrowed Securities, to pay, when due, the maturing principal of, and interest on the Refunded Bonds; (ii) the “yield” on the Bonds, prepared by the Financial Advisor; and (iii) compliance with certain conditions of City of Houston Ordinance No. 97-416. These computations will be based upon information and assumptions supplied by the Financial Advisor on behalf of the District. Public Finance Partners LLC has restricted its procedures to recalculating the computations provided by the Financial Advisor and has not evaluated or the assumptions or information used in the computations.

## **CONTINUING DISCLOSURE OF INFORMATION**

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

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

### **Annual Reports**

The District will provide certain updated financial information and operating data annually to the MSRB through its EMMA system. The information to be updated includes all quantitative financial information and operating data of the general type included in this Official Statement under the headings “DISTRICT DEBT,” “TAX DATA,” “APPENDIX A” (Certain Financial Information Regarding the Participants) and “APPENDIX B” (Financial Statements of Participants). The District will update and provide this information within six months after the end of each of its fiscal years ending in or after 2021. The District may provide updated information in full text or may incorporate by reference certain other publicly available documents, as permitted by the Rule. The updated information will include audited financial statements if the District commissions an audit and the audit is completed by the required time. If the audit of such financial statements is not complete within such period, then the District shall provide unaudited financial statements for the applicable fiscal year to the MSRB within such six month period, and audited financial statements when the audit report on such statements becomes available. Any such financial statements will be prepared in accordance with the accounting principles described in the Bond Resolution, or such other accounting principles as the District may be required to employ from time to time pursuant to state law or regulation.

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

### **Specified Event Notices**

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

obligated person or the sale of all or substantially all of the assets of the District or other obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of an definitive agreement relating to any such actions, other than pursuant to its terms, if material; (14) appointment of a successor or additional trustee or the change of name of a trustee, if material; (15) incurrence of a financial obligation of the District or other obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the District or other obligated person, any of which affect Beneficial Owners of the Bonds, if material; and (16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the District or other obligated person, any of which reflect financial difficulties. The terms “obligated person” and “financial obligation” when used in this paragraph shall have the meanings ascribed to them under SEC Rule 15c2-12 (the “Rule”).

The term “material” when used in this paragraph shall have the meaning ascribed to it under federal securities laws. Neither the Bonds nor the Bond Resolution makes any provision for liquidity enhancement. In addition, the District will provide timely notice of any failure by the District to provide information, data, or financial statements in accordance with its agreement described above under “Annual Reports.”

#### **Availability of Information From MSRB**

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

#### **Limitations and Amendments**

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

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

#### **Compliance with Prior Undertakings**

During the past five years, the District has complied in all material respects with its previous continuing disclosure undertakings made in accordance with SEC Rule 15c2-12.

### **PREPARATION OF OFFICIAL STATEMENT**

#### **General**

The information contained in this Official Statement has been obtained primarily from the Master District’s records, the Master District Engineer, the Developer, the Tax Assessor/Collector, the Harris County Appraisal District and other sources believed to be reliable; however, no representation is made as to the accuracy or completeness of the information contained herein, except as described below. The summaries of the statutes, orders and engineering and other related reports set forth herein are included subject to all of the provisions of such documents. These summaries

do not purport to be complete statements of such provisions and reference is made to such documents for further information.

### **Consultants**

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

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

The information contained in this Official Statement relating to the Participants’ financial statements, in particular, the information in “APPENDIX B,” has been provided by the Auditor and has been included herein in reliance upon their authority and knowledge of such party concerning the matters described therein.

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

### **Updating of Official Statement**

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

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

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

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### **Concluding Statement**

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

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

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

ATTEST:

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

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**APPENDIX A**  
**CERTAIN FINANCIAL INFORMATION REGARDING THE PARTICIPANTS**  
**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**(In its Capacity as a Participant)**

Voter Authorized Unlimited Tax Water, Sewer and Drainage Bonds.....	\$ 31,250,000
Voter Authorized Unlimited Tax Road Bonds .....	\$ 14,230,000
Voter Authorized Unlimited Tax Park Bonds.....	\$ 20,000,000
Total Principal Amount of Unlimited Tax Bonds Issued to Date.....	\$ 2,000,000
Debt Service Tax Limitation.....	Unlimited
Maintenance Tax Limitation.....	\$ 1.50
Maintenance Tax for Road Facilities Limitation.....	\$ 0.25
Contract Tax Limitation .....	Unlimited
Gross Outstanding Direct Debt.....	\$ 1,870,000
2020 Certified Taxable Assessed Valuation (a).....	\$ 154,701,501
Preliminary Taxable Assessed Valuation at January 1, 2021 .....	\$ 166,358,899

Valuation as a Percentage of all Participants:

2020 Certified Taxable Assessed Valuation.....	13.06%
Preliminary Taxable Assessed Valuation at January 1, 2021 .....	11.32%

Average Annual Debt Service on the Bonds and the Outstanding Bonds (2021-2045) .....\$7,629,043

Pro Rata Share of the Contract Revenue Bonds:

2020 Certified Taxable Assessed Valuation.....	\$996,360
Preliminary Taxable Assessed Valuation at January 1, 2021 .....	\$863,743

Maximum Annual Debt Service on the Bonds and the Outstanding Bonds (2042) .....\$7,922,025

Pro Rata Share of the Contract Revenue Bonds:

2020 Certified Taxable Assessed Valuation.....	\$1,034,623
Preliminary Taxable Assessed Valuation at January 1, 2021 .....	\$896,914

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

2020 Certified Taxable Assessed Valuation (b).....	\$0.71
2021 Preliminary Taxable Assessed Valuation (b).....	\$0.57

Status of Development as of June 1, 2021:

Acreage.....	91.72
Total Active Equivalent Single-Family Connections (includes residential and non-residential)(c)	747
Total Developed Lots	N/A

(a) The 2020 Certified Taxable Assessed Value shown herein is provided by HCAD, dated June 10, 2021.

(b) Calculated at 95% collections.

(c) Includes one multi-family apartment project consisting of 366 units, and the quarterly average for commercial consumption equivalent to 112 equivalent single-family connections.



**Principal Taxpayers:**

The following table lists the principal taxpayers and such properties' assessed value. This information is based upon the 2020 Certified Taxable Assessed Valuation.

<b>Taxpayer</b>	<b>2020 Certified Taxable Assessed Value</b>	<b>% of 2020 Certified Taxable Assessed Valuation (a)</b>
Arium Towne Lake Owner LLC	\$47,534,559	30.73%
CC Boardwalk I LP	29,666,859	19.18%
Kroger Texas LP	23,798,896	15.38%
IP Avanti Towne Lake LLC	12,419,622	8.03%
The Boardwalk At Towne Lake	5,893,935	3.81%
HTA North Cypress Towne Lake LLC	5,625,478	3.64%
KPH Consolidation Inc	4,062,220	2.63%
2ML Tlake LLC	3,975,000	2.57%
LH Towne Lake LLC	3,650,000	2.36%
Kikko Properties Texas LLC	2,220,297	1.44%
<b>Total</b>	<b>\$138,846,866</b>	<b>89.75%</b>

(a) Based on certified value of \$154,701,501 provided by HCAD, dated June 10, 2021. Excludes uncertified value.

**Tax Collections:**

<b>Tax Year</b>	<b>Assessed Valuation</b>	<b>Tax Rate/ 100</b>	<b>Adjusted Levy</b>	<b>Current Year</b>	<b>Tax Year Ending 9/30</b>	<b>% Collections as of May 31, 2021</b>
2016	109,437,911	1.250	1,367,957	99.84%	2017	100.00%
2017	114,562,107	1.225	1,399,678	99.16%	2018	100.00%
2018	136,116,746	1.200	1,627,038	99.23%	2019	100.00%
2019	142,433,684	1.040	1,476,810	98.99%	2020	99.70%
2020	154,701,501	1.000	1,547,015	99.00%	2021	99.00%

**Tax Rate Distribution:**

	<b><u>2020</u></b>	<b><u>2019</u></b>	<b><u>2018</u></b>	<b><u>2017</u></b>	<b><u>2016</u></b>
Maintenance & Operations:	0.155	0.130	0.130	0.130	0.285
Contract Tax:	0.750	0.750	0.910	0.975	0.965
Debt Service:	<u>0.095</u>	<u>0.160</u>	<u>0.160</u>	<u>0.120</u>	<u>0.000</u>
Total:	\$1.00	\$1.04	\$1.20	\$1.225	\$1.25

## HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501

Voter Authorized Unlimited Tax Water, Sewer and Drainage Bonds.....	\$191,310,000
Voter Authorized Unlimited Tax Road Bonds .....	\$ 66,810,000
Voter Authorized Unlimited Tax Park Bonds.....	\$ 10,200,000
Total Principal Amount of Unlimited Tax Bonds Issued to Date.....	\$ 25,765,000
Debt Service Tax Limitation.....	Unlimited
Maintenance Tax Limitation.....	\$ 1.50
Maintenance Tax for Road Facilities Limitation.....	\$ 0.25
Contract Tax Limitation .....	Unlimited
Gross Outstanding Direct Debt.....	\$ 22,820,000

2020 Certified Taxable Assessed Valuation (a).....	\$624,074,530
Preliminary Taxable Assessed Valuation at January 1, 2021 .....	\$741,366,701

Valuation as a Percentage of all Participants:

2020 Certified Taxable Assessed Valuation.....	52.69%
Preliminary Taxable Assessed Valuation at January 1, 2021 .....	50.45%

Average Annual Debt Service on the Bonds and the Outstanding Bonds (2021-2045) .....	\$7,629,043
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Pro Rata Share of the Contract Revenue Bonds:

2020 Certified Taxable Assessed Valuation.....	\$4,019,371
Preliminary Taxable Assessed Valuation at January 1, 2021 .....	\$3,849,212

Maximum Annual Debt Service on the Bonds and the Outstanding Bonds (2042) .....	\$7,922,025
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Pro Rata Share of the Contract Revenue Bonds

2020 Certified Taxable Assessed Valuation.....	\$4,173,729
Preliminary Taxable Assessed Valuation at January 1, 2021 .....	\$3,997,035

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

2020 Certified Taxable Assessed Valuation (b).....	\$0.71
2021 Preliminary Taxable Assessed Valuation (b).....	\$0.57

Status of Development as of June 1, 2021:

Acreage.....	929.17
Total Active Equivalent Single-Family Connections (includes residential and non-residential).....	1,390
Total Developed Lots .....	1,540

(a) The 2020 Certified Taxable Assessed Value shown herein is provided by HCAD, dated June 10, 2021.

(b) Calculated at 95% collections.

**Principal Taxpayers:**

The following table lists the principal taxpayers and such properties' assessed value. This information is based upon the 2020 Certified Taxable Assessed Valuation and does not include any uncertified assessed value or additional pending value.

<b>Taxpayer</b>	<b>2020 Certified Taxable Assessed Value</b>	<b>% of 2020 Certified Taxable Assessed Valuation (a)</b>
CW Scoa West LP	\$10,388,697	1.66%
Ashton Houston Residential LLC	3,096,329	0.50%
CC Lakeshore West 28 LP	2,831,213	0.45%
Basu Family Holdings LLC	2,805,892	0.45%
Lewis-Chen LLC	2,712,823	0.43%
CC TL Office Condos LP	2,422,294	0.39%
4102 Richmond LLC	2,026,296	0.32%
Homeowner	1,724,099	0.28%
Homeowner	1,699,101	0.27%
Homeowner	1,683,681	0.27%
	<b>\$31,390,425</b>	<b>5.03%</b>

(a) Based on certified value of \$624,074,530 provided by HCAD, dated June 10, 2021. Excludes uncertified value.

**Tax Collections:**

<b>Tax Year</b>	<b>Assessed Valuation</b>	<b>Tax Rate/ 100</b>	<b>Adjusted Levy</b>	<b>Current Year</b>	<b>Tax Year Ending 9/30</b>	<b>% Collections as of May 31, 2021</b>
2016	476,265,300	1.380	6,572,461	99.93%	2017	99.93%
2017	501,094,286	1.240	6,213,569	99.93%	2018	99.93%
2018	530,819,137	1.185	6,290,208	99.90%	2019	99.89%
2019	572,370,632	1.080	6,181,603	99.16%	2020	99.88%
2020	624,074,530	1.060	6,615,190	99.35%	2021	99.35%

**Tax Rate Distribution:**

	<b><u>2020</u></b>	<b><u>2019</u></b>	<b><u>2018</u></b>	<b><u>2017</u></b>	<b><u>2016</u></b>
Maintenance & Operations:	\$0.025	\$0.025	\$0.015	\$0.005	\$0.200
Contract Tax:	0.785	0.805	0.920	0.985	0.900
Debt Service:	<u>0.250</u>	<u>0.250</u>	<u>0.250</u>	<u>0.250</u>	<u>0.280</u>
Total	\$1.06	\$1.08	\$1.185	\$1.24	\$1.38

## HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502

Voter Authorized Unlimited Tax Water, Sewer and Drainage Bonds.....	\$169,190,000
Voter Authorized Unlimited Tax Road Bonds .....	\$ 73,750,000
Voter Authorized Unlimited Tax Park Bonds.....	\$ 14,800,000
Total Principal Amount of Unlimited Tax Bonds Issued to Date.....	\$ 19,385,000
Debt Service Tax Limitation.....	Unlimited
Maintenance Tax Limitation.....	\$1.50
Maintenance Tax for Road Facilities Limitation.....	\$0.25
Contract Tax Limitation .....	Unlimited
Gross Outstanding Direct Debt.....	\$ 24,760,000
2020 Certified Taxable Assessed Valuation (a).....	\$396,650,316
Preliminary Taxable Assessed Valuation at January 1, 2021 .....	\$552,534,934

### Valuation as a Percentage of all Participants:

2020 Certified Taxable Assessed Valuation.....	33.49%
Preliminary Taxable Assessed Valuation at January 1, 2021 .....	37.60%

Average Annual Debt Service on the Bonds and the Outstanding Bonds (2021-2045) .....	\$7,629,043
Pro Rata Share of the Contract Revenue Bonds:	
2020 Certified Taxable Assessed Valuation.....	\$2,554,638
Preliminary Taxable Assessed Valuation at January 1, 2021 .....	\$2,868,788

Maximum Annual Debt Service on the Bonds and the Outstanding Bonds (2042) .....	\$7,922,025
Pro Rata Share of the Contract Revenue Bonds:	
2020 Certified Taxable Assessed Valuation.....	\$2,652,745
Preliminary Taxable Assessed Valuation at January 1, 2021 .....	\$2,978,959

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

2020 Certified Taxable Assessed Valuation (b).....	\$0.71
2021 Preliminary Taxable Assessed Valuation (b).....	\$0.57

### Status of Development as of June 1, 2021:

Acreage.....	882.75
Total Active Equivalent Single-Family Connections .....	983
Total Developed Lots .....	1,431

(a) The 2020 Certified Taxable Assessed Value shown herein is provided by HCAD, dated June 10, 2021.

(a) Calculated at 95% collections.

**Principal Taxpayers:**

The following table lists the principal taxpayers and such properties' assessed value. This information is based upon the 2020 Certified Taxable Assessed Valuation and does not include any uncertified assessed value or additional pending value.

<b>Taxpayer</b>	<b>% of 2020</b>	
	<b>2020 Certified Taxable Assessed Value</b>	<b>Certified Taxable Assessed Valuation (a)</b>
CW SCOA West LP	\$21,869,711	5.51%
Newmark Homes Houston LLC	\$3,716,244	0.94%
Lennar Homes of Texas	\$3,603,992	0.91%
Weekley Homes LLC	\$3,209,062	0.81%
Caldwell Homes Texas LP	\$2,688,506	0.68%
Ravenna Homes LLC	\$2,544,934	0.64%
Partners in Building LP	\$2,466,838	0.62%
Avnee LP	\$2,100,000	0.53%
Sitterle Homes Houston LLC	\$1,174,545	0.30%
Hofbauer Holdings LLC	\$1,089,464	0.27%
	<b>\$44,463,296</b>	<b>11.21%</b>

(a) Based on certified value of \$396,650,316 provided by HCAD, dated June 10, 2021. Excludes uncertified value.

**Tax Collections:**

<b>Tax Year</b>	<b>Assessed Valuation</b>	<b>Tax Rate/ 100</b>	<b>Adjusted Levy</b>	<b>Current Year</b>	<b>Tax Year Ending 9/30</b>	<b>% Collections as of May 31, 2021</b>
2016	26,892,886	1.500	404,016	100.00%	2017	100.00%
2017	90,004,358	1.500	1,350,067	99.93%	2018	100.00%
2018	197,684,149	1.500	2,965,264	99.77%	2019	100.00%
2019	283,331,614	1.500	4,249,976	98.95%	2020	99.60%
2020	396,650,316	1.480	5,870,425	98.40%	2021	98.40%

**Tax Rate Distribution:**

	<b><u>2020</u></b>	<b><u>2019</u></b>	<b><u>2018</u></b>	<b><u>2017</u></b>	<b><u>2016</u></b>
Maintenance & Operations:	\$0.180	\$0.270	\$0.190	\$0.280	\$0.275
Contract Tax:	0.800	0.880	0.950	1.010	1.140
Debt Service:	<u>0.500</u>	<u>0.350</u>	<u>0.360</u>	<u>0.210</u>	<u>0.085</u>
Total	\$1.48	\$1.50	\$1.50	\$1.50	\$1.50

## HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503

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

2020 Certified Taxable Assessed Valuation (a).....	\$ 9,110,138
Preliminary Taxable Assessed Valuation at January 1, 2021 .....	\$ 9,110,138

### Valuation as a Percentage of all Participants:

2020 Certified Taxable Assessed Valuation.....	0.77%
Preliminary Taxable Assessed Valuation at January 1, 2021 .....	0.62%

Average Annual Debt Service on the Bonds and the Outstanding Bonds (2021-2045) .....	\$7,629,043
Pro Rata Share of the Contract Revenue Bonds:	
2020 Certified Taxable Assessed Valuation.....	\$58,674
Preliminary Taxable Assessed Valuation at January 1, 2021 .....	\$47,300

Maximum Annual Debt Service on the Bonds and the Outstanding Bonds (2042) .....	\$7,922,025
Pro Rata Share of the Contract Revenue Bonds:	
2020 Certified Taxable Assessed Valuation.....	\$60,927
Preliminary Taxable Assessed Valuation at January 1, 2021 .....	\$49,117

Tax Rate Required to pay Pro Rata Share of the Contract Revenue Bonds on	
2020 Certified Taxable Assessed Valuation (b).....	\$0.71
2021 Preliminary Taxable Assessed Valuation (b).....	\$0.57

### Status of Development as of June 1, 2021:

Acreage.....	219.95
Total Active Equivalent Single-Family Connections	0.00
Total Developed Lots	0.00

(a) The 2020 Certified Taxable Assessed Value shown herein is provided by HCAD, dated June 10, 2021.

(b) Calculated at 95% collections.

**Principal Taxpayers:**

The following table lists the principal taxpayers and such properties' assessed value. This information is based upon the 2020 Certified Taxable Assessed Valuation and does not include any uncertified assessed value or additional pending value.

<b>Taxpayer</b>	<b>2020 Certified Taxable Assessed Value</b>	<b>% of 2020 Certified Taxable Assessed Valuation (a)</b>
CW SCOA West LP	\$9,108,148	99.98%
Centerpoint Energy Houston Electric	\$740	0.01%
Individual Owner	\$250	0.00%
Individual Owner	\$250	0.00%
Individual Owner	\$250	0.00%
Individual Owner	\$250	0.00%
Individual Owner	\$250	0.00%
<b>Total</b>	<b>\$9,110,138</b>	<b>100.00%</b>

(a) Based on certified value of \$9,110,138 provided by HCAD, dated June 10, 2021. Excludes uncertified value.

**Tax Collections:**

<b>Tax Year</b>	<b>Assessed Valuation</b>	<b>Tax Rate/ 100</b>	<b>Adjusted Levy</b>	<b>Current Year</b>	<b>Tax Year Ending 9/30</b>	<b>% Collections as of May 31, 2021</b>
2016	588,261	\$1.50	9,446	100.00%	2017	100.00%
2017	235,016	1.50	4,248	100.00%	2018	100.00%
2018	9,138,592	1.50	137,079	100.00%	2019	100.00%
2019	9,138,430	1.50	137,076	100.00%	2020	100.00%
2020	9,110,138	1.50	136,652	100.00%	2021	100.00%

**Tax Rate Distribution:**

	<b><u>2020</u></b>	<b><u>2019</u></b>	<b><u>2018</u></b>	<b><u>2017</u></b>	<b><u>2016</u></b>
Maintenance & Operations:	\$0.800	\$0.620	\$0.550	\$0.520	\$0.590
Contract Tax:	0.700	0.880	0.950	0.980	0.910
Debt Service:	<u>0.000</u>	<u>0.000</u>	<u>0.000</u>	<u>0.000</u>	<u>0.000</u>
<b>Total</b>	<b>\$1.500</b>	<b>\$1.500</b>	<b>\$1.500</b>	<b>\$1.500</b>	<b>\$1.500</b>

**APPENDIX B**  
**FINANCIAL STATEMENTS OF THE PARTICIPANTS**



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

**HARRIS COUNTY, TEXAS**

**ANNUAL FINANCIAL REPORT**

**MARCH 31, 2021**



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

**HARRIS COUNTY, TEXAS**

**ANNUAL FINANCIAL REPORT**

**MARCH 31, 2021**



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## **INDEPENDENT AUDITOR'S REPORT**

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

We have audited the accompanying financial statements of the governmental activities, the business-type activities and each major fund of Harris County Municipal Utility District No. 500 (the "District"), as of and for the year ended March 31, 2021, 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 District'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, the business-type activities and each major fund of the District as of March 31, 2021, and the respective changes in financial position and cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## Other Matters

### *Required Supplementary Information*

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

### *Other Information*

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



McCall Gibson Swedlund Barfoot PLLC  
Certified Public Accountants  
Houston, Texas

July 7, 2021



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE YEAR ENDED MARCH 31, 2021**

Management's discussion and analysis of Harris County Municipal Utility District No. 500's (the "District") financial performance provides an overview of the District's financial activities for the year ended March 31, 2021.

**USING THIS ANNUAL REPORT**

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

**GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS**

Proprietary Fund - Master District Activities

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

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

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

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

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE YEAR ENDED MARCH 31, 2021**

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

Governmental Funds - Internal District Activities

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

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

**NOTES TO THE FINANCIAL STATEMENTS**

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

**OTHER INFORMATION**

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

**GOVERNMENT-WIDE FINANCIAL ANALYSIS**

Net position may serve over time as a useful indicator of the District's financial position. As of March 31, 2021, assets exceeded liabilities by \$1,730,036 for governmental activities (Internal District) and liabilities exceeded assets and deferred outflows of resources by \$16,137,321 for business-type activities (Master District). The following are summaries of net position as of March 31, 2021, and March 31, 2020, and summaries of changes in net position for the years then ended for the District's governmental and business-type activities:

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE YEAR ENDED MARCH 31, 2021**

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

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

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE YEAR ENDED MARCH 31, 2021**

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

2020 Summary Statement of Net Position			
	Governmental Activities (Internal District)	Business-Type Activities (Master District)	Total
Current and Other Assets	\$ 2,503,779	\$ 22,532,509	\$ 25,036,288
Capital Assets (Net of Accumulated Depreciation)	1,113,688	97,256,905	98,370,593
Total Assets	\$ 3,617,467	\$ 119,789,414	\$ 123,406,881
Deferred Outflows of Resources	\$ -0-	\$ 954,028	\$ 954,028
Bonds Payable	\$ 1,862,366	\$ 123,742,817	\$ 125,605,183
Capital Lease Payable		303,937	303,937
Due to Developer	76,000	9,532,543	9,608,543
Other Liabilities	129,404	1,803,873	1,933,277
Total Liabilities	\$ 2,067,770	\$ 135,383,170	\$ 137,450,940
Net Position:			
Net Investment in Capital Assets	\$ (614,791)	\$ (27,041,210)	\$ (27,656,001)
Restricted	1,201,371	11,257,493	12,458,864
Unrestricted	963,117	1,143,989	2,107,106
Total Net Position	\$ 1,549,697	\$ (14,639,728)	\$ (13,090,031)

2020 Summary Statement of Activities			
	Governmental Activities (Internal District)	Business-Type Activities (Master District)	Total
Program Revenues:			
Charges for Services	\$ 529,965	\$ 10,326,769	\$ 10,856,734
General Revenues:			
Property Taxes	1,458,887		1,458,887
Other Revenues and Transfers	30,176	317,197	347,373
Total Revenues and Transfers	\$ 2,019,028	\$ 10,643,966	\$ 12,662,994
Total Expenses	2,009,725	12,356,683	14,366,408
Change in Net Position	\$ 9,303	\$ (1,712,717)	\$ (1,703,414)
Net Position, Beginning of Year	1,540,394	(12,927,011)	(11,386,617)
Net Position, Ending of Year	\$ 1,549,697	\$ (14,639,728)	\$ (13,090,031)



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE YEAR ENDED MARCH 31, 2021**

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

The District's combined fund balances as of March 31, 2021, were \$2,517,145, an increase of \$162,675 from the prior year.

The General Fund fund balance increased by \$97,969, primarily due to service revenues and property tax revenues exceeding operating costs.

The Debt Service/Contract Tax Fund fund balance increased by \$70,474, primarily due to the structure of the Internal District's outstanding debt as well as its share of Master District contract tax debt.

The Capital Projects Fund fund balance decreased by \$5,768.

**BUDGETARY HIGHLIGHTS**

Each year, the Board of Directors adopts a General Fund (Internal District Activities) budget. Actual revenues were \$91,706 less than budgeted revenues and actual expenditures were \$186,680 less than budgeted expenditures which resulted in a positive variance of \$94,974. See the budget to actual comparison (Internal District Activities) for more information.

Each year, the Board of Directors adopts an Enterprise Fund (Master District Activities) budget. Actual operating revenues were more than budgeted operating revenues by \$39,034 and actual operating expenses were \$3,934,516 more than budgeted operating expenses primarily due to depreciation expense which was not budgeted for in the current fiscal year and higher than anticipated professional fees.

**CAPITAL ASSETS**

Governmental Activities - Internal District Activities

Internal District capital assets as of March 31, 2021, total \$1,083,574 (net of accumulated depreciation) and include water, wastewater and drainage facilities.

Capital Assets At Year-End, Net of Accumulated Depreciation			
	2021	2020	Change Positive (Negative)
Capital Assets, Net of Accumulated Depreciation:			
Water System	\$ 286,584	\$ 294,458	\$ (7,874)
Wastewater System	147,230	151,225	(3,995)
Drainage System	649,760	668,005	(18,245)
Total Net Capital Assets	<u>\$ 1,083,574</u>	<u>\$ 1,113,688</u>	<u>\$ (30,114)</u>

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE YEAR ENDED MARCH 31, 2021**

**CAPITAL ASSETS (Continued)**

Business-type Activities - Master District Activities

Regional facilities capital assets as of March 31, 2021, total \$104,632,426 (net of accumulated depreciation) and include land, road facilities, landscape and hardscape improvements, and the water, wastewater and drainage facilities.

	2021	2020	Change Positive (Negative)
Capitals Assets Not Being Depreciated:			
Land and Land Improvements	\$ 7,822,030	\$ 6,582,078	\$ 1,239,952
Construction in Progress	1,253,761	1,245,784	7,977
Capital Assets, Net of Accumulated Depreciation:			
Water System	8,134,127	8,179,241	(45,114)
Wastewater System	8,938,574	9,176,360	(237,786)
Drainage System	46,421,150	47,539,886	(1,118,736)
Road Facilities	20,593,554	21,047,510	(453,956)
Landscape and Hardscape	11,469,230	3,486,046	7,983,184
Total Net Capital Assets	<u>\$ 104,632,426</u>	<u>\$ 97,256,905</u>	<u>\$ 7,375,521</u>

**LONG-TERM DEBT**

Governmental Activities - Internal District Activities

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

The Internal District has also issued one series of bonds (Series 2017). Transactions for the year ended March 31, 2021, are summarized as follows:

Bonds Payable, April 1, 2020	\$ 1,915,000
Less: Bond Principal Paid	<u>45,000</u>
Bonds Payable, March 31, 2021	<u>\$ 1,870,000</u>

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE YEAR ENDED MARCH 31, 2021**

**LONG-TERM DEBT (Continued)**

Business-type Activities - Master District Activities

The Master District has recorded a liability to the developer for facilities constructed on behalf of the District. The Master District reimburses the developer for these costs through the issuance of contract revenue bonds. Transactions for the year ended March 31, 2021, are summarized as follows:

Contract Revenue Bonds Payable, April 1, 2020	\$ 125,650,000
Add: Bond Sales	11,250,000
Less: Bond Principal Paid/Refunded	<u>7,905,000</u>
Contract Revenue Bonds Payable, March 31, 2021	<u>\$ 128,995,000</u>

The Master District carries an underlying rating of "A3" by Moody's. The Master District's Series 2013, 2014, 2015 (Road) and 2015 bonds do not carry insured ratings. The Master District's Series 2016, 2016 (Road), 2017, 2017 (Refunding), 2018, 2018 (Road), 2019, 2019 (Road), 2020 (Refunding) and 2020 bonds carry insured ratings of "A2" by Moody's and "AA" by Standard and Poor's by virtue of bond insurance issued by Assured Guaranty Municipal Corp. Bond ratings are subject to change based on changes to the ratings with the insurers. The above ratings are as of March 31, 2021 and reflect all rating changes of the bond insurer through the year then ended.

The following is a summary of Master District lease activity for the year ended March 31, 2021. See Note 15 for further information.

Total Capital Leases Payable, April 1, 2020	\$ 303,937
Less: Principal Paid	<u>303,937</u>
Total Capital Leases Payable, March 31, 2021	<u>\$ - 0 -</u>

**CONTACTING THE DISTRICT'S MANAGEMENT**

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**STATEMENT OF NET POSITION**  
**MARCH 31, 2021**

	Primary Government		
	Governmental Activities (Internal District)	Business-Type Activities (Master District)	Total
<b>ASSETS</b>			
Current Assets:			
Cash	\$ 335,896	\$ 232,290	\$ 568,186
Investments	865,151	1,272,831	2,137,982
Restricted Cash	584,683	3,373,926	3,958,609
Restricted Investments	820,058	17,106,960	17,927,018
Receivables:			
Property Taxes	30,981		30,981
Service Accounts	11,485	4,000	15,485
Participants		170,815	170,815
Prepaid Costs		38,020	38,020
Total Current Assets	\$ 2,648,254	\$ 22,198,842	\$ 24,847,096
Noncurrent Assets:			
Land and Land Improvements	\$	\$ 7,822,030	\$ 7,822,030
Construction in Progress		1,253,761	1,253,761
Capital Assets (Net of Accumulated Depreciation)	1,083,574	95,556,635	96,640,209
Total Noncurrent Assets:	\$ 1,083,574	\$ 104,632,426	\$ 105,716,000
<b>TOTAL ASSETS</b>	\$ 3,731,828	\$ 126,831,268	\$ 130,563,096
<b>DEFERRED OUTFLOWS OF RESOURCES</b>			
Deferred Charges on Refunding Bonds	\$ - 0 -	\$ 1,094,572	\$ 1,094,572
<b>TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES</b>	\$ 3,731,828	\$ 127,925,840	\$ 131,657,668
<b>LIABILITIES AND NET POSITION</b>			
Current Liabilities:			
Accounts Payable	\$ 41,178	\$ 338,243	\$ 379,421
Accrued Interest Payable	5,952	1,465,204	1,471,156
Bond Anticipation Note Payable		6,002,000	6,002,000
Bonds Payable, Due Within One Year	50,000	3,465,000	3,515,000
Total Current Liabilities	\$ 97,130	\$ 11,270,447	\$ 11,367,577
Noncurrent Liabilities:			
Due to Developer	\$ 76,000	\$ 8,832,758	\$ 8,908,758
Bonds Payable, Due After One Year	1,769,712	123,959,956	125,729,668
Security Deposits	58,950		58,950
Total Noncurrent Liabilities	\$ 1,904,662	\$ 132,792,714	\$ 134,697,376
<b>TOTAL LIABILITIES</b>	\$ 2,001,792	\$ 144,063,161	\$ 146,064,953
<b>NET POSITION</b>			
Net Investment in Capital Assets	\$ (608,019)	\$ (29,338,824)	\$ (29,946,843)
Restricted for Debt Service	1,275,620	11,724,037	12,999,657
Unrestricted	1,062,435	1,477,466	2,539,901
<b>TOTAL NET POSITION</b>	\$ 1,730,036	\$ (16,137,321)	\$ (14,407,285)
<b>TOTAL LIABILITIES AND NET POSITION</b>	\$ 3,731,828	\$ 127,925,840	\$ 131,657,668

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

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**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**STATEMENT OF ACTIVITIES**  
**MARCH 31, 2021**

		Program Revenues	
	Expenses	Charges for Services	Charges For Regional Services
<b>GOVERNMENTAL ACTIVITIES (INTERNAL DISTRICT)</b>			
Service Operations	\$ 746,868	\$ 468,367	\$
Contractual Obligation	1,059,686		
<b>TOTAL GOVERNMENTAL ACTIVITIES (INTERNAL DISTRICT)</b>	<u>\$ 1,806,554</u>	<u>\$ 468,367</u>	<u>\$ -0-</u>
<b>BUSINESS-TYPE ACTIVITIES (MASTER DISTRICT)</b>			
Regional Service Operations	\$ 3,109,894	\$	\$ 10,798,295
Depreciation	3,215,002		
Developer Interest	558,390		
Debt Issuance Costs	925,608		
Debt Interest Expense	4,513,460		
<b>TOTAL BUSINESS-TYPE ACTIVITIES (MASTER DISTRICT)</b>	<u>\$ 12,322,354</u>	<u>\$ -0-</u>	<u>\$ 10,798,295</u>
<b>TOTAL PRIMARY GOVERNMENT</b>	<u>\$ 14,128,908</u>	<u>\$ 468,367</u>	<u>\$ 10,798,295</u>
<b>GENERAL REVENUES AND TRANSFERS</b>			
Property Taxes, Including Penalties and Interest			
Investment Income			
<b>TOTAL GENERAL REVENUES AND TRANSFERS</b>			
<b>CHANGE IN NET POSITION</b>			
<b>NET POSITION - APRIL 1, 2020</b>			
<b>NET POSITION - MARCH 31, 2021</b>			

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

Net Revenue (Expense) and Changes in Net Position Primary Government		
Governmental Activities	Business-Type Activities	Total
\$ (278,501)	\$	\$ (278,501)
<u>(1,059,686)</u>	<u></u>	<u>(1,059,686)</u>
\$ (1,338,187)	\$ -0-	\$ (1,338,187)
\$	\$ 7,688,401	\$ 7,688,401
	(3,215,002)	(3,215,002)
	(558,390)	(558,390)
	(925,608)	(925,608)
<u></u>	<u>(4,513,460)</u>	<u>(4,513,460)</u>
\$ -0-	\$ (1,524,059)	\$ (1,524,059)
\$ <u>(1,338,187)</u>	\$ <u>(1,524,059)</u>	\$ <u>(2,862,246)</u>
\$ 1,494,393	\$	\$ 1,494,393
<u>24,133</u>	<u>26,466</u>	<u>50,599</u>
\$ 1,518,526	\$ 26,466	\$ 1,544,992
\$ 180,339	\$ (1,497,593)	\$ (1,317,254)
<u>1,549,697</u>	<u>(14,639,728)</u>	<u>(13,090,031)</u>
\$ <u>1,730,036</u>	\$ <u>(16,137,321)</u>	\$ <u>(14,407,285)</u>

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**GOVERNMENTAL FUNDS BALANCE SHEET (INTERNAL DISTRICT ACTIVITIES)**  
**MARCH 31, 2021**

	General Fund	Debt Service/ Contract Tax Fund	Capital Projects Fund	Total
<b>ASSETS</b>				
Cash	\$ 335,896	\$ 580,232	\$ 4,451	\$ 920,579
Investments	865,151	696,390	123,668	1,685,209
Property Taxes Receivable	3,913	22,150		26,063
Service Accounts Receivable	11,485			11,485
Due From Other Funds	21,811			21,811
<b>TOTAL ASSETS</b>	<u>\$ 1,238,256</u>	<u>\$ 1,298,772</u>	<u>\$ 128,119</u>	<u>\$ 2,665,147</u>
<b>LIABILITIES</b>				
Accounts Payable	\$ 40,871	\$ 307	\$	\$ 41,178
Due to Other Funds		21,811		21,811
Security Deposits	58,950			58,950
<b>TOTAL LIABILITIES</b>	<u>\$ 99,821</u>	<u>\$ 22,118</u>	<u>\$ - 0 -</u>	<u>\$ 121,939</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Property Taxes	<u>\$ 3,913</u>	<u>\$ 22,150</u>	<u>\$ - 0 -</u>	<u>\$ 26,063</u>
<b>FUND BALANCES</b>				
Restricted for Authorized Construction	\$	\$	\$ 128,119	\$ 128,119
Restricted for Contractual Obligations		891,424		891,424
Restricted for Internal District Debt		363,080		363,080
Unassigned	1,134,522			1,134,522
<b>TOTAL FUND BALANCES</b>	<u>\$ 1,134,522</u>	<u>\$ 1,254,504</u>	<u>\$ 128,119</u>	<u>\$ 2,517,145</u>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>	<u>\$ 1,238,256</u>	<u>\$ 1,298,772</u>	<u>\$ 128,119</u>	<u>\$ 2,665,147</u>

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



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO THE**  
**STATEMENT OF NET POSITION (INTERNAL DISTRICT ACTIVITIES)**  
**MARCH 31, 2021**

Total Fund Balances - Governmental Funds		\$ 2,517,145
Amounts Reported for Governmental Activities in the Statement of Net Position are different because:		
Capital assets are not current financial resources and, therefore, are not reported as assets in governmental funds.		1,083,574
Deferred inflows of resources related to property tax revenues and penalty and interest receivable on delinquent taxes for the 2020 and prior tax levies became part of recognized revenue in the governmental activities of the District.		30,981
Long-term liabilities not due and payable in the current period and, therefore, are not reported as liabilities in the funds.		
Due to Developer	\$ (76,000)	
Accrued Interest Payable	(5,952)	
Bonds Payable	<u>(1,819,712)</u>	<u>(1,901,664)</u>
Total Net Position - Governmental Activities		<u>\$ 1,730,036</u>

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND**  
**BALANCES - GOVERNMENTAL FUNDS (INTERNAL DISTRICT ACTIVITIES)**  
**FOR THE YEAR ENDED MARCH 31, 2021**

	General Fund	Debt Service/ Contract Tax Fund	Capital Projects Fund	Total
<b>REVENUES</b>				
Property Taxes	\$ 231,253	\$ 1,251,133	\$	\$ 1,482,386
Water Service	177,330			177,330
Wastewater Service	141,908			141,908
Regional Water Authority Fees	149,129			149,129
Penalty and Interest	2,047	4,949		6,996
Investment and Miscellaneous Revenues	1,627	22,292	214	24,133
<b>TOTAL REVENUES</b>	<u>\$ 703,294</u>	<u>\$ 1,278,374</u>	<u>\$ 214</u>	<u>\$ 1,981,882</u>
<b>EXPENDITURES</b>				
Service Operations:				
Professional Fees	\$ 98,893	\$ 2,647	\$ 5,977	\$ 107,517
Contracted Services	114,964	20,812		135,776
Purchased Water and Wastewater Services	212,184			212,184
Regional Water Authority Assessments	127,939			127,939
Repairs and Maintenance	20,006			20,006
Other	31,339	7,652	5	38,996
Debt Service:				
Bond Principal		45,000		45,000
Bond Interest		72,103		72,103
Contractual Obligation		1,059,686		1,059,686
<b>TOTAL EXPENDITURES</b>	<u>\$ 605,325</u>	<u>\$ 1,207,900</u>	<u>\$ 5,982</u>	<u>\$ 1,819,207</u>
<b>NET CHANGE IN FUND BALANCES</b>	\$ 97,969	\$ 70,474	\$ (5,768)	\$ 162,675
<b>FUND BALANCES - APRIL 1, 2020</b>	<u>1,036,553</u>	<u>1,184,030</u>	<u>133,887</u>	<u>2,354,470</u>
<b>FUND BALANCES - MARCH 31, 2021</b>	<u>\$ 1,134,522</u>	<u>\$ 1,254,504</u>	<u>\$ 128,119</u>	<u>\$ 2,517,145</u>

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500  
RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF  
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES TO THE  
STATEMENT OF ACTIVITIES (INTERNAL DISTRICT ACTIVITIES)  
FOR THE YEAR ENDED MARCH 31, 2021**

Net Change in Fund Balances - Governmental Funds	\$	162,675
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report tax revenues when collected. However, in the Statement of Activities, revenue is recorded in the accounting period for which the taxes are levied.		5,002
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Governmental funds report penalty and interest revenue on property taxes when collected. However, in the Statement of Activities, revenue is recorded when penalties and interest are assessed.		9
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Governmental funds do not account for depreciation. However, in the Statement of Net Position, capital assets are depreciated and depreciation expense is recorded in the Statement of Activities.		(30,114)
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Governmental funds report bond principal payments as expenditures. However, in the Statement of Net Position, bond principal payments are reported as decreases in long-term liabilities.		45,000
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Governmental funds report interest expenditures on long-term debt as expenditures in the year paid. However, in the Statement of Net Position, interest is accrued on the long-term debt through fiscal year-end.		(2,233)
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Change in Net Position - Governmental Activities	\$	<u>180,339</u>
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The accompanying notes to the financial  
statements are an integral part of this report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**STATEMENT OF NET POSITION - ENTERPRISE FUND**  
**(MASTER DISTRICT ACTIVITIES)**  
**MARCH 31, 2021**

	Business-type Activities - (Master District) Enterprise Fund
<b><u>ASSETS</u></b>	
<b>CURRENT ASSETS</b>	
Cash	\$ 232,290
Investments	1,272,831
Restricted Cash	3,373,926
Restricted Investments	17,106,960
Receivables:	
Service Accounts Receivable	4,000
Participants	170,815
Prepaid Costs	38,020
<b>TOTAL CURRENT ASSETS</b>	<u>\$ 22,198,842</u>
<b>CAPITAL ASSETS</b>	
Land and Land Improvements	\$ 7,822,030
Construction in Progress	1,253,761
Capital Assets (Net of Accumulated Depreciation)	95,556,635
<b>TOTAL NONCURRENT ASSETS</b>	<u>\$ 104,632,426</u>
<b>TOTAL ASSETS</b>	<u>\$ 126,831,268</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Deferred Charges on Refunding Bonds	\$ 1,094,572
<b>TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES</b>	<u><u>\$ 127,925,840</u></u>
<b><u>LIABILITIES AND NET POSITION</u></b>	
<b>CURRENT LIABILITIES</b>	
Accounts Payable	\$ 338,243
Accrued Interest Payable	1,465,204
Bond Anticipation Note Payable	6,002,000
Bonds Payable, Due Within One Year	3,465,000
<b>TOTAL CURRENT LIABILITIES</b>	<u>\$ 11,270,447</u>
<b>NONCURRENT LIABILITIES</b>	
Due to Developer	\$ 8,832,758
Bonds Payable, Due After One Year	123,959,956
<b>TOTAL NONCURRENT LIABILITIES</b>	<u>\$ 132,792,714</u>
<b>TOTAL LIABILITIES</b>	<u>\$ 144,063,161</u>
<b><u>NET POSITION</u></b>	
Net Investment in Capital Assets	\$ (29,338,824)
Restricted for Debt Service	11,724,037
Unrestricted	1,477,466
<b>TOTAL NET POSITION</b>	<u>\$ (16,137,321)</u>
<b>TOTAL LIABILITIES AND NET POSITION</b>	<u><u>\$ 127,925,840</u></u>

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET**  
**POSITION - ENTERPRISE FUND (MASTER DISTRICT ACTIVITIES)**  
**FOR THE YEAR ENDED MARCH 31, 2021**

	Business-type (Master District) Activities - Enterprise Fund
<b>OPERATING REVENUES</b>	
Service Revenues	\$ 1,160,656
Regional Water Authority Assessments	1,279,688
Miscellaneous Revenues	<u>254,000</u>
<b>TOTAL OPERATING REVENUES</b>	<u>\$ 2,694,344</u>
<b>OPERATING EXPENSES</b>	
Professional Fees	\$ 1,074,152
Purchased Water Service	1,089,732
Contracted Services	216,193
Repair and Maintenance	391,800
Utilities	115,053
Depreciation	3,215,002
Other	<u>222,964</u>
<b>TOTAL OPERATING EXPENSES</b>	<u>\$ 6,324,896</u>
<b>OPERATING INCOME (LOSS)</b>	<u>\$ (3,630,552)</u>
<b>NONOPERATING REVENUES (EXPENSES)</b>	
Investment Income	\$ 26,466
Contractual Obligations from Participants	8,103,951
Debt Issuance Costs	(925,608)
Debt Service:	
Developer Interest	(558,390)
Debt Interest and Amortization Costs	<u>(4,513,460)</u>
<b>TOTAL NONOPERATING REVENUES (EXPENSES)</b>	<u>\$ 2,132,959</u>
<b>CHANGE IN NET POSITION</b>	<u>\$ (1,497,593)</u>
<b>NET POSITION - APRIL 1, 2020</b>	<u>(14,639,728)</u>
<b>NET POSITION - MARCH 31, 2021</b>	<u><u>\$ (16,137,321)</u></u>

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**STATEMENT OF CASH FLOWS – ENTERPRISE FUND**  
**(MASTER DISTRICT ACTIVITIES)**  
**FOR THE YEAR ENDED MARCH 31, 2021**

	Business-type (Master District) Activities - Enterprise Fund
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>	
Cash Received from Participants and Others	\$ 2,634,131
Cash Payments for Goods and Services	<u>(3,089,752)</u>
<b>NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES</b>	<u>\$ (455,621)</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:</b>	
Contract Tax Payments from Participants	\$ 8,103,951
Payments for Capital Assets	(11,290,308)
Interest Expense	(4,907,118)
Bond and Bond Anticipation Note Proceeds	17,252,000
Bond Principal Paid	(7,905,000)
Capital Lease Principal Paid	(303,937)
Debt Issuance Costs	(817,020)
Bond Premium	132,893
Deferred Charges on Refunding Bonds	<u>(202,165)</u>
<b>NET CASH PROVIDED (USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES</b>	<u>\$ 63,296</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>	
Receipt of Interest	<u>\$ 26,466</u>
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS</b>	\$ (365,859)
<b>CASH AND CASH EQUIVALENTS - APRIL 1, 2020</b>	<u>22,351,866</u>
<b>CASH AND CASH EQUIVALENTS - MARCH 31, 2021</b>	<u><u>\$ 21,986,007</u></u>
<b>RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES:</b>	
Operating Income (Loss)	\$ (3,630,552)
Depreciation	3,215,002
(Increase) Decrease in Service Fees Receivable	(2,000)
(Increase) Decrease in Other Receivables	(58,213)
(Increase) Decrease in Prepaid Expenses	28,021
Increase (Decrease) in Accounts Payable	<u>(7,879)</u>
<b>NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES</b>	<u><u>\$ (455,621)</u></u>

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2021**

**NOTE 1. CREATION OF DISTRICT**

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

**NOTE 2. SIGNIFICANT ACCOUNTING POLICIES**

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

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

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

Financial Statement Presentation

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2021**

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

Financial Statement Presentation (Continued)

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

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

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

Government-Wide Financial Statements

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

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

Fund Financial Statements

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



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2021**

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

Fund Financial Statements (Continued)

Governmental Funds

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

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

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

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

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

Basis of Accounting

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

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

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2021**

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

Basis of Accounting (Continued)

is intent to repay the amount and if the debtor fund has the ability to repay the advance on a timely basis. In the Internal District Activities, the Debt Service/Contract Tax Fund owed the General Fund \$21,811 for contract tax collections.

Capital Assets

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

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

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

Budgeting

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2021**

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

Pensions

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

Measurement Focus

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

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

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

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

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

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

# HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500

## NOTES TO THE FINANCIAL STATEMENTS

### MARCH 31, 2021

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

##### Measurement Focus (Continued)

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

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

##### Accounting Estimates

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

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

	<u>Series 2017</u>
Amount Outstanding - March 31, 2021	\$1,870,000
Interest Rates	3.00%-4.10%
Maturity Dates – Serially Beginning/Ending	September 1, 2021/2042
Interest Payment Dates	September 1, March 1
Callable Dates	September 1, 2025*

\* The bonds are subject to redemption at the option of the District prior to their maturity in whole or from time to time in part, on the call date or any date thereafter at a price of par value plus unpaid accrued interest from the most recent interest payment date to the date fixed for redemption. Series 2017 term bonds maturing September 1, 2034, September 1, 2036, September 1, 2039 and September 1, 2042, are subject to mandatory redemption beginning September 1, 2031, September 1, 2035, September 1, 2037 and September 1, 2040, respectively.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2021**

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

The following is a summary of transactions regarding bonds payable for the year ended March 31, 2021:

	April 1, 2020	Additions	Retirements	March 31, 2021
Bonds Payable	\$ 1,915,000	\$	\$ 45,000	\$ 1,870,000
Unamortized Discount	(52,634)		(2,346)	(50,288)
Bonds Payable, Net	<u>\$ 1,862,366</u>	<u>\$ -0-</u>	<u>\$ 42,654</u>	<u>\$ 1,819,712</u>
		Amount Due Within One Year		\$ 50,000
		Amount Due After One Year		<u>1,769,712</u>
		Bonds Payable, Net		<u>\$ 1,819,712</u>

As of March 31, 2021, the debt service requirements on the bonds outstanding were as follows:

Fiscal Year	Principal	Interest	Total
2022	\$ 50,000	\$ 70,678	\$ 120,678
2023	50,000	69,177	119,177
2024	55,000	67,603	122,603
2025	55,000	65,911	120,911
2026	60,000	64,055	124,055
2027-2031	340,000	286,573	626,573
2032-2036	440,000	211,350	651,350
2037-2041	555,000	112,787	667,787
2042-2043	265,000	10,967	275,967
	<u>\$ 1,870,000</u>	<u>\$ 959,101</u>	<u>\$ 2,829,101</u>

During the year ended March 31, 2021, the District levied an ad valorem debt service tax rate of \$0.095 per \$100 of assessed valuation, which resulted in a tax levy of \$146,923 on the adjusted taxable valuation of \$154,656,225 for the 2020 tax year. The bond resolution requires the District to levy and collect an ad valorem debt service tax sufficient to pay interest and principal on bonds when due and the cost of assessing and collecting taxes. See Note 7 for the maintenance tax levy and Note 6 for the contract tax levy.

As of March 31, 2021, the District had authorized but unissued water, sewer and drainage bonds, and related refunding bonds of \$29,250,000, recreational facilities bonds and related refunding bonds of \$20,000,000 and road bonds and related refunding bonds of \$14,230,000. The bonds are payable from the proceeds of an ad valorem tax levied upon all property subject to taxation within the District.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2021**

**NOTE 4. DEPOSITS AND INVESTMENTS**

Deposits

Custodial credit risk is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. The District's deposit policy for custodial credit risk requires compliance with the provisions of Texas statutes. Texas statutes require that any cash balance in any fund shall, to the extent not insured by the Federal Deposit Insurance Corporation or its successor, be continuously secured by a valid pledge to the District of securities eligible under the laws of Texas to secure the funds of the District, having an aggregate market value, including accrued interest, at all times equal to the uninsured cash balance in the fund to which such securities are pledged. At fiscal year end, the carrying amount of the District's deposits was \$4,526,795 and the bank balance was \$4,788,715. The District was not exposed to custodial credit risk at year-end. The carrying values of the deposits are included in the Governmental Funds Balance Sheet and the Statement of Net Position at March 31, 2021, as listed below:

GENERAL FUND (INTERNAL DISTRICT ACTIVITIES)	\$ 335,896
DEBT SERVICE/CONTRACT TAX FUND (INTERNAL DISTRICT ACTIVITIES)	580,232
CAPITAL PROJECTS FUND (INTERNAL DISTRICT ACTIVITIES)	4,451
ENTERPRISE FUND (MASTER DISTRICT ACTIVITIES)	232,290
ENTERPRISE FUND (MASTER DISTRICT ACTIVITIES) - RESTRICTED FOR CAPITAL PROJECTS	3,373,926
TOTAL DEPOSITS	<u>\$ 4,526,795</u>

Investments

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2021**

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

Investments (Continued)

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

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

The District invests in TexPool, an external investment pool that is not SEC-registered. The Texas Comptroller of Public Accounts has oversight of the pool. Federated Investors, Inc. manages the daily operations of the pool under a contract with the Comptroller. TexPool measures all its portfolio assets at amortized cost. As a result, the District also measures its investments in TexPool at amortized cost for financial reporting purposes. There are no limitations or restrictions on withdrawals from TexPool. As of March 31, 2021, the District had the following investments and maturities:

Fund and Investment Type	Fair Value	Maturities of Less Than 1 Year
<u>MASTER DISTRICT ACTIVITIES</u>		
<u>ENTERPRISE FUND</u>		
TexPool	\$ 5,183,408	\$ 5,183,408
Money Market Mutual Funds	<u>13,196,383</u>	<u>13,196,383</u>
TOTAL MASTER DISTRICT INVESTMENTS	<u>\$ 18,379,791</u>	<u>\$ 18,379,791</u>
<u>INTERNAL DISTRICT ACTIVITIES</u>		
<u>GENERAL FUND</u>		
TexPool	<u>\$ 865,151</u>	<u>\$ 865,151</u>
<u>DEBT SERVICE FUND</u>		
TexPool	<u>\$ 696,390</u>	<u>\$ 696,390</u>
<u>CAPITAL PROJECTS FUND</u>		
TexPool	<u>\$ 123,668</u>	<u>\$ 123,668</u>
TOTAL INTERNAL DISTRICT INVESTMENTS	<u>\$ 1,685,209</u>	<u>\$ 1,685,209</u>

# HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500

## NOTES TO THE FINANCIAL STATEMENTS

### MARCH 31, 2021

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

##### Investments (Continued)

Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. At March 31, 2021, the District's investments in the money market mutual fund and TexPool were rated A-1+ and AAAm, respectively, by Standard and Poor's.

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

##### Restrictions

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

#### NOTE 5. CAPITAL ASSETS

##### Governmental Activities – Internal District Activities

	April 1, 2020	Increases	Decreases	March 31, 2021
<b>Capital Assets Subject to Depreciation</b>				
Water System	\$ 354,332	\$	\$	\$ 354,332
Wastewater System	179,785			179,785
Drainage System	820,995			820,995
<b>Total Capital Assets</b>				
<b>Subject to Depreciation</b>	<u>\$ 1,355,112</u>	<u>\$ - 0 -</u>	<u>\$ - 0 -</u>	<u>\$ 1,355,112</u>
<b>Less Accumulated Depreciation</b>				
Water System	\$ 59,874	\$ 7,874	\$	\$ 67,748
Wastewater System	28,560	3,995		32,555
Drainage System	152,990	18,245		171,235
<b>Total Accumulated Depreciation</b>	<u>\$ 241,424</u>	<u>\$ 30,114</u>	<u>\$ - 0 -</u>	<u>\$ 271,538</u>
<b>Total Depreciable Capital Assets, Net of Accumulated Depreciation</b>	<u><u>\$ 1,113,688</u></u>	<u><u>\$ (30,114)</u></u>	<u><u>\$ - 0 -</u></u>	<u><u>\$ 1,083,574</u></u>



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2021**

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

Business-type Activities - Master District Activities

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

	April 1, 2020	Increases	Decreases	March 31, 2021
<b>Capital Assets Not Subject to Depreciation</b>				
Land and Land Improvements	\$ 6,582,078	\$ 1,239,952	\$	\$ 7,822,030
Construction in Progress	1,245,784	10,590,522	10,582,545	1,253,761
<b>Total Capital Assets Not Subject to Depreciation</b>	<b>\$ 7,827,862</b>	<b>\$ 11,830,474</b>	<b>\$ 10,582,545</b>	<b>\$ 9,075,791</b>
<b>Capital Assets Subject to Depreciation</b>				
Water System	\$ 9,179,334	\$ 188,344	\$	\$ 9,367,678
Wastewater System	10,847,249	48,332		10,895,581
Drainage System	55,632,151	156,401		55,788,552
Road Facilities	24,506,868	152,407		24,659,275
Landscape and Hardscape	4,613,060	8,797,110		13,410,170
<b>Total Capital Assets Subject to Depreciation</b>	<b>\$ 104,778,662</b>	<b>\$ 9,342,594</b>	<b>\$ - 0 -</b>	<b>\$ 114,121,256</b>
<b>Less Accumulated Depreciation</b>				
Water System	\$ 1,000,093	\$ 233,458	\$	\$ 1,233,551
Wastewater System	1,670,889	286,118		1,957,007
Drainage System	8,092,265	1,275,137		9,367,402
Road Facilities	3,459,358	606,363		4,065,721
Landscape and Hardscape	1,127,014	813,926		1,940,940
<b>Total Accumulated Depreciation</b>	<b>\$ 15,349,619</b>	<b>\$ 3,215,002</b>	<b>\$ - 0 -</b>	<b>\$ 18,564,621</b>
<b>Total Depreciable Capital Assets, Net of Accumulated Depreciation</b>	<b>\$ 89,429,043</b>	<b>\$ 6,127,592</b>	<b>\$ - 0 -</b>	<b>\$ 95,556,635</b>
<b>Total Capital Assets, Net of Accumulated Depreciation</b>	<b>\$ 97,256,905</b>	<b>\$ 17,958,066</b>	<b>\$ 10,582,545</b>	<b>\$ 104,632,426</b>

**NOTE 6. CONTRACT TAX**

The voters have approved the levy and collection of an annual contract tax imposed on all taxable property within the boundaries of the District, as Internal District, in an unlimited amount per \$100 of assessed valuation for purposes of making payments of the District's share of the debt service requirements of the Master District's water, sewer, drainage, road, and park contract revenue bonds, and for monthly charges associated with the services from the Master District's regional water, sewer, drainage, road, and park facilities (see Note 13). During the current year, the District levied an ad valorem contract tax rate of \$0.75 per \$100 of assessed valuation, which resulted in a tax levy of \$1,159,922 on the adjusted taxable valuation of \$154,656,225 for the 2020 tax year.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2021**

**NOTE 7. MAINTENANCE TAX**

On November 6, 2007, the voters of the District approved the levy and collection of a maintenance tax in an amount not to exceed \$1.50 per \$100 of assessed valuation of taxable property within the District, as Internal District. The maintenance tax is to be used by the General Fund (Internal District Activities) to pay expenditures for operations and maintenance of the District. During the year ended March 31, 2021, the District levied an ad valorem maintenance tax rate of \$0.155 per \$100 of assessed valuation, which resulted in a tax levy of \$239,717 on the adjusted taxable valuation of \$154,656,225 for the 2020 tax year.

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

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

**NOTE 8. STRATEGIC PARTNERSHIP AGREEMENT**

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

**NOTE 9. UNREIMBURSED COSTS**

The District has entered into financing agreements with its developer. The agreements call for the developer to fund costs associated with water, sewer, drainage, park and road facilities until such time as the District can sell bonds to reimburse its developer. See also Notes 13, 16 and 17 for more information.

Due to Developer, April 1, 2020	\$ 9,608,543
Add: Current Year Additions	4,134,604
Less: Current Year Reimbursements	<u>(4,834,389)</u>
Due to Developer, March 31, 2021	<u>\$ 8,908,758</u>

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2021**

**NOTE 10. RISK MANAGEMENT**

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

**NOTE 11. WATER TRUNKLINE FINANCING AGREEMENT**

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

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

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

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

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2021**

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

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

Each Participant has contracted with the Master District to provide, receive, and transport its water supply, sanitary waste, and storm waters through the Master District facilities. The Master District has assumed the responsibility of providing parks and major roadways. The Master District finances the Master District facilities through the issuance of Master District contract revenue bonds. The Master District has the authority to issue water, wastewater and drainage bonds not to exceed \$754,660,000, road bonds not to exceed \$350,600,000 and park bonds not to exceed \$64,550,000. As of March 31, 2021, the Master District has authorized but unissued water, wastewater and drainage bonds of \$654,090,000, road bonds of \$310,240,000 and park bonds of \$64,550,000.

Each Participant is responsible for its pro rata share of the debt service requirements on the Master District contract revenue bonds. The Master District owns and operates the Master District facilities, except to the extent roadways and storm sewers are accepted for maintenance by Harris County or other governmental entities. The Master District prepares an operating budget annually. The budget is based on annual estimates provided by each Participant to the Master District for waste discharge, water usage and connections. The contract also provides for an operating reserve equal to three months operating expenses as set forth in the annual budget. As of March 31, 2021, the Master District had enough funds on hand to meet this requirement.

Each Participant’s monthly bill is determined by multiplying the total number of equivalent single-family residential connections (ESFC) reserved for the Participant on the first day of the previous month by the unit cost per ESFC shown in the budget for each Participant, which was \$28 per ESFC as of the fiscal year end. The fee changed to \$27 per ESFC effective April 1, 2021. The Master District separates the Authority fees from the monthly per connection charges and bills such Authority fees to each Participant monthly based upon that Participant’s actual water usage plus an additional 5% for flushing and other non-metered water usage. As of the fiscal year end the rate charged to each participant for the Authority fees was \$4.04 per 1,000 gallons of surface water. The Master District also purchased groundwater through its interconnect with Remington MUD No. 1 in the current fiscal year (see Note 22).

During the year ended March 31, 2021, the Internal District made payments of \$212,184 and \$127,939, District No. 501 made payments of \$536,256 and \$672,167 and District No. 502 made payments of \$412,216 and \$479,581 to the Master District for purchased water and wastewater services and Regional Water Authority Assessments, respectively.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2021**

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

The District has the following Master District contract revenue bonds outstanding at year end:

	Series 2013 Water, Sewer and Drainage Facilities	Series 2014 Water, Sewer and Drainage Facilities	Series 2015 Road Facilities
Amount Outstanding - March 31, 2021	\$7,020,000	\$4,875,000	\$9,405,000
Interest Rates	3.25%-5.00%	2.60%-4.00%	2.50%-4.00%
Maturity Dates - Serially Beginning/Ending	December 1, 2021/2040	December 1, 2021/2039	December 1, 2021/2039
Interest Payment Dates	June 1, December 1	June 1, December 1	June 1, December 1
Callable Dates	December 1, 2021*	December 1, 2022*	December 1, 2022*
	Series 2015 Water, Sewer and Drainage Facilities	Series 2016 Taxable Water, Sewer and Drainage Facilities	Series 2016 Road Facilities
Amount Outstanding - March 31, 2021	\$14,380,000	\$14,725,000	\$11,245,000
Interest Rates	2.00%-4.00%	3.00%-3.75%	2.00%-3.125%
Maturity Dates - Serially Beginning/Ending	December 1, 2021/2040	December 1, 2021/2041	December 1, 2021/2041
Interest Payment Dates	June 1, December 1	June 1, December 1	June 1, December 1
Callable Dates	December 1, 2023*	December 1, 2023*	December 1, 2024*

\* The bonds are subject to redemption at the option of the District prior to their maturity in whole or from time to time in part, on the call date or any date thereafter at a price of par value plus unpaid accrued interest from the most recent interest payment date to the date fixed for redemption. Series 2013 term bonds maturing December 1, 2024, 2026, 2028, 2030, 2035, and 2040, are subject to mandatory redemption beginning December 1, 2023, 2025, 2027, 2029, 2031, and 2036, respectively. Series 2014 term bonds maturing December 1, 2030, 2032, 2035, and 2039, are subject to mandatory redemption beginning December 1, 2029, 2031, 2034, and 2036, respectively. Series 2015 (Road) term bonds maturing December 1, 2033, 2035, and 2039, are subject to mandatory redemption beginning December 1, 2029, 2034, and 2036, respectively. Series 2015 term bonds maturing December 1, 2037, and 2040, are subject to mandatory redemption beginning December 1, 2035, and 2038, respectively. Series 2016 term bonds maturing December 1, 2039, and 2041, are subject to mandatory redemption beginning December 1, 2038, and 2040, respectively. Series 2016 (Road) term bonds maturing December 1, 2026, 2034, 2039, and 2041, are subject to mandatory redemption beginning December 1, 2025, 2033, 2038, and 2040, respectively.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2021**

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

	Series 2017 Water, Sewer and Drainage Facilities Refunding	Series 2017 Water, Sewer and Drainage Facilities	Series 2018 Road Facilities
Amount Outstanding - March 31, 2021	\$6,325,000	\$11,035,000	\$9,135,000
Interest Rates	2.00%-4.00%	3.00%-3.50%	3.00%-5.00%
Maturity Dates - Serially Beginning/Ending	December 1, 2021/2037	December 1, 2021/2042	December 1, 2021/2042
Interest Payment Dates	June 1, December 1	June 1, December 1	June 1, December 1
Callable Dates	December 1, 2025*	December 1, 2025*	December 1, 2025*
	Series 2018 Taxable Water, Sewer and Drainage Facilities	Series 2019 Water, Sewer and Drainage Facilities	Series 2019 Road Facilities
Amount Outstanding - March 31, 2021	\$9,890,000	\$12,410,000	\$7,360,000
Interest Rates	3.00%-5.00%	3.00%-5.00%	2.75%-4.75%
Maturity Dates - Serially Beginning/Ending	December 1, 2021/2043	December 1, 2021/2044	December 1, 2021/2044
Interest Payment Dates	June 1, December 1	June 1, December 1	June 1, December 1
Callable Dates	December 1, 2025*	December 1, 2025*	December 1, 2025*

\* The bonds are subject to redemption at the option of the District prior to their maturity in whole or from time to time in part, on the call date or any date thereafter at a price of par value plus unpaid accrued interest from the most recent interest payment date to the date fixed for redemption. Series 2017 term bonds maturing December 1, 2030, 2033, 2039, and 2042 are subject to mandatory redemption beginning December 1, 2028, 2031, 2038, and 2041, respectively. Series 2018 (Road) term bonds maturing December 1, 2031, 2033, 2035, 2037, 2039, and 2042, are subject to mandatory redemption beginning December 1, 2030, 2032, 2034, 2036, 2038, and 2040, respectively. Series 2018 term bonds maturing December 1, 2033, 2035, 2037, 2039, 2041, and 2043 are subject to mandatory redemption beginning December 1, 2032, 2034, 2036, 2038, 2040, and 2042, respectively. Series 2019 term bonds maturing December 1, 2033, 2037, 2040, and 2044, are subject to mandatory redemption beginning December 1, 2032, 2036, 2038, and 2043, respectively. Series 2019 (Road) term bonds maturing December 1, 2029, 2036, and 2043, are subject to mandatory redemption beginning December 1, 2026, 2030, and 2037, respectively.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2021**

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

	Series 2020 Water, Sewer and Drainage Facilities Refunding	Series 2020 Taxable Water, Sewer and Drainage Facilities
Amount Outstanding - March 31, 2021	\$4,645,000	\$6,545,000
Interest Rates	2.00%-3.00%	2.50%-10.00%
Maturity Dates - Serially Beginning/Ending	December 1, 2021/2039	December 1, 2022/2045
Interest Payment Dates	June 1, December 1	June 1, December 1
Callable Dates	December 1, 2025*	December 1, 2025*

\* The bonds are subject to redemption at the option of the District prior to their maturity in whole or from time to time in part, on the call date or any date thereafter at a price of par value plus unpaid accrued interest from the most recent interest payment date to the date fixed for redemption. Series 2020 term bonds maturing December 1, 2045, are subject to mandatory redemption beginning December 1, 2037.

As of March 31, 2021, the Master District has contract revenue bonds outstanding totaling \$128,995,000. The debt service requirements on the outstanding bonds were as follows:

Fiscal Year	Principal	Interest	Total
2022	\$ 3,465,000	\$ 4,395,611	\$ 7,860,611
2023	3,605,000	4,285,283	7,890,283
2024	3,730,000	4,162,245	7,892,245
2025	3,840,000	4,038,496	7,878,496
2026	3,965,000	3,920,956	7,885,956
2027-2031	21,755,000	17,649,643	39,404,643
2032-2036	25,640,000	13,753,016	39,393,016
2037-2041	30,680,000	8,726,509	39,406,509
2042-2046	32,315,000	2,871,456	35,186,456
	<u>\$ 128,995,000</u>	<u>\$ 63,803,215</u>	<u>\$ 192,798,215</u>

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2021**

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

The following is a summary of transactions regarding bonds payable for the year ended March 31, 2021:

	April 1, 2020	Additions	Retirements	March 31, 2021
Bonds Payable	\$ 125,650,000	\$ 11,250,000	\$ 7,905,000	\$ 128,995,000
Unamortized Discounts	(1,946,293)		(209,921)	(1,736,372)
Unamortized Premiums	39,110	132,893	5,675	166,328
Bonds Payable, Net	<u>\$ 123,742,817</u>	<u>\$ 11,382,893</u>	<u>\$ 7,700,754</u>	<u>\$ 127,424,956</u>
		Amount Due Within One Year		\$ 3,465,000
		Amount Due After One Year		123,959,956
		Bonds Payable, Net		<u>\$ 127,424,956</u>

For applicable bond issues, the District has covenanted that it will take all necessary steps to comply with the requirement that rebatable arbitrage earnings on the investment of the gross debt proceeds, within the meaning of section 148(f) of the Internal Revenue Code, be rebated to the federal government. The minimum requirement for determination of the rebatable amount is on the five-year anniversary of the issuance of the debt. The District is required to provide to certain information repositories continuing disclosure of annual financial information and operating data with respect to the District. The information is of the general type included in the annual audit report and must be filed within six months after the end of each fiscal year of the District.

**NOTE 14. WEST HARRIS COUNTY REGIONAL WATER AUTHORITY**

The District is located within the boundaries of the West Harris County Regional Water Authority (the "Authority"). The Authority was created for purposes including the acquisition and provision of surface water and groundwater for residential, commercial, industrial, agricultural, and other uses, the reduction of groundwater withdrawals, the conservation, preservation, protection, recharge, and prevention of waste of groundwater, and of groundwater reservoirs or their subdivisions, and the control of subsidence caused by withdrawal of water from those groundwater reservoirs or their subdivisions. The Authority charges a fee, based on the amount of water pumped from a well, to the owner of wells located within the boundaries of the Authority, unless exempted. As of January 1, 2021, the fee per 1,000 gallons of surface water purchased from the Authority is \$3.85. During the current fiscal year, the Master District paid \$1,089,732 for surface water. The Master District also purchased groundwater through its interconnect with Remington MUD No. 1 in the current fiscal year (see Note 22).



# HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500

## NOTES TO THE FINANCIAL STATEMENTS

### MARCH 31, 2021

#### NOTE 15. LEASE AGREEMENT

On June 11, 2015, the Master District entered into a 60-month Lease Agreement with Purchase Option with Quadvest Construction, L.P. for the Interim Wastewater Treatment Plant, Phase 3 Expansion. Beginning May 1, 2016, monthly lease payments were due the first day of each month in the amount of \$25,742 through March 2021. The District made total lease payments of \$308,899, of which \$303,937 was principal. The lease was paid in full during the current fiscal year. Following the lease, the Phase 3 Expansion was conveyed to the Master District for ownership. The following is a summary of transactions regarding leases payable for the year ended March 31, 2021:

Total Capital Leases Payable, April 1, 2020	\$ 303,937
Less: Principal Paid	303,937
Total Capital Leases Payable, March 31, 2021	<u>\$ - 0 -</u>

#### NOTE 16. MASTER DISTRICT BOND SALES

On September 3, 2020, the Master District closed on the sale of its \$4,705,000 Series 2020 Contract Revenue Refunding Bonds (Water, Sewer and Drainage Facilities). The District used the proceeds to refund: \$415,000 of the Series 2010 Bonds with interest rates of 5.60% to 5.70%, maturity dates of 2021-2022, and a redemption date of December 1, 2020; and \$4,125,000 of Series 2012 Bonds with interest rates of 3.20% to 4.125%, maturity dates of 2021-2039, and a redemption date of December 1, 2020. The refunding resulted in gross debt service savings of \$847,496 and net present value savings of \$681,443.

On October 8, 2020, the Master District closed on the sale of its \$6,545,000 Series 2020 Taxable Contract Revenue Bonds (Water, Sewer and Drainage Facilities). The District used the proceeds as follows: Phase 1E Regional Detention Pond Contract 3; Phase 1I Regional Detention Pond; Phase 1J Phase 2 Regional Detention Pond; land acquisition for Phase 1F, Phase 1I, Phase 1J and Phase 1L Regional Detention Basins; retire the Series 2020 Bond Anticipation Note; and pay for engineering, geotechnical, developer interest costs and bond issuance costs.

#### NOTE 17. SALE OF BOND ANTICIPATION NOTES

On April 8, 2020, the District closed on the sale of its Series 2020 Taxable Bond Anticipation Note (the "BAN") in the principal amount of \$3,330,000. Proceeds from the BAN sale were used to reimburse the Developer for a portion of the following projects: Phase 1I Non-Detention; Phase 1J, Phase 2 Non-Detention; Phase 1E Non-Detention; engineering and geotechnical expenses; land acquisition costs related to Phases 1F, 1I, 1L and 1J Non-Detention; and issuance costs of the BAN. The BAN was repaid from the issuance of the Series Taxable 2020 Bonds during the current fiscal year (see Note 16).

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2021**

**NOTE 17. SALE OF BOND ANTICIPATION NOTES (Continued)**

On January 12, 2021, the District closed on the sale of its Series 2021 Park Bond Anticipation Note (the “Park BAN”) in the principal amount of \$6,002,000. Proceeds from the Park BAN sale were used to reimburse the Developer for a portion of certain landscape and hardscape improvements as well as related professional fees, land and Park BAN issuance costs. The Park BAN will be repaid from the issuance of future bonds.

**NOTE 18. USE OF SURPLUS FUNDS**

On April 3, 2020, in accordance with Rule 30 T.A.C. 293.83(c)(3)(A) of the Commission, the Master District approved the use of approximately \$50,000 of surplus Capital Projects Fund monies to cover construction costs related to the water plant piping replacement project.

On July 10, 2020, in accordance with Rule 30 T.A.C. 293.83(c)(3)(A) and (B) of the Commission, the Master District approved the use of approximately \$44,250 of surplus Capital Projects Fund monies for the replacements of the phase two aeration tank air header and associated bypass piping, the chlorine feed system, and the chlorine leak detector at the wastewater treatment plant and the replacement of the starter for booster pump no. 1 at water plant no. 1.

On December 18, 2020, in accordance with Rule 30 T.A.C. 293.83(c)(3)(A) and (B) of the Commission, the Master District approved the use of approximately \$361,000 of surplus Capital Projects Fund monies for the wastewater treatment plant aeration and digester basin rehabilitation project.

On December 18, 2020, in accordance with Rule 30 T.A.C. 293.83(c)(3)(A) of the Commission, the Master District approved the use of approximately \$31,810 of surplus Capital Projects Fund monies for the replacement of the RAS piping and the replacement of the starter on blower no. 1 at the wastewater treatment plant and the replacement of the pump level controller at lift station no. 2.

**NOTE 19. WATER SUPPLY AGREEMENTS**

Effective December 1, 2015 the District entered into a Non-Potable Water Agreement with Towne Lake Community Association, Inc. (the “Association”). The District provides non-potable water to the Association by allowing the Association to connect its irrigation systems to the District’s non-potable water trunklines. The Association pays the District a monthly base fee of \$2,000 for up to 3,000,000 gallons of non-potable water plus \$0.30 per 1,000 gallons of non-potable water in excess of 3,000,000 gallons. The term of the agreement is one year with automatic renewals thereafter for successive one-year terms, unless terminated. This agreement was amended on November 7, 2018 to permit the Association to re-sell or otherwise deliver non-potable water to the H. Towne Lake Community Association (“Heritage HOA”).

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2021**

**NOTE 19. WATER SUPPLY AGREEMENTS (Continued)**

On December 7, 2018 the District entered into a Water Supply Agreement with the Heritage HOA. The agreement provides for the District to connect to the Heritage HOA's irrigation system so that the Heritage HOA can supply the District with non-potable water for certain existing and future landscaping improvements constructed by the District. The District was responsible for the design and construction of irrigation system facilities to the point of connection with Heritage HOA's irrigation system. The non-potable water is provided at no cost to the District. The term of the agreement is one year and will automatically renew on a month-to-month basis, unless terminated.

**NOTE 20. LAW ENFORCEMENT SERVICES**

Effective March 1, 2019, the Internal District entered into a Cost Sharing Agreement for Law Enforcement Services with the Towne Lake Community Association, Inc. (the "Association"). This agreement was renewed pursuant to the First Amendment to Cost Sharing Agreement effective March 1, 2020, and then was terminated subsequent to year end.

Effective May 8, 2021, subsequent to year end, the Internal District entered into an Interlocal Agreement for Law Enforcement Services with Harris County, Texas (the "County"). The agreement ends on February 28, 2022, unless terminated sooner. Payments for the duration of the contract total \$60,733 and are paid in monthly installments.

**NOTE 21. ADVANCED FUNDING AGREEMENT**

The District has entered into an Advanced Funding Agreement with the State of Texas, acting by and through the Texas Department of Transportation ("TxDOT") for the design and construction of US 290 at Skinner Road improvements. The District will be responsible for 100% of actual project costs, which are estimated at \$12,863,360. On May 1, 2019, the District made the initial payment required under the agreement of \$100,000 to TxDOT. The District is required to pay the remaining estimated project cost of \$12,763,360 to TxDOT before construction begins. The project has been approved for federal funding through the Houston-Galveston Area Council's transportation improvement program and the District anticipates amending the Agreement before construction begins.

**NOTE 22. INTERIM AND EMERGENCY WATER SUPPLY AGREEMENTS**

On March 3, 2010, the District as Master District entered into an Interim Water Supply Agreement ("Interim Agreement") with Harris County Municipal Utility District No. 172 ("MUD 172").

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2021**

**NOTE 22. INTERIM AND EMERGENCY WATER SUPPLY AGREEMENTS**  
(Continued)

The District and Remington Municipal Utility District No. 1 (“Remington MUD No. 1”) entered into an Interim Water Capacity Lease, Surface Water Supply and Emergency Interconnect Agreement (the “Agreement”) dated April 23, 2008, and most recently amended on December 23, 2011. The term of the agreement is 50 years, unless otherwise agreed to by the districts. During the current fiscal year, the District purchased groundwater from Remington MUD No. 1 through the emergency interconnect.

On June 17, 2020, the District and Harris County Municipal Utility District No. 196 (“District No. 196”) entered into an Emergency Water Supply Agreement (the “Agreement”) to temporarily supply potable water to the other district in event of an emergency. Under the agreement, the receiving district shall pay for water at the rate of \$1.00 per 1,000 gallons, plus any West Harris County Regional Water Authority fees imposed on the supplying district. The term of the agreement is 40 years, unless otherwise agreed by the districts.

**NOTE 23. ECONOMIC UNCERTAINTIES**

On March 11, 2020, the World Health Organization declared the COVID-19 virus a global pandemic. Since that time, the District has not experienced any decrease in property values, unusual tax delinquencies, or interruptions to service as a result of COVID-19. The District will continue to carefully monitor the situation and evaluate the financial statement impact, if any, that results from the pandemic.

**NOTE 24. SUBSEQUENT EVENTS**

Subsequent to the report date, on or about September 2, 2021, the Master District anticipates closing on the sale of its Series 2021 Contract Revenue Refunding Bonds (Water, Sewer and Drainage Facilities) in the approximate amount of \$7,335,000. The District anticipates using the proceeds to refund \$6,815,000 of its Series 2013 Bonds.

The District also expects to issue its Series 2021 Park Bonds in the fall of 2021, subject to the receipt of Commission approval of the bond application.

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

**REQUIRED SUPPLEMENTARY INFORMATION**

**MARCH 31, 2021**



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -**  
**BUDGET AND ACTUAL - GENERAL FUND (INTERNAL DISTRICT ACTIVITIES)**  
**FOR THE YEAR ENDED MARCH 31, 2021**

	Original and Final Budget	Actual	Variance Positive (Negative)
<b>REVENUES</b>			
Maintenance Taxes	\$ 187,000	\$ 231,253	\$ 44,253
Water Service	195,000	177,330	(17,670)
Wastewater Service	146,000	141,908	(4,092)
Regional Water Authority Fees	247,000	149,129	(97,871)
Investment and Miscellaneous Revenues	<u>20,000</u>	<u>3,674</u>	<u>(16,326)</u>
<b>TOTAL REVENUES</b>	<u>\$ 795,000</u>	<u>\$ 703,294</u>	<u>\$ (91,706)</u>
<b>EXPENDITURES</b>			
Professional Fees	\$ 106,500	\$ 98,893	\$ 7,607
Contracted Services	123,150	114,964	8,186
Purchased Water and Wastewater Services	213,030	212,184	846
Regional Water Authority Assessments	247,000	127,939	119,061
Repairs and Maintenance	50,000	20,006	29,994
Other	<u>52,325</u>	<u>31,339</u>	<u>20,986</u>
<b>TOTAL EXPENDITURES</b>	<u>\$ 792,005</u>	<u>\$ 605,325</u>	<u>\$ 186,680</u>
<b>NET CHANGE IN FUND BALANCE</b>	\$ 2,995	\$ 97,969	\$ 94,974
<b>FUND BALANCE - APRIL 1, 2020</b>	<u>1,036,553</u>	<u>1,036,553</u>	
<b>FUND BALANCE - MARCH 31, 2021</b>	<u>\$ 1,039,548</u>	<u>\$ 1,134,522</u>	<u>\$ 94,974</u>

See accompanying independent auditor's report.

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

**OTHER SUPPLEMENTARY INFORMATION**

**MARCH 31, 2021**



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION –**  
**BUDGET AND ACTUAL – ENTERPRISE FUND (MASTER DISTRICT ACTIVITIES)**  
**FOR THE YEAR ENDED MARCH 31, 2021**

	Original and Final Budget	Actual	Variance Positive (Negative)
<b>OPERATING REVENUES</b>			
Service Revenues	\$ 1,235,310	\$ 1,160,656	\$ (74,654)
Regional Water Authority Fees	1,372,000	1,279,688	(92,312)
Miscellaneous Revenues	<u>48,000</u>	<u>254,000</u>	<u>206,000</u>
<b>TOTAL OPERATING REVENUES</b>	<u>\$ 2,655,310</u>	<u>\$ 2,694,344</u>	<u>\$ 39,034</u>
<b>OPERATING EXPENSES</b>			
Professional Fees	\$ 327,500	\$ 1,074,152	\$ (746,652)
Purchased Water Service	1,372,000	1,089,732	282,268
Contracted Services	113,500	216,193	(102,693)
Repair and Maintenance	200,000	391,800	(191,800)
Utilities	111,000	115,053	(4,053)
Depreciation		3,215,002	(3,215,002)
Other	<u>266,380</u>	<u>222,964</u>	<u>43,416</u>
<b>TOTAL OPERATING EXPENSES</b>	<u>\$ 2,390,380</u>	<u>\$ 6,324,896</u>	<u>\$ (3,934,516)</u>
<b>OPERATING INCOME (LOSS)</b>	<u>\$ 264,930</u>	<u>\$ (3,630,552)</u>	<u>\$ (3,895,482)</u>
<b>NONOPERATING REVENUES (EXPENSES)</b>			
Investment Revenues	\$ 8,000	\$ 26,466	\$ 18,466
Contractual Obligation from Participants		8,103,951	8,103,951
Debt Issuance Costs		(925,608)	(925,608)
Developer Interest		(558,390)	(558,390)
Debt Interest and Amortization Expense		<u>(4,513,460)</u>	<u>(4,513,460)</u>
<b>TOTAL NONOPERATING REVENUES (EXPENSES)</b>	<u>\$ 8,000</u>	<u>\$ 2,132,959</u>	<u>\$ 2,124,959</u>
<b>CHANGE IN NET POSITION</b>	\$ 272,930	\$ (1,497,593)	\$ (1,770,523)
<b>NET POSITION - APRIL 1, 2020</b>	<u>(14,639,728)</u>	<u>(14,639,728)</u>	
<b>NET POSITION - MARCH 31, 2021</b>	<u><u>\$ (14,366,798)</u></u>	<u><u>\$ (16,137,321)</u></u>	<u><u>\$ (1,770,523)</u></u>

See accompanying independent auditor's report.

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

**SUPPLEMENTARY INFORMATION – REQUIRED BY THE**

**WATER DISTRICT FINANCIAL MANAGEMENT GUIDE**

**MARCH 31, 2021**



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**SERVICES AND RATES**  
**FOR THE YEAR ENDED MARCH 31, 2021**

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

<u>  X  </u>	Retail Water	<u>  (1)  </u>	Wholesale Water	<u>  X  </u>	Drainage
<u>  X  </u>	Retail Wastewater	<u>  (1)  </u>	Wholesale Wastewater	<u>  X  </u>	Irrigation
<u>  X  </u>	Parks/Recreation	<u>          </u>	Fire Protection	<u>  (2)  </u>	Security
<u>          </u>	Solid Waste/Garbage	<u>          </u>	Flood Control	<u>  X  </u>	Roads
<u>  X  </u>	Participates in joint venture, regional system and/or wastewater service (other than emergency interconnect)				
<u>          </u>	Other (specify): _____				

- (1) The Master District provides wholesale water and wastewater to the participants (see Note 13).  
(2) See Note 20 for more information related to the Internal District's prior agreement with the Association to provide security services and current agreement with Harris County.

**2. RETAIL SERVICE PROVIDERS**

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

Based on the rate order approved May 4, 2016.

	<u>Minimum Charge</u>	<u>Minimum Usage</u>	<u>Flat Rate Y/N</u>	<u>Rate per 1,000 Gallons over Minimum Use</u>	<u>Usage Levels</u>
WATER:	\$ 22.00	7,000	N	\$ 2.25 \$ 2.50 \$ 3.00	7,001 to 15,000 15,001 to 25,000 25,001 and up
WASTEWATER:	\$ 30.00		Y		

**SURCHARGE:**

Commission  
Regulatory  
Assessments  
Surface Water  
Fees\*

Included in the rates above

District employs winter averaging for wastewater usage?

                  X    
Yes                      No

Total monthly charges per 10,000 gallons usage: Water: \$28.75    Wastewater: \$30.00    Surcharge: \$42.40\*

\* Equal to the surface water fee charged by the West Harris County Regional Water Authority plus 10%

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**SERVICES AND RATES**  
**FOR THE YEAR ENDED MARCH 31, 2021**

**2. RETAIL SERVICE PROVIDERS (Continued)**

**b. WATER AND WASTEWATER RETAIL CONNECTIONS: (Unaudited)**

<b>Meter Size</b>	<b>Total Connections</b>	<b>Active Connections</b>	<b>ESFC Factor</b>	<b>Active ESFCs</b>
Unmetered			x 1.0	
≤¾"	6	6	x 1.0	6
1"	5	5	x 2.5	13
1½"	7	7	x 5.0	35
2"	15	15	x 8.0	120
3"			x 15.0	
4"	3	3	x 25.0	75
6"	8	8	x 50.0	400
8"	2	2	x 80.0	160
10"			x 115.0	
Total Water Connections	46	46		809
Total Wastewater Connections	20	20	x 1.0	20

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

		Water Accountability Ratio: 99.8% (Gallons billed and sold/Gallons purchased)
Gallons billed/sold:	376,200,000	Includes water provided to Districts 500, 501 and 502
Gallons Purchased	344,175,000	From: West Harris County Regional Water Authority
Gallons Purchased	32,147,000	From: Remington MUD No. 1

Note: Harris County Municipal Utility District No. 500 Internal District, along with Harris County Municipal Utility District No. 501 and Harris County Municipal Utility District No. 502, receives water from the Harris County Municipal Utility District No. 500 Master District. Harris County Municipal Utility District No. 503 has not yet begun to receive water from the Master District.

See accompanying independent auditor's report.



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**SERVICES AND RATES**  
**FOR THE YEAR ENDED MARCH 31, 2021**

**4. STANDBY FEES** (authorized only under TWC Section 49.231):

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

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

**5. LOCATION OF DISTRICT:**

Is the District located entirely within one county?

Yes ☒ No ☐

County in which District is located:

Harris County, Texas

Is the District located within a city?

Entirely ☐ Partly ☐ Not at all ☒

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

Entirely ☒ Partly ☐ Not at all ☐

ETJ in which District is located

City of Houston, Texas

Are Board Members appointed by an office outside the District?

Yes ☐ No ☒

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**GENERAL FUND EXPENDITURES (INTERNAL DISTRICT ACTIVITIES)**  
**FOR THE YEAR ENDED MARCH 31, 2021**

PROFESSIONAL FEES	
Legal	\$ 76,041
Auditing	11,500
Engineering	10,102
Financial Advisor	<u>1,250</u>
TOTAL PROFESSIONAL FEES	<u>\$ 98,893</u>
PURCHASED SERVICES FOR RESALE	
Purchased Water and Wastewater Service	\$ 212,184
Regional Water Authority Assessment	<u>127,939</u>
TOTAL PURCHASED SERVICES FOR RESALE	<u>\$ 340,123</u>
CONTRACTED SERVICES	
Bookkeeping	\$ 10,260
Operations and Billing	7,674
Security	<u>97,030</u>
TOTAL CONTRACTED SERVICES	<u>\$ 114,964</u>
REPAIRS AND MAINTENANCE	<u>\$ 20,006</u>
ADMINISTRATIVE EXPENDITURES	
Director Fees, Including Payroll Taxes	\$ 5,006
Insurance	8,590
Office Supplies and Postage	2,002
IT, Title Work, Other	<u>6,865</u>
TOTAL ADMINISTRATIVE EXPENDITURES	<u>\$ 22,463</u>
OTHER EXPENDITURES	
Laboratory Fees	\$ 4,352
Permit Fees	1,883
Regulatory Assessment	1,446
Sewer Inspection Fees	<u>1,195</u>
TOTAL OTHER EXPENDITURES	<u>\$ 8,876</u>
TOTAL EXPENDITURES	<u>\$ 605,325</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**INVESTMENTS**  
**MARCH 31, 2021**

<u>Fund</u>	<u>Identification or Certificate Number</u>	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Balance at End of Year</u>	<u>Accrued Interest Receivable At End of Year</u>
<u>MASTER DISTRICT ACTIVITIES</u>					
<u>ENTERPRISE FUND</u>					
Money Market Mutual Fund	XXXX0811	Varies	Daily	\$ 6,414,819	\$
Money Market Mutual Fund	XXXX0812	Varies	Daily	2,867,600	
Money Market Mutual Fund	XXXX5059	Varies	Daily	1,673,618	
Money Market Mutual Fund	XXXX5058	Varies	Daily	2,240,346	
TexPool	XXXX0001	Varies	Daily	1,272,831	
TexPool	XXXX0002	Varies	Daily	1,211,009	
TexPool	XXXX0003	Varies	Daily	2,699,568	
TOTAL MASTER DISTRICT INVESTMENTS				<u>\$ 18,379,791</u>	<u>\$ -0-</u>
<u>INTERNAL DISTRICT ACTIVITIES</u>					
<u>GENERAL FUND</u>					
TexPool	XXXX0004	Varies	Daily	<u>\$ 865,151</u>	<u>\$ -0-</u>
<u>DEBT SERVICE FUND</u>					
TexPool	XXXX0006	Varies	Daily	\$ 56,117	\$
TexPool	XXXX0007	Varies	Daily	640,273	
TOTAL DEBT SERVICE FUND				<u>\$ 696,390</u>	<u>\$ -0-</u>
<u>CAPITAL PROJECTS FUND</u>					
TexPool	XXXX0005	Varies	Daily	<u>\$ 123,668</u>	<u>\$ -0-</u>
TOTAL INTERNAL DISTRICT INVESTMENTS				<u>\$ 1,685,209</u>	<u>\$ -0-</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**TAXES LEVIED AND RECEIVABLE (INTERNAL DISTRICT ACTIVITIES)**  
**FOR THE YEAR ENDED MARCH 31, 2021**

	<u>Maintenance Taxes</u>		<u>Contract Taxes</u>		<u>Debt Service Taxes</u>	
TAXES RECEIVABLE -						
APRIL 1, 2020	\$	2,564	\$	15,443	\$	3,054
Adjustments to Beginning Balance		<u>(7,115)</u>		<u>(43,008)</u>		<u>(8,712)</u>
	\$	(4,551)	\$	(27,565)	\$	(5,658)
Original 2020 Tax Levy	\$	226,069	\$	1,093,881	\$	138,558
Adjustment to 2020 Tax Levy		<u>13,648</u>		<u>66,041</u>		<u>8,365</u>
		239,717		1,159,922		146,923
TOTAL TO BE ACCOUNTED FOR		\$ 235,166		\$ 1,132,357		\$ 141,265
TAX COLLECTIONS:						
Prior Years	\$	(5,080)	\$	(30,614)	\$	(6,309)
Current Year		<u>236,333</u>		<u>1,143,546</u>		<u>144,849</u>
		231,253		1,112,932		138,540
TAXES RECEIVABLE - MARCH 31, 2021		<u>\$ 3,913</u>		<u>\$ 19,425</u>		<u>\$ 2,725</u>
TAXES RECEIVABLE BY YEAR:						
2020	\$	3,384	\$	16,376	\$	2,074
2019		<u>529</u>		<u>3,049</u>		<u>651</u>
TOTAL	\$	<u>3,913</u>	\$	<u>19,425</u>	\$	<u>2,725</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**TAXES LEVIED AND RECEIVABLE (INTERNAL DISTRICT ACTIVITIES)**  
**FOR THE YEAR ENDED MARCH 31, 2021**

	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>
PROPERTY VALUATIONS:				
Land	\$ 32,477,670	\$ 32,540,966	\$ 31,695,806	\$ 23,368,191
Improvements	110,344,386	102,403,236	100,852,916	85,113,519
Personal Property	14,492,444	14,174,253	12,211,882	11,664,987
Exemptions	<u>(2,658,275)</u>	<u>(2,563,448)</u>	<u>(2,544,222)</u>	<u>(2,664,008)</u>
TOTAL PROPERTY VALUATIONS	<u>\$ 154,656,225</u>	<u>\$ 146,555,007</u>	<u>\$ 142,216,382</u>	<u>\$ 117,482,689</u>
TAX RATES PER \$100 VALUATION:				
Debt Service	\$ 0.095	\$ 0.160	\$ 0.160	\$ 0.120
Road Maintenance***	0.000	0.000	0.000	0.000
Contract	0.750	0.750	0.910	0.975
Maintenance**	<u>0.155</u>	<u>0.130</u>	<u>0.130</u>	<u>0.130</u>
TOTAL TAX RATES PER \$100 VALUATION	<u>\$ 1.000</u>	<u>\$ 1.040</u>	<u>\$ 1.200</u>	<u>\$ 1.225</u>
ADJUSTED TAX LEVY*	<u>\$ 1,546,562</u>	<u>\$ 1,524,173</u>	<u>\$ 1,706,596</u>	<u>\$ 1,439,162</u>
PERCENTAGE OF TAXES COLLECTED TO TAXES LEVIED	<u>98.59 %</u>	<u>99.72 %</u>	<u>100.00 %</u>	<u>100.00 %</u>

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

\*\* Maintenance Tax – A maximum tax rate of \$1.50 per \$100 of assessed valuation approved by voters on November 6, 2007.

\*\*\* Road Maintenance Tax – A maximum tax rate of \$0.25 per \$100 of assessed valuation approved by voters on November 4, 2008.

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MASTER DISTRICT ACTIVITIES**  
**MARCH 31, 2021**

SERIES - 2013  
WATER, SEWER AND DRAINAGE FACILITIES

Due During Fiscal Years Ending March 31	Principal Due December 1	Interest Due June 1/ December 1	Total
2022	\$ 205,000	\$ 330,142	\$ 535,142
2023	220,000	323,480	543,480
2024	230,000	315,780	545,780
2025	240,000	306,580	546,580
2026	255,000	296,980	551,980
2027	265,000	286,142	551,142
2028	280,000	274,880	554,880
2029	295,000	262,560	557,560
2030	310,000	249,580	559,580
2031	330,000	235,010	565,010
2032	345,000	219,500	564,500
2033	365,000	202,250	567,250
2034	380,000	184,000	564,000
2035	400,000	165,000	565,000
2036	425,000	145,000	570,000
2037	445,000	123,750	568,750
2038	470,000	101,500	571,500
2039	495,000	78,000	573,000
2040	520,000	53,250	573,250
2041	545,000	27,250	572,250
2042			
2043			
2044			
2045			
2046			
	<u>\$ 7,020,000</u>	<u>\$ 4,180,634</u>	<u>\$ 11,200,634</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MASTER DISTRICT ACTIVITIES**  
**MARCH 31, 2021**

SERIES - 2014  
WATER, SEWER AND DRAINAGE FACILITIES

Due During Fiscal Years Ending March 31	Principal Due December 1	Interest Due June 1/ December 1	Total
2022	\$ 165,000	\$ 180,265	\$ 345,265
2023	175,000	175,975	350,975
2024	185,000	171,075	356,075
2025	190,000	165,525	355,525
2026	200,000	159,635	359,635
2027	210,000	153,235	363,235
2028	220,000	146,305	366,305
2029	230,000	138,825	368,825
2030	240,000	130,775	370,775
2031	250,000	121,775	371,775
2032	260,000	112,400	372,400
2033	270,000	102,000	372,000
2034	285,000	91,200	376,200
2035	295,000	79,800	374,800
2036	310,000	68,000	378,000
2037	325,000	55,600	380,600
2038	340,000	42,600	382,600
2039	355,000	29,000	384,000
2040	370,000	14,800	384,800
2041			
2042			
2043			
2044			
2045			
2046			
	\$ 4,875,000	\$ 2,138,790	\$ 7,013,790

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MASTER DISTRICT ACTIVITIES**  
**MARCH 31, 2021**

SERIES - 2015 ROAD FACILITIES			
Due During Fiscal Years Ending March 31	Principal Due December 1	Interest Due June 1/ December 1	Total
2022	\$ 330,000	\$ 352,154	\$ 682,154
2023	345,000	343,904	688,904
2024	360,000	334,415	694,415
2025	375,000	323,616	698,616
2026	390,000	311,616	701,616
2027	410,000	298,356	708,356
2028	425,000	284,006	709,006
2029	445,000	269,132	714,132
2030	465,000	253,000	718,000
2031	480,000	234,400	714,400
2032	505,000	215,200	720,200
2033	525,000	195,000	720,000
2034	545,000	174,000	719,000
2035	570,000	152,200	722,200
2036	595,000	129,400	724,400
2037	620,000	105,600	725,600
2038	645,000	80,800	725,800
2039	675,000	55,000	730,000
2040	700,000	28,000	728,000
2041			
2042			
2043			
2044			
2045			
2046			
	\$ 9,405,000	\$ 4,139,799	\$ 13,544,799

See accompanying independent auditor's report.



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MASTER DISTRICT ACTIVITIES**  
**MARCH 31, 2021**

SERIES - 2015  
WATER, SEWER AND DRAINAGE FACILITIES

Due During Fiscal Years Ending March 31	Principal Due December 1	Interest Due June 1/ December 1	Total
2022	\$ 425,000	\$ 492,106	\$ 917,106
2023	445,000	483,606	928,606
2024	470,000	470,256	940,256
2025	495,000	456,156	951,156
2026	520,000	445,019	965,019
2027	545,000	432,019	977,019
2028	575,000	415,669	990,669
2029	605,000	398,419	1,003,419
2030	640,000	380,269	1,020,269
2031	670,000	360,269	1,030,269
2032	705,000	338,494	1,043,494
2033	745,000	313,819	1,058,819
2034	785,000	287,744	1,072,744
2035	825,000	260,268	1,085,268
2036	865,000	230,363	1,095,363
2037	910,000	197,925	1,107,925
2038	960,000	163,800	1,123,800
2039	1,010,000	127,800	1,137,800
2040	1,065,000	87,400	1,152,400
2041	1,120,000	44,800	1,164,800
2042			
2043			
2044			
2045			
2046			
	<u>\$ 14,380,000</u>	<u>\$ 6,386,201</u>	<u>\$ 20,766,201</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MASTER DISTRICT ACTIVITIES**  
**MARCH 31, 2021**

SERIES - 2016 TAXABLE  
WATER, SEWER AND DRAINAGE FACILITIES

Due During Fiscal Years Ending March 31	Principal Due December 1	Interest Due June 1/ December 1	Total
2022	\$ 360,000	\$ 524,438	\$ 884,438
2023	380,000	513,637	893,637
2024	405,000	502,238	907,238
2025	430,000	490,087	920,087
2026	455,000	477,188	932,188
2027	485,000	463,537	948,537
2028	515,000	448,988	963,988
2029	545,000	433,537	978,537
2030	580,000	417,188	997,188
2031	620,000	399,062	1,019,062
2032	655,000	378,913	1,033,913
2033	695,000	355,987	1,050,987
2034	740,000	331,663	1,071,663
2035	785,000	305,762	1,090,762
2036	835,000	276,325	1,111,325
2037	890,000	245,012	1,135,012
2038	945,000	211,638	1,156,638
2039	1,005,000	176,200	1,181,200
2040	1,065,000	136,000	1,201,000
2041	1,130,000	93,400	1,223,400
2042	1,205,000	48,200	1,253,200
2043			
2044			
2045			
2046			
	<u>\$ 14,725,000</u>	<u>\$ 7,229,000</u>	<u>\$ 21,954,000</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MASTER DISTRICT ACTIVITIES**  
**MARCH 31, 2021**

SERIES - 2016  
ROAD FACILITIES

Due During Fiscal Years Ending March 31	Principal Due December 1	Interest Due June 1/ December 1	Total
2022	\$ 340,000	\$ 299,825	\$ 639,825
2023	355,000	293,025	648,025
2024	370,000	285,925	655,925
2025	390,000	278,525	668,525
2026	405,000	270,725	675,725
2027	420,000	262,625	682,625
2028	440,000	254,225	694,225
2029	460,000	245,425	705,425
2030	475,000	235,075	710,075
2031	495,000	223,200	718,200
2032	520,000	210,825	730,825
2033	540,000	197,825	737,825
2034	565,000	182,975	747,975
2035	590,000	166,025	756,025
2036	615,000	148,325	763,325
2037	640,000	129,875	769,875
2038	665,000	110,675	775,675
2039	695,000	90,725	785,725
2040	725,000	69,875	794,875
2041	755,000	48,125	803,125
2042	785,000	24,531	809,531
2043			
2044			
2045			
2046			
	\$ 11,245,000	\$ 4,028,356	\$ 15,273,356

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MASTER DISTRICT ACTIVITIES**  
**MARCH 31, 2021**

SERIES - 2017 REFUNDING  
WATER, SEWER AND DRAINAGE FACILITIES

Due During Fiscal Years Ending March 31	Principal Due December 1	Interest Due June 1/ December 1	Total
2022	\$ 95,000	\$ 209,994	\$ 304,994
2023	95,000	208,094	303,094
2024	330,000	205,956	535,956
2025	335,000	197,706	532,706
2026	345,000	188,494	533,494
2027	360,000	179,006	539,006
2028	365,000	168,205	533,205
2029	380,000	157,256	537,256
2030	390,000	145,381	535,381
2031	405,000	132,706	537,706
2032	415,000	119,544	534,544
2033	430,000	105,019	535,019
2034	445,000	89,969	534,969
2035	460,000	73,838	533,838
2036	475,000	56,587	531,587
2037	490,000	38,775	528,775
2038	510,000	20,400	530,400
2039			
2040			
2041			
2042			
2043			
2044			
2045			
2046			
	<u>\$ 6,325,000</u>	<u>\$ 2,296,930</u>	<u>\$ 8,621,930</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MASTER DISTRICT ACTIVITIES**  
**MARCH 31, 2021**

SERIES - 2017  
WATER, SEWER AND DRAINAGE FACILITIES

Due During Fiscal Years Ending March 31	Principal Due December 1	Interest Due June 1/ December 1	Total
2022	\$ 320,000	\$ 371,444	\$ 691,444
2023	300,000	361,844	661,844
2024	270,000	352,844	622,844
2025	265,000	344,744	609,744
2026	240,000	336,794	576,794
2027	215,000	329,594	544,594
2028	195,000	323,144	518,144
2029	165,000	317,294	482,294
2030	135,000	312,344	447,344
2031	105,000	308,294	413,294
2032	80,000	305,144	385,144
2033	50,000	302,744	352,744
2034	15,000	301,244	316,244
2035		300,794	300,794
2036		300,794	300,794
2037		300,794	300,794
2038		300,794	300,794
2039	355,000	300,794	655,794
2040	335,000	289,256	624,256
2041	1,025,000	278,369	1,303,369
2042	2,785,000	243,775	3,028,775
2043	4,180,000	146,300	4,326,300
2044			
2045			
2046			
	<u>\$ 11,035,000</u>	<u>\$ 6,729,142</u>	<u>\$ 17,764,142</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MASTER DISTRICT ACTIVITIES**  
**MARCH 31, 2021**

SERIES - 2018  
ROAD FACILITIES

Due During Fiscal Years Ending March 31	Principal Due December 1	Interest Due June 1/ December 1	Total
2022	\$ 260,000	\$ 317,056	\$ 577,056
2023	260,000	304,056	564,056
2024	260,000	291,056	551,056
2025	255,000	278,056	533,056
2026	255,000	270,406	525,406
2027	255,000	262,756	517,756
2028	255,000	255,106	510,106
2029	255,000	247,456	502,456
2030	255,000	239,806	494,806
2031	265,000	232,156	497,156
2032	260,000	224,206	484,206
2033	265,000	216,406	481,406
2034	270,000	208,126	478,126
2035	275,000	199,688	474,688
2036	275,000	190,750	465,750
2037	280,000	181,814	461,814
2038	290,000	172,362	462,362
2039	290,000	162,576	452,576
2040	300,000	152,425	452,425
2041	1,035,000	141,925	1,176,925
2042	1,080,000	105,700	1,185,700
2043	1,940,000	67,900	2,007,900
2044			
2045			
2046			
	<u>\$ 9,135,000</u>	<u>\$ 4,721,788</u>	<u>\$ 13,856,788</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MASTER DISTRICT ACTIVITIES**  
**MARCH 31, 2021**

SERIES - 2018  
WATER, SEWER AND DRAINAGE FACILITIES

Due During Fiscal Years Ending March 31	Principal Due December 1	Interest Due June 1/ December 1	Total
2022	\$ 315,000	\$ 382,938	\$ 697,938
2023	325,000	367,187	692,187
2024	330,000	350,937	680,937
2025	345,000	339,388	684,388
2026	355,000	329,037	684,037
2027	365,000	317,500	682,500
2028	370,000	304,725	674,725
2029	385,000	291,775	676,775
2030	390,000	278,300	668,300
2031	405,000	264,163	669,163
2032	415,000	248,975	663,975
2033	430,000	233,412	663,412
2034	445,000	217,288	662,288
2035	460,000	200,600	660,600
2036	460,000	182,200	642,200
2037	445,000	163,800	608,800
2038	430,000	146,000	576,000
2039	400,000	128,800	528,800
2040	550,000	112,800	662,800
2041	565,000	90,800	655,800
2042	580,000	68,200	648,200
2043	575,000	45,000	620,000
2044	550,000	22,000	572,000
2045			
2046			
	<u>\$ 9,890,000</u>	<u>\$ 5,085,825</u>	<u>\$ 14,975,825</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MASTER DISTRICT ACTIVITIES**  
**MARCH 31, 2021**

SERIES - 2019  
WATER, SEWER AND DRAINAGE FACILITIES

Due During Fiscal Years Ending March 31	Principal Due December 1	Interest Due June 1/ December 1	Total
2022	\$ 220,000	\$ 400,025	\$ 620,025
2023	225,000	389,025	614,025
2024	245,000	377,775	622,775
2025	250,000	365,525	615,525
2026	255,000	353,025	608,025
2027	255,000	340,275	595,275
2028	270,000	328,800	598,800
2029	270,000	320,700	590,700
2030	285,000	312,600	597,600
2031	290,000	304,050	594,050
2032	305,000	295,350	600,350
2033	310,000	286,200	596,200
2034	320,000	276,900	596,900
2035	315,000	267,300	582,300
2036	315,000	257,850	572,850
2037	325,000	248,400	573,400
2038	320,000	238,650	558,650
2039	515,000	229,050	744,050
2040	395,000	213,600	608,600
2041	410,000	201,750	611,750
2042	405,000	189,450	594,450
2043	395,000	177,300	572,300
2044	2,690,000	165,450	2,855,450
2045	2,825,000	84,750	2,909,750
2046			
	<u>\$ 12,410,000</u>	<u>\$ 6,623,800</u>	<u>\$ 19,033,800</u>

See accompanying independent auditor's report.



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MASTER DISTRICT ACTIVITIES**  
**MARCH 31, 2021**

SERIES - 2019  
ROAD FACILITIES

Due During Fiscal Years Ending March 31	Principal Due December 1	Interest Due June 1/ December 1	Total
2022	\$ 50,000	\$ 226,474	\$ 276,474
2023	55,000	224,100	279,100
2024	60,000	221,488	281,488
2025	60,000	218,638	278,638
2026	65,000	215,787	280,787
2027	70,000	212,700	282,700
2028	70,000	209,375	279,375
2029	65,000	206,050	271,050
2030	65,000	202,963	267,963
2031	60,000	199,875	259,875
2032	60,000	197,475	257,475
2033	60,000	195,075	255,075
2034	55,000	192,675	247,675
2035	50,000	190,475	240,475
2036	45,000	188,475	233,475
2037	45,000	186,675	231,675
2038	40,000	184,875	224,875
2039	35,000	183,675	218,675
2040	20,000	182,625	202,625
2041	15,000	182,025	197,025
2042	10,000	181,575	191,575
2043	5,000	181,275	186,275
2044	3,150,000	181,125	3,331,125
2045	3,150,000	86,625	3,236,625
2046			
	\$ 7,360,000	\$ 4,652,100	\$ 12,012,100

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MASTER DISTRICT ACTIVITIES**  
**MARCH 31, 2021**

SERIES - 2020 REFUNDING  
WATER, SEWER AND DRAINAGE FACILITIES

Due During Fiscal Years Ending March 31	Principal Due December 1	Interest Due June 1/ December 1	Total
2022	\$ 380,000	\$ 106,350	\$ 486,350
2023	395,000	94,950	489,950
2024	185,000	83,100	268,100
2025	190,000	77,550	267,550
2026	195,000	71,850	266,850
2027	205,000	66,000	271,000
2028	205,000	61,900	266,900
2029	215,000	57,800	272,800
2030	220,000	53,500	273,500
2031	220,000	49,100	269,100
2032	225,000	44,700	269,700
2033	235,000	40,200	275,200
2034	240,000	35,500	275,500
2035	245,000	30,700	275,700
2036	245,000	25,800	270,800
2037	250,000	20,900	270,900
2038	260,000	15,900	275,900
2039	265,000	10,700	275,700
2040	270,000	5,400	275,400
2041			
2042			
2043			
2044			
2045			
2046			
	<u>\$ 4,645,000</u>	<u>\$ 951,900</u>	<u>\$ 5,596,900</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MASTER DISTRICT ACTIVITIES**  
**MARCH 31, 2021**

SERIES - 2020 TAXABLE  
WATER, SEWER AND DRAINAGE FACILITIES

Due During Fiscal Years Ending March 31	Principal Due December 1	Interest Due June 1/ December 1	Total
2022	\$	\$ 202,400	\$ 202,400
2023	30,000	202,400	232,400
2024	30,000	199,400	229,400
2025	20,000	196,400	216,400
2026	30,000	194,400	224,400
2027	30,000	191,400	221,400
2028	30,000	190,650	220,650
2029	30,000	189,900	219,900
2030	30,000	189,150	219,150
2031	30,000	188,400	218,400
2032	30,000	187,650	217,650
2033	30,000	186,900	216,900
2034	30,000	186,150	216,150
2035	30,000	185,400	215,400
2036	30,000	184,650	214,650
2037	30,000	183,900	213,900
2038	30,000	183,150	213,150
2039	30,000	182,250	212,250
2040	20,000	181,350	201,350
2041	20,000	180,750	200,750
2042	30,000	180,150	210,150
2043	30,000	179,250	209,250
2044	260,000	178,350	438,350
2045	885,000	170,550	1,055,550
2046	4,800,000	144,000	4,944,000
	<u>\$ 6,545,000</u>	<u>\$ 4,638,950</u>	<u>\$ 11,183,950</u>

See accompanying independent auditor's report.

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**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MASTER DISTRICT ACTIVITIES**  
**MARCH 31, 2021**

ANNUAL REQUIREMENTS  
FOR ALL SERIES

Due During Fiscal Years Ending March 31	Total Principal Due	Total Interest Due	Total Principal and Interest Due
2022	\$ 3,465,000	\$ 4,395,611	\$ 7,860,611
2023	3,605,000	4,285,283	7,890,283
2024	3,730,000	4,162,245	7,892,245
2025	3,840,000	4,038,496	7,878,496
2026	3,965,000	3,920,956	7,885,956
2027	4,090,000	3,795,145	7,885,145
2028	4,215,000	3,665,978	7,880,978
2029	4,345,000	3,536,129	7,881,129
2030	4,480,000	3,399,931	7,879,931
2031	4,625,000	3,252,460	7,877,460
2032	4,780,000	3,098,376	7,878,376
2033	4,950,000	2,932,837	7,882,837
2034	5,120,000	2,759,434	7,879,434
2035	5,300,000	2,577,850	7,877,850
2036	5,490,000	2,384,519	7,874,519
2037	5,695,000	2,182,820	7,877,820
2038	5,905,000	1,973,144	7,878,144
2039	6,125,000	1,754,570	7,879,570
2040	6,335,000	1,526,781	7,861,781
2041	6,620,000	1,289,194	7,909,194
2042	6,880,000	1,041,581	7,921,581
2043	7,125,000	797,025	7,922,025
2044	6,650,000	546,925	7,196,925
2045	6,860,000	341,925	7,201,925
2046	4,800,000	144,000	4,944,000
	\$ 128,995,000	\$ 63,803,215	\$ 192,798,215

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**CHANGES IN LONG-TERM BOND DEBT - MASTER DISTRICT ACTIVITIES**  
**FOR THE YEAR ENDED MARCH 31, 2021**

Description	Original Bonds Issued	Bonds Outstanding April 1, 2020
Harris County Municipal Utility District No. 500		
Contract Revenue Bonds (Water, Sewer and Drainage Facilities) - Series 2010	\$ 7,075,000	\$ 605,000
Harris County Municipal Utility District No. 500		
Contract Revenue Bonds (Water, Sewer and Drainage Facilities) - Series 2012	5,000,000	4,265,000
Harris County Municipal Utility District No. 500		
Contract Revenue Bonds (Water, Sewer and Drainage Facilities) - Series 2013	8,060,000	7,215,000
Harris County Municipal Utility District No. 500		
Contract Revenue Bonds (Water, Sewer and Drainage Facilities) - Series 2014	5,610,000	5,035,000
Harris County Municipal Utility District No. 500		
Contract Revenue Bonds (Road Facilities) - Series 2015	10,875,000	9,725,000
Harris County Municipal Utility District No. 500		
Contract Revenue Bonds (Water, Sewer and Drainage Facilities) - Series 2015	15,875,000	14,780,000
Harris County Municipal Utility District No. 500		
Taxable Contract Revenue Bonds (Water, Sewer and Drainage Facilities) - Series 2016	15,955,000	15,060,000
Harris County Municipal Utility District No. 500		
Contract Revenue Bonds (Road Facilities) - Series 2016	12,440,000	11,575,000
Harris County Municipal Utility District No. 500		
Contract Revenue Refunding Bonds (Water, Sewer and Drainage Facilities) - Series 2017	6,710,000	6,420,000
Harris County Municipal Utility District No. 500		
Contract Revenue Bonds (Water, Sewer and Drainage Facilities) - Series 2017	11,875,000	11,360,000
Harris County Municipal Utility District No. 500		
Contract Revenue Bonds (Road Facilities) - Series 2018	9,635,000	9,385,000
Harris County Municipal Utility District No. 500		
Taxable Contract Revenue Bonds (Water, Sewer and Drainage Facilities) - Series 2018	10,500,000	10,200,000

See accompanying independent auditor's report.

Current Year Transactions			Bonds Outstanding March 31, 2021	Paying Agent
Bonds Sold	Retirements			
	Principal	Interest		
\$	\$ 605,000	\$ 23,128	\$ -0-	The Bank of New York Mellon Trust Company, N.A.
	4,265,000	84,675	-0-	The Bank of New York Mellon Trust Company, N.A.
	195,000	336,480	7,020,000	The Bank of New York Mellon Trust Company, N.A.
	160,000	184,105	4,875,000	The Bank of New York Mellon Trust Company, N.A.
	320,000	359,674	9,405,000	The Bank of New York Mellon Trust Company, N.A.
	400,000	508,106	14,380,000	The Bank of New York Mellon Trust Company, N.A.
	335,000	537,837	14,725,000	The Bank of New York Mellon Trust Company, N.A.
	330,000	309,725	11,245,000	The Bank of New York Mellon Trust Company, N.A.
	95,000	211,894	6,325,000	The Bank of New York Mellon Trust Company, N.A.
	325,000	381,194	11,035,000	The Bank of New York Mellon Trust Company, N.A.
	250,000	329,556	9,135,000	The Bank of New York Mellon Trust Company, N.A.
	310,000	398,437	9,890,000	The Bank of New York Mellon Trust Company, N.A.

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**CHANGES IN LONG-TERM BOND DEBT - MASTER DISTRICT ACTIVITIES**  
**FOR THE YEAR ENDED MARCH 31, 2021**

Description	Original Bonds Issued	Bonds Outstanding April 1, 2020
Harris County Municipal Utility District No. 500		
Contract Revenue Bonds (Water, Sewer and Drainage Facilities) - Series 2019	\$ 12,615,000	\$ 12,615,000
Harris County Municipal Utility District No. 500		
Contract Revenue Bonds (Road Facilities) - Series 2019	7,410,000	7,410,000
Harris County Municipal Utility District No. 500		
Contract Revenue Refunding Bonds (Water, Sewer and Drainage Facilities) - Series 2020	4,705,000	
Harris County Municipal Utility District No. 500		
Taxable Contract Revenue Bonds (Water, Sewer and Drainage Facilities) - Series 2020	6,545,000	
	<u>\$ 150,885,000</u>	<u>\$ 125,650,000</u>

Master District Contract Revenue Bond Authority:	Water/Sewer/ Drainage Bonds	Road Bonds	Parks and Recreational Bonds
Amount Authorized by Voters	\$ 754,660,000	\$ 350,600,000	\$ 64,550,000
Amount Issued	<u>100,570,000</u>	<u>40,360,000</u>	<u></u>
Remaining to be Issued	<u>\$ 654,090,000</u>	<u>\$ 310,240,000</u>	<u>\$ 64,550,000</u>
Cash and investments restricted for Master District debt as of March 31, 2021:			<u>\$ 13,196,383</u>
Average annual debt service payment (principal and interest) for remaining term of all debt:			<u>\$ 7,711,929</u>

See Note 13 for interest rates, interest payment dates and maturity dates.

See accompanying independent auditor's report.



Current Year Transactions			Bonds Outstanding March 31, 2021	Paying Agent
Bonds Sold	Retirements			
	Principal	Interest		
\$	\$ 205,000	\$ 410,275	\$ 12,410,000	The Bank of New York Mellon Trust Company, N.A.
	50,000	217,407	7,360,000	The Bank of New York Mellon Trust Company, N.A.
4,705,000	60,000	26,437	4,645,000	The Bank of New York Mellon Trust Company, N.A.
6,545,000		29,798	6,545,000	The Bank of New York Mellon Trust Company, N.A.
<u>\$ 11,250,000</u>	<u>\$ 7,905,000</u>	<u>\$ 4,348,728</u>	<u>\$ 128,995,000</u>	

See accompanying independent auditor's report.

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**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**INTERNAL DISTRICT ACTIVITIES**  
**MARCH 31, 2021**

SERIES - 2017  
WATER, SEWER AND DRAINAGE FACILITIES

Due During Fiscal Years Ending March 31	Principal Due September 1	Interest Due September 1/ March 1	Total
2022	\$ 50,000	\$ 70,678	\$ 120,678
2023	50,000	69,177	119,177
2024	55,000	67,603	122,603
2025	55,000	65,911	120,911
2026	60,000	64,055	124,055
2027	60,000	62,045	122,045
2028	65,000	59,888	124,888
2029	70,000	57,490	127,490
2030	70,000	54,935	124,935
2031	75,000	52,215	127,215
2032	80,000	49,190	129,190
2033	85,000	45,890	130,890
2034	90,000	42,390	132,390
2035	90,000	38,790	128,790
2036	95,000	35,090	130,090
2037	100,000	31,190	131,190
2038	105,000	27,090	132,090
2039	110,000	22,790	132,790
2040	115,000	18,290	133,290
2041	125,000	13,427	138,427
2042	130,000	8,200	138,200
2043	135,000	2,767	137,767
	<u>\$ 1,870,000</u>	<u>\$ 959,101</u>	<u>\$ 2,829,101</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**CHANGES IN LONG-TERM BOND DEBT**  
**INTERNAL DISTRICT ACTIVITIES**  
**FOR THE YEAR ENDED MARCH 31, 2021**

Description		Original Bonds Issued	Bonds Outstanding April 1, 2020
<hr/>			
Harris County Municipal Utility District No. 500			
Unlimited Tax Bonds (Water, Sewer and Drainage Facilities) - Series 2017		\$ 2,000,000	\$ 1,915,000
Internal District Unlimited Tax Bond Authority:	Water/Sewer/ Drainage Bonds	Road Bonds	Parks and Recreational Bonds
Amount Authorized by Voters	\$ 31,250,000	\$ 14,230,000	\$ 20,000,000
Amount Issued	2,000,000		
Remaining to be Issued	\$ 29,250,000	\$ 14,230,000	\$ 20,000,000
Cash and investments restricted for District debt as of March 31, 2021:			\$ 385,196
Average annual debt service payment (principal and interest) for remaining term of all debt:			\$ 128,596

See accompanying independent auditor's report.

<u>Current Year Transactions</u>				
<u>Bonds Sold</u>	<u>Retirements</u>		<u>Bonds Outstanding March 31, 2021</u>	
	<u>Principal</u>	<u>Interest</u>		<u>Paying Agent</u>
<u>\$ - 0 -</u>	<u>\$ 45,000</u>	<u>\$ 72,103</u>	<u>\$ 1,870,000</u>	The Bank of New York Mellon Trust Company, N.A.

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES**  
**GENERAL FUND (INTERNAL DISTRICT ACTIVITIES)**

	Amounts		
	2021	2020	2019
<b>REVENUES</b>			
Property Taxes	\$ 231,253	\$ 182,881	\$ 180,265
Water Service	177,330	188,091	176,337
Wastewater Service	141,908	146,753	125,240
Tap Connection and Inspection Fees		25,350	14,775
Regional Water Authority Fees	149,129	169,771	135,245
Investment and Miscellaneous Revenues	<u>3,674</u>	<u>21,726</u>	<u>20,303</u>
<b>TOTAL REVENUES</b>	<u>\$ 703,294</u>	<u>\$ 734,572</u>	<u>\$ 652,165</u>
<b>EXPENDITURES</b>			
Professional Fees	\$ 98,893	\$ 128,834	\$ 102,599
Contracted Services	114,964	117,961	77,115
Purchased Water and Wastewater Services	212,184	227,160	378,600
Regional Water Authority Assessments	127,939	148,279	
Repairs and Maintenance	20,006	22,508	23,430
Other	<u>31,339</u>	<u>74,398</u>	<u>37,960</u>
<b>TOTAL EXPENDITURES</b>	<u>\$ 605,325</u>	<u>\$ 719,140</u>	<u>\$ 619,704</u>
<b>NET CHANGE IN FUND BALANCE</b>	\$ 97,969	\$ 15,432	\$ 32,461
<b>BEGINNING FUND BALANCE</b>	<u>1,036,553</u>	<u>1,021,121</u>	<u>988,660</u>
<b>ENDING FUND BALANCE</b>	<u>\$ 1,134,522</u>	<u>\$ 1,036,553</u>	<u>\$ 1,021,121</u>

See accompanying independent auditor's report.

		Percentage of Total Revenues					
2018	2017	2021	2020	2019	2018	2017	
\$ 154,614	\$ 313,716	32.9 %	24.8 %	27.7 %	27.5 %	45.0 %	
134,936	139,556	25.2	25.6	27.0	24.0	20.0	
114,205	100,217	20.2	20.0	19.2	20.3	14.4	
43,615	50,810		3.5	2.3	7.8	7.3	
112,469	87,102	21.2	23.1	20.7	20.0	12.5	
2,473	5,543	0.5	3.0	3.1	0.4	0.8	
<u>\$ 562,312</u>	<u>\$ 696,944</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	
\$ 78,966	\$ 87,308	14.1 %	17.5 %	15.7 %	14.0 %	12.5 %	
16,681	29,250	16.3	16.1	11.8	3.0	4.2	
340,740	372,850	30.2	30.9	58.1	60.6	53.5	
		18.2	20.2				
40,101	61,039	2.8	3.1	3.6	7.1	8.8	
49,728	57,156	4.5	10.1	5.8	8.8	8.2	
<u>\$ 526,216</u>	<u>\$ 607,603</u>	<u>86.1 %</u>	<u>97.9 %</u>	<u>95.0 %</u>	<u>93.5 %</u>	<u>87.2 %</u>	
\$ 36,096	\$ 89,341	<u>13.9 %</u>	<u>2.1 %</u>	<u>5.0 %</u>	<u>6.5 %</u>	<u>12.8 %</u>	
952,564	863,223						
<u>\$ 988,660</u>	<u>\$ 952,564</u>						

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES**  
**DEBT SERVICE/CONTRACT TAX FUND (INTERNAL DISTRICT ACTIVITIES)**

	Amounts		
	2021	2020	2019
<b>REVENUES</b>			
Property/Contract Tax Revenues	\$ 1,251,133	\$ 1,273,270	\$ 1,483,131
Investment and Miscellaneous Revenues	<u>27,241</u>	<u>16,217</u>	<u>14,395</u>
<b>TOTAL REVENUES</b>	<u>\$ 1,278,374</u>	<u>\$ 1,289,487</u>	<u>\$ 1,497,526</u>
<b>EXPENDITURES</b>			
Tax Collection Expenditures	\$ 31,111	\$ 25,331	\$ 24,501
Debt Service Principal	45,000	45,000	40,000
Debt Service Interest and Fees	72,103	73,452	74,728
Contractual Obligation	<u>1,059,686</u>	<u>1,158,966</u>	<u>1,143,324</u>
<b>TOTAL EXPENDITURES</b>	<u>\$ 1,207,900</u>	<u>\$ 1,302,749</u>	<u>\$ 1,282,553</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<u>\$ 70,474</u>	<u>\$ (13,262)</u>	<u>\$ 214,973</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Proceeds from Issuance of Long-Term Debt	<u>\$ - 0 -</u>	<u>\$ - 0 -</u>	<u>\$ - 0 -</u>
<b>NET CHANGE IN FUND BALANCE</b>	\$ 70,474	\$ (13,262)	\$ 214,973
<b>BEGINNING FUND BALANCE</b>	<u>1,184,030</u>	<u>1,197,292</u>	<u>982,319</u>
<b>ENDING FUND BALANCE</b>	<u>\$ 1,254,504</u>	<u>\$ 1,184,030</u>	<u>\$ 1,197,292</u>
<b>TOTAL ACTIVE RETAIL WATER CONNECTIONS</b>	<u>46</u>	<u>46</u>	<u>42</u>
<b>TOTAL ACTIVE RETAIL WASTEWATER CONNECTIONS</b>	<u>20</u>	<u>20</u>	<u>18</u>

See accompanying independent auditor's report.



		Percentage of Total Revenues				
2018	2017	2021	2020	2019	2018	2017
\$ 1,285,055	\$ 1,056,887	97.9 %	98.7 %	99.0 %	99.6 %	99.9 %
4,619	549	2.1	1.3	1.0	0.4	0.1
\$ 1,289,674	\$ 1,057,436	100.0 %	100.0 %	100.0 %	100.0 %	100.0 %
\$ 22,232	\$ 976	2.4 %	2.0 %	1.6 %	1.7 %	0.1 %
79,931		3.5	3.5	2.7		
1,003,148	829,140	5.6	5.7	5.0	6.2	
\$ 1,105,311	\$ 830,116	82.9	89.9	76.3	77.8	78.4
		94.4 %	101.1 %	85.6 %	85.7 %	78.5 %
\$ 184,363	\$ 227,320	5.6 %	(1.1) %	14.4 %	14.3 %	21.5 %
\$ - 0 -	\$ 155,647					
\$ 184,363	\$ 382,967					
797,956	414,989					
\$ 982,319	\$ 797,956					
44	45					
20	27					

See accompanying independent auditor's report.

# HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500

## BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS

### MARCH 31, 2021

District Mailing Address - Harris County Municipal Utility District No. 500  
c/o Allen Boone Humphries Robinson LLP  
3200 Southwest Freeway, Suite 2600  
Houston, TX 77027

District Telephone Number - (713) 860-6400

Board Members	Term of Office (Elected or Appointed)	Fees of Office for the year ended March 31, 2021		Expense Reimbursements for the year ended March 31, 2021		Title
		Internal	Master	Internal	Master	
Joanne Quintero	05/20 - 05/24 (Elected)	\$ 975	\$1,125	\$ -0-	\$ -0-	President
Jeffry Ottmann	05/18 - 05/22 (Elected)	\$ 975	\$1,425	\$ -0-	\$ 60	Vice President
James Ross	08/19 - 05/22 (Appointed)	\$ 825	\$ 825	\$ -0-	\$ -0-	Assistant Vice President/ Assistant Secretary
Saundra Dahlke	05/18 - 05/22 (Elected)	\$ 975	\$ 825	\$ -0-	\$ -0-	Secretary
James Spackman	09/20 - 05/24 (Appointed)	\$ 375	\$ 525	\$ -0-	\$ -0-	Assistant Secretary

Notes: No Director has any business or family relationships (as defined by the Texas Water Code) with major landowners in the District, with the District's developers or with any of the District's consultants. The District's auditor leases office space from an entity affiliated with the District's Developer.

The submission date of the most recent District Registration Form was: November 24, 2020

The limit on Fees of Office that a Director may receive during a fiscal year is \$7,200 as set by Board Resolution on August 27, 2007. Fees of Office are the amounts actually paid to a Director during the District's current fiscal year.

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500**  
**BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS**  
**MARCH 31, 2021**

<b>Consultants:</b>	<u>Date Hired</u>	<u>Fees for the year ended March 31, 2021 Internal</u>	<u>Fees for the year ended March 31, 2021 Master</u>	<u>Title</u>
Allen Boone Humphries Robinson LLP	08/27/07	\$ 82,018 \$ -0-	\$ 259,896 \$ 322,811	General Counsel/ Bond Counsel
McCall Gibson Swedlund Barfoot PLLC	02/03/10	\$ 11,500 \$ -0-	\$ 18,000 \$ 46,000	Audit Related AUP/Bond Related
F. Matuska, Inc.	10/03/07	\$ 10,894	\$ 15,117	Bookkeeper
Perdue, Brandon, Fielder, Collins & Mott, LLP	03/05/08	\$ 2,647	\$ -0-	Delinquent Tax Attorney
Edminster, Hinshaw, Russ and Associates, Inc.	10/03/07	\$ 10,102	\$ 709,539	Engineer
RBC Capital Markets	10/03/07	\$ 1,250	\$ 280,670	Financial Advisor
Clifton White	11/2020	\$ -0-	\$ -0-	Investment Officer
Environmental Development Partners	07/02/08	\$ 31,776	\$ 415,747	Operator
Bob Leared Interests, Inc.	10/03/07	\$ 12,642	\$ 3,500	Tax Assessor/ Collector

See accompanying independent auditor's report.



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**

**HARRIS COUNTY, TEXAS**

**ANNUAL FINANCIAL REPORT**

**MARCH 31, 2021**

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



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**

**HARRIS COUNTY, TEXAS**

**ANNUAL FINANCIAL REPORT**

**MARCH 31, 2021**





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# **McCALL GIBSON SWEDLUND BARFOOT PLLC**

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## **INDEPENDENT AUDITOR'S REPORT**

Board of Directors  
Harris County Municipal  
Utility District No. 501  
Harris County, Texas

We have audited the accompanying financial statements of the governmental activities and each major fund of Harris County Municipal Utility District No. 501 (the "District"), as of and for the year ended March 31, 2021, 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 District'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 March 31, 2021, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## Other Matters

### *Required Supplementary Information*

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

### *Other Information*

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



McCall Gibson Swedlund Barfoot PLLC  
Certified Public Accountants  
Houston, Texas

July 7, 2021



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED MARCH 31, 2021**

Management's discussion and analysis of Harris County Municipal Utility District No. 501's (the "District") financial performance provides an overview of the District's financial activities for the year ended March 31, 2021. Please read it in conjunction with the District's financial statements.

**USING THIS ANNUAL REPORT**

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

**GOVERNMENT-WIDE FINANCIAL STATEMENTS**

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

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

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

**FUND FINANCIAL STATEMENTS**

The combined statements also include fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District has three governmental fund types. The General Fund accounts for resources not accounted for in another fund, customer service revenues, operating costs and general expenditures. The Debt Service Fund accounts for ad valorem taxes and financial resources restricted, committed or assigned for servicing contractual debt and bond debt. The Capital Projects Fund accounts for financial resources restricted, committed or assigned for acquisition or construction of facilities and related costs.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED MARCH 31, 2021**

**FUND FINANCIAL STATEMENTS (Continued)**

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

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

**NOTES TO THE FINANCIAL STATEMENTS**

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

**OTHER INFORMATION**

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

**GOVERNMENT-WIDE FINANCIAL ANALYSIS**

Net position may serve over time as a useful indicator of the District's financial position. In the case of the District, assets exceeded liabilities by \$6,110,495 as of March 31, 2021. A portion of the District's net position reflects its net investment in capital assets (water, wastewater and drainage facilities, less any debt used to acquire those assets that is still outstanding). The following is a comparative analysis of government-wide changes in net position:



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE YEAR ENDED MARCH 31, 2021**

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

	Summary of Changes in the Statement of Net Position		
	2021	2020	Change Positive (Negative)
Current and Other Assets	\$ 11,531,044	\$ 12,587,385	\$ (1,056,341)
Capital Assets (Net of Accumulated Depreciation)	17,583,730	17,642,999	(59,269)
Total Assets	\$ 29,114,774	\$ 30,230,384	\$ (1,115,610)
Due to Developer	\$	\$ 960,661	\$ 960,661
Bonds Payable	22,440,031	23,160,164	720,133
Other Liabilities	564,248	449,826	(114,422)
Total Liabilities	\$ 23,004,279	\$ 24,570,651	\$ 1,566,372
Net Position:			
Net Investment in Capital Assets	\$ (3,796,259)	\$ (3,986,163)	\$ 189,904
Restricted	6,118,327	5,731,919	386,408
Unrestricted	3,788,427	3,913,977	(125,550)
Total Net Position	\$ 6,110,495	\$ 5,659,733	\$ 450,762

The following table provides a summary of the District's operations for the years ended March 31, 2021, and March 31, 2020.

	Summary of Changes in the Statement of Activities		
	2021	2020	Change Positive (Negative)
Revenues:			
Property Taxes	\$ 6,588,976	\$ 6,204,104	\$ 384,872
Charges for Services	2,173,386	1,982,049	191,337
Other Revenues	18,681	214,839	(196,158)
Total Revenues	\$ 8,781,043	\$ 8,400,992	\$ 380,051
Expenses for Services	8,330,281	8,189,877	(140,404)
Change in Net Position	\$ 450,762	\$ 211,115	\$ 239,647
Net Position, Beginning of Year	5,659,733	5,448,618	211,115
Net Position, End of Year	\$ 6,110,495	\$ 5,659,733	\$ 450,762

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED MARCH 31, 2021**

**FINANCIAL ANALYSIS OF THE DISTRICT'S GOVERNMENTAL FUNDS**

The District's combined fund balances as of March 31, 2021, were \$10,915,523, a decrease of \$1,083,039 from the prior year.

The General Fund fund balance decreased by \$123,742, primarily due to the costs of operating and maintaining the District's facilities exceeding tax and service revenues.

The Debt Service Fund fund balance increased by \$472,324, primarily due to the structure of the District's outstanding debt and its obligation related to the Master District contract debt.

The Capital Projects Fund fund balance decreased by \$1,431,621 due to capital outlay costs paid from bond proceeds received in prior years.

**GENERAL FUND BUDGETARY HIGHLIGHTS**

The Board of Directors adopted an unappropriated budget during the fiscal year. Actual revenues were \$280,687 more than budgeted revenues and actual expenditures were \$523,954 more than budgeted expenditures which resulted in a negative variance of \$243,267. See the budget to actual comparison for more information.

**CAPITAL ASSETS**

Capital assets as of March 31, 2021, total \$17,583,730. Significant capital asset activity during the current fiscal year included a reimbursement to the developer for construction and engineering costs related to water, wastewater, and drainage facilities serving Greenhouse Commercial Reserve, Phase 1.

Capital Assets At Year-End, Net of Accumulated Depreciation			
	2021	2020	Change Positive (Negative)
Capital Assets, Net of Accumulated Depreciation:			
Water System	\$ 3,481,433	\$ 3,445,285	\$ 36,148
Wastewater System	6,349,564	6,416,749	(67,185)
Drainage System	7,752,733	7,780,965	(28,232)
Total Net Capital Assets	<u>\$ 17,583,730</u>	<u>\$ 17,642,999</u>	<u>\$ (59,269)</u>

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED MARCH 31, 2021**

**LONG-TERM DEBT**

At year-end, the District had total bond debt payable of \$22,820,000. The changes in the debt position of the District during the fiscal year ended March 31, 2021, are summarized as follows:

Bond Debt Payable, April 1, 2020	\$ 23,560,000
Less: Bond Principal Paid	<u>740,000</u>
Bond Debt Payable, March 31, 2021	<u><u>\$ 22,820,000</u></u>

The District's Series 2014 and Series 2015 Bonds were rated "AA" by Standard & Poor's and "A2" by Moody's based on policies issued by Assured Guaranty Municipal Corp. and the District's Series 2017 Bonds were rated "AA" by Standard & Poor's based on a policy issued by Build America Mutual Assurance Company. The District also had an underlying rating of "A3" by Moody's. These ratings are as of March 31, 2021, and reflect changes, if any, as of that date.

**CONTACTING THE DISTRICT'S MANAGEMENT**

This financial report is designed to provide a general overview of the District's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Harris County Municipal Utility District No. 501, c/o Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas 77027.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**STATEMENT OF NET POSITION AND**  
**GOVERNMENTAL FUNDS BALANCE SHEET**  
**MARCH 31, 2021**

	General Fund	Debt Service Fund
<b>ASSETS</b>		
Cash	\$ 334,984	\$ 4,568,281
Investments	3,788,667	1,548,632
Receivables:		
Property Taxes	2,936	103,075
Penalty and Interest on Delinquent Taxes		
Service Accounts	114,125	
Due from Other Funds	22,912	
Capital Assets (Net of Accumulated Depreciation)		
<b>TOTAL ASSETS</b>	<u>\$ 4,263,624</u>	<u>\$ 6,219,988</u>
<b>LIABILITIES</b>		
Accounts Payable	\$ 201,054	\$
Accrued Interest Payable		
Due to Other Funds		22,912
Due to Taxpayers		24,011
Security Deposits	274,143	
Long-Term Liabilities:		
Bonds Payable, Due Within One Year		
Bonds Payable, Due After One Year		
<b>TOTAL LIABILITIES</b>	<u>\$ 475,197</u>	<u>\$ 46,923</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>		
Property Taxes	\$ 2,936	\$ 103,075
<b>FUND BALANCES</b>		
Restricted for Authorized Construction	\$	\$
Restricted for Debt Service		2,475,235
Restricted for Master District Contract Debt		3,594,755
Unassigned	3,785,491	
<b>TOTAL FUND BALANCES</b>	<u>\$ 3,785,491</u>	<u>\$ 6,069,990</u>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>	<u>\$ 4,263,624</u>	<u>\$ 6,219,988</u>
<b>NET POSITION</b>		
Net Investment in Capital Assets		
Restricted for Debt Service		
Unrestricted		
<b>TOTAL NET POSITION</b>		

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

Capital Projects Fund	Total	Adjustments	Statement of Net Position
\$ 1,024,434	\$ 5,927,699	\$	\$ 5,927,699
36,941	5,374,240		5,374,240
	106,011		106,011
		8,969	8,969
	114,125		114,125
	22,912	(22,912)	
		17,583,730	17,583,730
<u>\$ 1,061,375</u>	<u>\$ 11,544,987</u>	<u>\$ 17,569,787</u>	<u>\$ 29,114,774</u>
\$ 1,333	\$ 202,387	\$	\$ 202,387
		63,707	63,707
	22,912	(22,912)	
	24,011		24,011
	274,143		274,143
		760,000	760,000
		21,680,031	21,680,031
<u>\$ 1,333</u>	<u>\$ 523,453</u>	<u>\$ 22,480,826</u>	<u>\$ 23,004,279</u>
<u>\$ - 0 -</u>	<u>\$ 106,011</u>	<u>\$ (106,011)</u>	<u>\$ - 0 -</u>
\$ 1,060,042	\$ 1,060,042	\$ (1,060,042)	\$
	2,475,235	(2,475,235)	
	3,594,755	(3,594,755)	
	3,785,491	(3,785,491)	
<u>\$ 1,060,042</u>	<u>\$ 10,915,523</u>	<u>\$ (10,915,523)</u>	<u>\$ - 0 -</u>
<u>\$ 1,061,375</u>	<u>\$ 11,544,987</u>		
		\$ (3,796,259)	\$ (3,796,259)
		6,118,327	6,118,327
		3,788,427	3,788,427
		<u>\$ 6,110,495</u>	<u>\$ 6,110,495</u>

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET**  
**TO THE STATEMENT OF NET POSITION**  
**MARCH 31, 2021**

Total Fund Balances - Governmental Funds	\$	10,915,523
--	----	------------

Amounts reported for governmental activities in the Statement of Net Position are different because:

Capital assets are not current financial resources and, therefore, are not reported as assets in governmental funds.		17,583,730
--	--	------------

Deferred inflows of resources related to property tax revenues and penalty and interest receivable on delinquent taxes for the 2020 and prior tax levies became part of recognized revenue in the governmental activities of the District.		114,980
--	--	---------

Certain liabilities are not due and payable in the current period and, therefore, are not reported as liabilities in the funds. These liabilities at year end consist of:

Accrued Interest Payable	\$	(63,707)	
Bonds Payable		(22,440,031)	(22,503,738)

Total Net Position - Governmental Activities	\$	<u>6,110,495</u>
--	----	------------------

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

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**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS STATEMENT OF**  
**REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**FOR THE YEAR ENDED MARCH 31, 2021**

	<u>General Fund</u>	<u>Debt Service Fund</u>
<b>REVENUES</b>		
Property Taxes	\$ 157,353	\$ 6,514,133
Water Service	647,955	
Wastewater Service	485,651	
Water Authority Fees	803,176	
Penalty and Interest	14,650	38,751
Tap Connection and Inspection Fees	189,955	
Investment and Miscellaneous Revenues	<u>6,647</u>	<u>9,766</u>
<b>TOTAL REVENUES</b>	<u>\$ 2,305,387</u>	<u>\$ 6,562,650</u>
<b>EXPENDITURES/EXPENSES</b>		
Service Operations:		
Professional Fees	\$ 166,391	\$ 10,301
Contracted Services	308,794	74,622
Purchased Water and Wastewater Service	536,256	
Water Authority Assessments	672,167	
Repairs and Maintenance	547,324	
Depreciation		
Other	198,197	7,333
Capital Outlay		
Developer Interest		
Debt Service:		
Bond Principal		740,000
Bond Interest		773,713
Contractual Obligation		<u>4,484,357</u>
<b>TOTAL EXPENDITURES/EXPENSES</b>	<u>\$ 2,429,129</u>	<u>\$ 6,090,326</u>
<b>NET CHANGE IN FUND BALANCES</b>	\$ (123,742)	\$ 472,324
<b>CHANGE IN NET POSITION</b>		
<b>FUND BALANCES/NET POSITION - APRIL 1, 2020</b>	<u>3,909,233</u>	<u>5,597,666</u>
<b>FUND BALANCES/NET POSITION - MARCH 31, 2021</b>	<u>\$ 3,785,491</u>	<u>\$ 6,069,990</u>

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



<u>Capital Projects Fund</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
\$	\$ 6,671,486	\$ (82,510)	\$ 6,588,976
	647,955		647,955
	485,651		485,651
	803,176		803,176
	53,401	(6,752)	46,649
	189,955		189,955
2,268	18,681		18,681
<u>\$ 2,268</u>	<u>\$ 8,870,305</u>	<u>\$ (89,262)</u>	<u>\$ 8,781,043</u>
\$ 19,706	\$ 196,398	\$	\$ 196,398
	383,416		383,416
	536,256		536,256
	672,167		672,167
	547,324		547,324
		456,558	456,558
434	205,964		205,964
1,357,949	1,357,949	(1,357,949)	
55,800	55,800		55,800
	740,000	(740,000)	
	773,713	18,328	792,041
	4,484,357		4,484,357
<u>\$ 1,433,889</u>	<u>\$ 9,953,344</u>	<u>\$ (1,623,063)</u>	<u>\$ 8,330,281</u>
\$ (1,431,621)	\$ (1,083,039)	\$ 1,083,039	\$
		450,762	450,762
2,491,663	11,998,562	(6,338,829)	5,659,733
<u>\$ 1,060,042</u>	<u>\$ 10,915,523</u>	<u>\$ (4,805,028)</u>	<u>\$ 6,110,495</u>

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501  
RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF  
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
TO THE STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED MARCH 31, 2021**

Net Change in Fund Balances - Governmental Funds	\$ (1,083,039)
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report tax revenues and penalty and interest revenues on delinquent taxes when collected. However, in the Statement of Activities, revenue is recorded in the accounting period for which the taxes are levied and the penalty and interest is assessed.	(89,262)
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Governmental funds do not account for depreciation. However, in the Statement of Net Position, capital assets are depreciated and depreciation expense is recorded in the Statement of Activities.	(456,558)
--	-----------

Governmental funds report capital expenditures as expenditures in the period purchased. However, in the Statement of Net Position, capital assets are increased by new purchases and the Statement of Activities is not affected.	1,357,949
---	-----------

Governmental funds report bond principal payments as expenditures. However, in the Statement of Net Position, bond principal payments are reported as decreases in long-term liabilities.	740,000
---	---------

Governmental funds report interest expenditures on long-term debt as expenditures in the year paid. However, in the Statement of Net Position, interest is accrued on the long-term debt through fiscal year-end.	(18,328)
---	----------

Change in Net Position - Governmental Activities	<u>\$ 450,762</u>
--	-------------------

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2021**

**NOTE 1. CREATION OF DISTRICT**

Harris County Municipal Utility District No. 501 (the “District”) was created effective August 15, 2007, by an Order of the Texas Commission on Environmental Quality, (the “Commission”). Pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code as amended, the District is empowered to purchase, operate and maintain all facilities, plants and improvements necessary to provide water, sanitary sewer service, drainage, solid waste collection and disposal, including recycling, and to construct parks, recreational facilities and roads for the residents of the District. The District is located within the extraterritorial jurisdiction of the City of Houston, Texas. The Board of Directors held its first meeting on August 24, 2007.

**NOTE 2. SIGNIFICANT ACCOUNTING POLICIES**

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

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

The District and other districts have contracted with Harris County Municipal Utility District No. 500 in its capacity as Master District (the “Master District”) for the financing, operation, and maintenance of regional water, sanitary sewer, drainage, road, and recreational facilities. These facilities are under the oversight of the Master District’s Board of Directors and financial activity of the Master District has been included in the financial statements of the District as a note disclosure (see Note 9). Copies of the financial statements for the Master District may be obtained from Harris County Municipal Utility District No. 500, c/o Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, TX 77027.

Financial Statement Presentation

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2021**

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

Financial Statement Presentation (Continued)

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

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

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

Government-Wide Financial Statements

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

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

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2021**

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

Fund Financial Statements

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

Governmental Funds

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

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

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

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

Basis of Accounting

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

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

Amounts transferred from one fund to another fund are reported as other financing sources or uses. Loans by one fund to another fund and amounts paid by one fund for another fund are reported as interfund receivables and payables in the Governmental Funds Balance Sheet if there is intent to repay the amount and if the debtor fund has the ability to repay the advance on a timely basis. At year end, the Debt Service Fund owed the General Fund \$22,912 for maintenance tax collections.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2021**

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

Capital Assets

Capital assets include property, plant, equipment, and infrastructure assets reported in the government-wide Statement of Net Position. Capital assets are valued at historical cost or estimated historical cost if actual historical cost is not available. Donated assets are valued at their fair market value on the date donated. Repairs and maintenance are recorded as expenditures in the governmental fund incurred and as an expense in the government-wide Statement of Activities. Capital asset additions, improvements and preservation costs that extend the life of an asset are capitalized and depreciated over the estimated useful life of the asset. Engineering fees and certain other costs are capitalized as part of the asset. Assets are capitalized, including infrastructure assets, if they have an original cost greater than \$5,000 and a useful life over two years. Depreciation is calculated on each class of depreciable property using the straight-line method of depreciation. Estimated useful lives are as follows:

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

Budgeting

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

Pensions

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

Measurement Focus

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2021**

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

Measurement Focus (Continued)

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

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

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

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

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

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

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

Accounting Estimates

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2021**

**NOTE 3. LONG-TERM DEBT**

	Series 2014	Series 2015	Series 2017
Amount Outstanding – March 31, 2021	\$11,375,000	\$6,390,000	\$5,055,000
Interest Rates	2.00%-4.00%	2.25%-4.00%	3.00%-3.75%
Maturity Dates – Serially Beginning/Ending	September 1, 2021/2039	September 1, 2021/2041	September 1, 2021/2041
Interest Payment Dates	September 1/ March 1	September 1/ March 1	September 1/ March 1
Callable Date	September 1, 2022*	September 1, 2023*	September 1, 2025*

\* Or any date thereafter, in whole or in part, at a price equal to the principal amount to be redeemed plus accrued interest from the most recent interest payment date to the date fixed for redemption. Series 2014 term bonds maturing on September 1, 2034, September 1, 2036 and September 1, 2039 are subject to mandatory redemption beginning September 1, 2033, September 1, 2035 and September 1, 2037, respectively. Series 2017 term bonds maturing on September 1, 2033, September 1, 2036, September 1, 2039 and September 1, 2041 are subject to mandatory redemption beginning September 1, 2032, September 1, 2034, September 1, 2037 and September 1, 2040, respectively.

The following is a summary of transactions regarding the changes in bonds payable for the year ended March 31, 2021:

	April 1, 2020	Additions	Retirements	March 31, 2021
Bonds Payable	\$ 23,560,000	\$	\$ 740,000	\$ 22,820,000
Unamortized Discounts	(436,314)		(21,610)	(414,704)
Unamortized Premium	36,478		1,743	34,735
Bonds Payable, Net	<u>\$ 23,160,164</u>	<u>\$ -0-</u>	<u>\$ 720,133</u>	<u>\$ 22,440,031</u>
		Amount Due Within One Year		\$ 760,000
		Amount Due After One Year		21,680,031
		Bonds Payable, Net		<u>\$ 22,440,031</u>

As of March 31, 2021, the District had authorized but unissued bonds in the amount of \$165,545,000 for water, sewer and drainage facilities, \$66,810,000 for roads and \$10,200,000 for recreational facilities. The bonds are payable from the proceeds of an ad valorem tax levied upon all property subject to taxation within the District, without limitation as to rate or amount.



# HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501

## NOTES TO THE FINANCIAL STATEMENTS

### MARCH 31, 2021

#### NOTE 3. LONG-TERM DEBT (Continued)

As of March 31, 2021, the debt service requirements on the bonds outstanding were as follows:

Fiscal Year	Principal	Interest	Total
2022	\$ 760,000	\$ 755,036	\$ 1,515,036
2023	785,000	734,838	1,519,838
2024	810,000	712,000	1,522,000
2025	835,000	688,156	1,523,156
2026	865,000	664,112	1,529,112
2027-2031	4,760,000	2,916,625	7,676,625
2032-2036	5,660,000	2,074,950	7,734,950
2037-2041	6,810,000	947,248	7,757,248
2042	1,535,000	28,484	1,563,484
	<u>\$ 22,820,000</u>	<u>\$ 9,521,449</u>	<u>\$ 32,341,449</u>

During the year ended March 31, 2021, the District levied an ad valorem debt service tax rate of \$0.25 per \$100 of assessed valuation, which resulted in a tax levy of \$1,561,643 on the adjusted taxable valuation of \$624,657,353 for the 2020 tax year. The bond resolutions require the District to levy and collect an ad valorem debt service tax sufficient to pay interest and principal on bonds when due and the cost of assessing and collecting taxes. See Note 7 for the maintenance tax levy and Note 8 for the contract tax levy.

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

#### Unreimbursed Costs

The District has entered into financing agreements with the Developer. The agreements call for the Developer to fund costs associated with water, sewer, drainage, park and road facilities until such time as the District can sell bonds to reimburse the Developer. Reimbursement from these costs will come from prior bond proceeds, upon approval of escrow release or surplus funds application by the Texas Commission on Environmental Quality (the "Commission") or from available General Fund surplus.

Due to Developer, April 1, 2020	\$ 960,661
Less: Current Year Reimbursements	<u>960,661</u>
Due to Developer, March 31, 2021	<u>\$ - 0 -</u>

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2021**

**NOTE 4.      SIGNIFICANT BOND RESOLUTION AND LEGAL REQUIREMENTS**

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

The bond resolutions state that the District is required to provide to certain information repositories continuing disclosure of annual financial information and operating data with respect to the District. The information is of the general type included in the annual audit report and must be filed within six months after the end of each fiscal year of the District.

**NOTE 5.      DEPOSITS AND INVESTMENTS**

Deposits

Custodial credit risk is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. The District's deposit policy for custodial credit risk requires compliance with the provisions of Texas statutes.

Texas statutes require that any cash balance in any fund shall, to the extent not insured by the Federal Deposit Insurance Corporation or its successor, be continuously secured by a valid pledge to the District of securities eligible under the laws of Texas to secure the funds of the District, having an aggregate market value, including accrued interest, at all times equal to the uninsured cash balance in the fund to which such securities are pledged. At fiscal year end, the carrying amount of the District's deposits was \$5,927,699 and the bank balance was \$5,935,316. The District was not exposed to custodial credit risk at year end.

The carrying values of the deposits are included in the Governmental Funds Balance Sheet and the Statement of Net Position at March 31, 2021, as listed below:

	<u>Cash</u>
GENERAL FUND	\$ 334,984
DEBT SERVICE FUND	4,568,281
CAPITAL PROJECTS FUND	<u>1,024,434</u>
TOTAL DEPOSITS	<u>\$ 5,927,699</u>

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2021**

**NOTE 5. DEPOSITS AND INVESTMENTS (Continued)**

Investments

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

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

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

As of March 31, 2021, the District had the following investments and maturities:

Fund and Investment Type	Fair Value	Maturities of Less Than 1 Year
<u>GENERAL FUND</u>		
TexPool	\$ 3,788,667	\$ 3,788,667
<u>DEBT SERVICE FUND</u>		
TexPool	1,548,632	1,548,632
<u>CAPITAL PROJECTS FUND</u>		
TexPool	36,941	36,941
<b>TOTAL INVESTMENTS</b>	<u><u>\$ 5,374,240</u></u>	<u><u>\$ 5,374,240</u></u>

# HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501

## NOTES TO THE FINANCIAL STATEMENTS

### MARCH 31, 2021

#### NOTE 5. DEPOSITS AND INVESTMENTS (Continued)

##### Investments (Continued)

Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. At March 31, 2021, the District's investment in TexPool was rated AAAM by Standard and Poor's.

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The District considers the investment in TexPool to have a maturity of less than one-year due to the fact the share position can usually be redeemed each day at the discretion of the District, unless there has been a significant change in value.

##### Restrictions

All cash and investments of the Debt Service Fund are restricted for the payment of contractual debt, bond debt, and the cost of assessing and collecting taxes. All cash and investments of the Capital Projects Fund are restricted for the purchase of capital assets.

#### NOTE 6. CAPITAL ASSETS

Capital asset activity for the fiscal year ended March 31, 2021 is as follows:

	April 1, 2020	Increases	Decreases	March 31, 2021
<b>Capital Assets Subject to Depreciation</b>				
Water System	\$ 3,951,301	\$ 126,867	\$	\$ 4,078,168
Wastewater System	7,341,761	98,219		7,439,980
Drainage System	8,841,736	172,203		9,013,939
<b>Total Capital Assets Subject to Depreciation</b>	<u>\$ 20,134,798</u>	<u>\$ 397,289</u>	<u>\$ - 0 -</u>	<u>\$ 20,532,087</u>
<b>Less Accumulated Depreciation</b>				
Water System	\$ 506,016	\$ 90,719	\$	\$ 596,735
Wastewater System	925,012	165,404		1,090,416
Drainage System	1,060,771	200,435		1,261,206
<b>Total Accumulated Depreciation</b>	<u>\$ 2,491,799</u>	<u>\$ 456,558</u>	<u>\$ - 0 -</u>	<u>\$ 2,948,357</u>
<b>Total Depreciable Capital Assets, Net of Accumulated Depreciation</b>	<u>\$ 17,642,999</u>	<u>\$ (59,269)</u>	<u>\$ - 0 -</u>	<u>\$ 17,583,730</u>
<b>Total Capital Assets, Net of Accumulated Depreciation</b>	<u><u>\$ 17,642,999</u></u>	<u><u>\$ (59,269)</u></u>	<u><u>\$ - 0 -</u></u>	<u><u>\$ 17,583,730</u></u>

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2021**

**NOTE 7. MAINTENANCE TAX**

On November 6, 2007, the voters of the District approved the levy and collection of a maintenance tax in an amount not to exceed \$1.50 per \$100 of assessed valuation of taxable property within the District. The maintenance tax is to be used by the General Fund to pay expenditures for operations and maintenance of the District. During the year ended March 31, 2021, the District levied an ad valorem maintenance tax rate of \$0.025 per \$100 of assessed valuation, which resulted in a tax levy of \$156,164 on the adjusted taxable valuation of \$624,657,353 for the 2020 tax year.

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

**NOTE 8. CONTRACT TAX**

The voters in the District have approved the levy and collection of an annual contract tax imposed on all taxable property within the boundaries of the District in an unlimited amount per \$100 of assessed valuation for purposes of making payments to the Master District for the debt service requirements of the Master District's water, sewer, drainage, road, and park contract revenue bonds, and for monthly charges associated with the services from the Master District's water, sewer, drainage, road, and park facilities (see Note 9). During the current year, the District levied an ad valorem contract tax rate of \$0.785 per \$100 of assessed valuation, which resulted in a tax levy of \$4,903,560 on the adjusted taxable valuation of \$624,657,353 for the 2020 tax year. The District made contractual payments of \$4,484,357 during the current fiscal year.

**NOTE 9. CONTRACT FOR FINANCING, OPERATION AND MAINTENANCE OF REGIONAL FACILITIES**

Harris County Municipal Utility District No. 500 as Master District (the "Master District") executed a 40-year contract with the District for the financing, operation and maintenance of the Master District's regional water, wastewater and drainage facilities as well as park and road facilities. The contract was amended November 3, 2010, October 15, 2013, December 3, 2014, and May 6, 2020. The Master District administers the contract for the Participants which include the District, Harris County Municipal Utility District No. 500 (as Internal District), Harris County Municipal Utility District No. 502, and Harris County Municipal Utility District No. 503 (collectively, the "Participants").

Each Participant has contracted with the Master District to provide, receive, and transport its water supply, sanitary waste, and storm waters through the Master District facilities. The Master District has also assumed the responsibility of providing regional parks and major roadways. The Master District owns and operates the Master District facilities, except to the extent roadways and storm sewers are accepted for maintenance by Harris County or other governmental entities.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2021**

**NOTE 9. CONTRACT FOR FINANCING, OPERATION AND MAINTENANCE OF REGIONAL FACILITIES (Continued)**

The Master District finances the Master District facilities through the issuance of Master District contract revenue bonds. The Master District has the authority to issue water, wastewater and drainage bonds not to exceed \$754,660,000, road bonds not to exceed \$350,600,000 and park bonds not to exceed \$64,550,000. Each Participant is responsible for its pro rata share of the debt service requirements on the Master District contract revenue bonds. As of March 31, 2021, the Master District has authorized but unissued water, wastewater and drainage bonds of \$654,090,000, road bonds of \$310,240,000 and park bonds of \$64,550,000.

As of March 31, 2021, the debt service requirements on the contract revenue bonds outstanding were as follows:

<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 3,465,000	\$ 4,395,611	\$ 7,860,611
2023	3,605,000	4,285,283	7,890,283
2024	3,730,000	4,162,245	7,892,245
2025	3,840,000	4,038,496	7,878,496
2026	3,965,000	3,920,956	7,885,956
2027-2031	21,755,000	17,649,643	39,404,643
2032-2036	25,640,000	13,753,016	39,393,016
2037-2041	30,680,000	8,726,509	39,406,509
2042-2046	32,315,000	2,871,456	35,186,456
	<u>\$ 128,995,000</u>	<u>\$ 63,803,215</u>	<u>\$ 192,798,215</u>

The Master District prepares an operating budget annually. The budget is based on annual estimates provided by each Participant to the Master District for waste discharge, water usage and connections. The Master District has established a reserve equivalent to three months of operation and maintenance expenses. As of March 31, 2021, the Master District had enough funds on hand to meet this requirement.

Each Participant's monthly bill is determined by multiplying the total number of equivalent single-family residential connections (ESFC) reserved for the Participant on the first day of the previous month by the unit cost per ESFC shown in the budget for each Participant, which was \$28 per ESFC as of the fiscal year end. The rate was changed to \$27 per ESFC, effective April 1, 2021. The Master District separates the Authority fees from the monthly per connection charges and bills such Authority fees to each Participant monthly based upon that Participant's actual water usage plus an additional 5% for flushing and other non-metered water usage. As of the fiscal year end the rate charged to each participant for the Authority surface water fees was \$4.04 per 1,000 gallons of water. The Master District also purchased groundwater through its Remington MUD No. 1 interconnect during the current fiscal year.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2021**

**NOTE 9. CONTRACT FOR FINANCING, OPERATION AND MAINTENANCE OF REGIONAL FACILITIES (Continued)**

The District recorded expenditures of \$536,256 for purchased water and wastewater services and \$672,167 for Water Authority assessments in the current fiscal year. The following summary audited financial data for the regional facilities is presented for the year ended March 31, 2021:

	Master District Enterprise Fund
Total Assets	\$ 124,935,047
Total Deferred Outflows of Resources	1,094,572
Total Liabilities	<u>(144,063,161)</u>
Total Net Position	<u>\$ (18,033,542)</u>
Total Operating Revenues	\$ 2,557,505
Total Operating Expenses	<u>8,221,117</u>
Operating Income (Loss)	<u>\$ (5,663,612)</u>
Total Nonoperating Revenues (Expenses)	<u>\$ 2,269,798</u>
Change in Net Position	\$ (3,393,814)
Net Position – April 1, 2020	<u>(14,639,728)</u>
Net Position – March 31, 2021	<u>\$ (18,033,542)</u>

**NOTE 10. RISK MANAGEMENT**

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

**NOTE 11. STRATEGIC PARTNERSHIP AGREEMENT**

On December 12, 2008, the City of Houston (the City), the Towne Lake Management District (the “MMD”) and the District entered into a Strategic Partnership Agreement (Agreement). The Agreement provides for the annexation into the City of a tract of land in the District for limited purposes for the imposition of the City’s Sales and Use Tax. The City shall pay to the MMD an amount equal to 50% of the City’s Sales and Use Tax revenues received by the City and generated within the boundaries of the tract. The District agrees to pay to the City an annual fee of \$100 for the provision of municipal services provided in lieu of full purpose annexation. The City agrees to not annex or attempt to annex the District for full purposes unless it simultaneously annexes for full purposes Harris County Municipal Utility District Nos. 500, 501 and 503. The term of this agreement is 30 years from the effective date.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2021**

**NOTE 12. WEST HARRIS COUNTY REGIONAL WATER AUTHORITY**

The District is located within the boundaries of the West Harris County Regional Water Authority (the “Authority”). The Authority was created under Article 16, Section 59 of the Texas Constitution by House Bill 1842 (the “Act”), as passed by the 77th Texas Legislature, in 2001. The Act, as amended, empowers the Authority for purposes including the acquisition and provision of surface water and groundwater for residential, commercial, industrial, agricultural, and other uses, the reduction of groundwater withdrawals, the conservation, preservation, protection, recharge, and prevention of waste of groundwater, and of groundwater reservoirs or their subdivisions, and the control of subsidence caused by withdrawal of water from those groundwater reservoirs or their subdivisions. As of January 1, 2021, the fees per 1,000 gallons of surface water and groundwater delivered from the Authority was \$3.85 and \$3.45, respectively. Surface water and groundwater costs are included in the amounts paid to the Master District for purchased water services.

**NOTE 13. ESCROW REQUIREMENTS**

By Order dated January 6, 2017, the Commission directed that a total of \$3,102,280 from the proceeds of the sale of Bonds be placed in escrow to be used for the construction of water, wastewater and drainage facilities plus storm water compliance activities for Towne Lake, Sections 39, 41, 44 and Towne Lake Section 39 replat. On October 29, 2018, the Commission approved the release of escrow in the amount of \$452,922 for Towne Lake, Section 44. On September 23, 2019, the Commission approved the release of \$1,302,672 from escrow for Towne Lake, Section 41. On February 25, 2020, the Commission approved the use of \$84,167 in surplus funds for stormwater compliance overage and Developer interest, approved a change of scope and release of \$818,219 in escrowed funds to be used towards Towne Lake, Section 39 Replat No. 1 and Towne Lake, Section 39 Partial Replat No. 1.

On February 26, 2021, the Commission approved the release of \$329,610 from escrow for the construction costs associated with the water, wastewater, and drainage facilities serving the Greenhouse Commercial Phase One portion of Towne Lake Section 39 Replat No. 1 (Project), a change in project scope to reallocate \$38,568 from Towne Lake Section 39 to be used for the Project, and the use of surplus funds in the amount of \$47,911 to be used for the Project. Based on this approval, \$198,857 will be required to remain in escrow at fiscal year-end.

**NOTE 14. ECONOMIC UNCERTAINTIES**

On March 11, 2020, the World Health Organization declared the COVID-19 virus a global pandemic. Since that time, the District has not experienced any decrease in property values, unusual tax delinquencies, or interruptions to service as a result of COVID-19. The District will continue to carefully monitor the situation and evaluate the financial statement impact, if any, that results from the pandemic.



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**

**REQUIRED SUPPLEMENTARY INFORMATION**

**MARCH 31, 2021**



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**SCHEDULE OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND**  
**FOR THE YEAR ENDED MARCH 31, 2021**

	Original and Final Budget	Actual	Variance Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 140,200	\$ 157,353	\$ 17,153
Water Service	630,000	647,955	17,955
Wastewater Service	450,000	485,651	35,651
Water Authority Fees	645,000	803,176	158,176
Penalty and Interest	16,000	14,650	(1,350)
Tap Connection and Inspection Fees	93,500	189,955	96,455
Investment and Miscellaneous Revenues	50,000	6,647	(43,353)
<b>TOTAL REVENUES</b>	<u>\$ 2,024,700</u>	<u>\$ 2,305,387</u>	<u>\$ 280,687</u>
<b>EXPENDITURES</b>			
Service Operations:			
Professional Fees	\$ 169,000	\$ 166,391	\$ 2,609
Contracted Services	302,000	308,794	(6,794)
Purchased Water and Wastewater Service	561,540	536,256	25,284
Water Authority Assessments	645,000	672,167	(27,167)
Repairs and Maintenance	80,000	547,324	(467,324)
Other	147,635	198,197	(50,562)
<b>TOTAL EXPENDITURES</b>	<u>\$ 1,905,175</u>	<u>\$ 2,429,129</u>	<u>\$ (523,954)</u>
<b>NET CHANGE IN FUND BALANCE</b>	\$ 119,525	\$ (123,742)	\$ (243,267)
<b>FUND BALANCE - APRIL 1, 2020</b>	<u>3,909,233</u>	<u>3,909,233</u>	<u></u>
<b>FUND BALANCE - MARCH 31, 2021</b>	<u><u>\$ 4,028,758</u></u>	<u><u>\$ 3,785,491</u></u>	<u><u>\$ (243,267)</u></u>

See accompanying independent auditor's report.

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**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**SUPPLEMENTARY INFORMATION REQUIRED BY THE**  
**WATER DISTRICT FINANCIAL MANAGEMENT GUIDE**  
**MARCH 31, 2021**



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

## 2. RETAIL SERVICE PROVIDERS

Based on the rate order approved September 2, 2020.

WASTEWATER:	\$30.00 <sup>(1)</sup>	Y
SURCHARGE:		
Commission		
Regulatory		
Assessments	Included in the rates above	
Water Authority		
Fees	110% of the surface water fee charged by the WHCRWA	

	Yes	No
1. The respondent is a resident of the United States		
2. The respondent is at least 18 years old		
3. The respondent is a U.S. citizen		
4. The respondent is a permanent resident of the United States		
5. The respondent is a U.S. resident for at least 12 months		
6. The respondent is a U.S. resident for at least 6 months		
7. The respondent is a U.S. resident for at least 3 months		
8. The respondent is a U.S. resident for at least 1 month		
9. The respondent is a U.S. resident for at least 1 week		
10. The respondent is a U.S. resident for at least 1 day		

(1) Includes trash pick up

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**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**SERVICES AND RATES**  
**FOR THE YEAR ENDED MARCH 31, 2021**

**2. RETAIL SERVICE PROVIDERS (Continued)**

**b. WATER AND WASTEWATER RETAIL CONNECTIONS: (Unaudited)**

<u>Meter Size</u>	<u>Total Connections</u>	<u>Active Connections</u>	<u>ESFC Factor</u>	<u>Active ESFCs</u>
Unmetered			x 1.0	
≤¾"	<u>1,130</u>	<u>1,129</u>	x 1.0	<u>1,129</u>
1"	<u>244</u>	<u>243</u>	x 2.5	<u>608</u>
1½"	<u>1</u>	<u>1</u>	x 5.0	<u>5</u>
2"	<u>9</u>	<u>9</u>	x 8.0	<u>72</u>
3"	<u>1</u>	<u>1</u>	x 15.0	<u>15</u>
4"			x 25.0	
6"	<u>4</u>	<u>4</u>	x 50.0	<u>200</u>
8"	<u>1</u>	<u>1</u>	x 80.0	<u>80</u>
10"			x 115.0	
Total Water Connections	<u>1,390</u>	<u>1,388</u>		<u>2,109</u>
Total Wastewater Connections	<u>1,356</u>	<u>1,355</u>	x 1.0	<u>1,355</u>

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

Gallons billed to customers: 200,699,000 Water Accountability Ratio: 99.8%

Gallons Purchased: \* From: West Harris County RWA

\* The District, along with Harris County Municipal Utility District No. 500 (Internal District) and Harris County Municipal Utility District No. 502, receives water from the Harris County Municipal Utility District No. 500 Master District. Harris County Municipal Utility District No. 503 has not yet begun purchasing water from the Master District. The Master District purchases water from the West Harris County Regional Water Authority and, from time to time, Remington Municipal Utility District No. 1 via an emergency interconnect. Gallons purchased is calculated using gallons billed to District customers divided by total gallons billed to all participants times the total gallons purchased by the Master District.

See accompanying independent auditor's report.



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**SERVICES AND RATES**  
**FOR THE YEAR ENDED MARCH 31, 2021**

**4. STANDBY FEES** (authorized only under TWC Section 49.231):

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

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

**5. LOCATION OF DISTRICT:**

Is the District located entirely within one county?

Yes ☒ No ☐

County in which District is located:

Harris County, Texas

Is the District located within a city?

Entirely ☐ Partly ☐ Not at all ☒

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

Entirely ☒ Partly ☐ Not at all ☐

ETJ in which District is located:

City of Houston, Texas

Are Board Members appointed by an office outside the District?

Yes ☐ No ☒

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**GENERAL FUND EXPENDITURES**  
**FOR THE YEAR ENDED MARCH 31, 2021**

PROFESSIONAL FEES:	
Auditing	\$ 15,000
Engineering	30,729
Legal	112,537
Financial Advisor	<u>8,125</u>
TOTAL PROFESSIONAL FEES	<u>\$ 166,391</u>
PURCHASED SERVICES FOR RESALE:	
Purchased Water and Wastewater Service	\$ 536,256
Water Authority Assessments	<u>672,167</u>
TOTAL PURCHASED SERVICES FOR RESALE	<u>\$ 1,208,423</u>
CONTRACTED SERVICES:	
Bookkeeping	\$ 12,590
Operations and Billing	40,878
Solid Waste Disposal	<u>255,326</u>
TOTAL CONTRACTED SERVICES	<u>\$ 308,794</u>
REPAIRS AND MAINTENANCE	<u>\$ 547,324</u>
ADMINISTRATIVE EXPENDITURES:	
Director Fees, Including Payroll Taxes	\$ 26,644
Insurance	7,629
Office Supplies and Postage	25,520
Website and Other	<u>8,350</u>
TOTAL ADMINISTRATIVE EXPENDITURES	<u>\$ 68,143</u>
TAP CONNECTIONS	<u>\$ 105,338</u>
OTHER EXPENDITURES:	
Laboratory Fees	\$ 5,003
Permit Fees	1,173
Inspection Fees	13,325
Regulatory Assessment	<u>5,215</u>
TOTAL OTHER EXPENDITURES	<u>\$ 24,716</u>
TOTAL EXPENDITURES	<u><u>\$ 2,429,129</u></u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**INVESTMENTS**  
**MARCH 31, 2021**

<u>Funds</u>	<u>Identification or Certificate Number</u>	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Balance at End of Year</u>	<u>Accrued Interest Receivable at End of Year</u>
<u>GENERAL FUND</u>					
TexPool	XXXX0001	Varies	Daily	\$ 3,788,667	\$ - 0 -
<u>DEBT SERVICE FUND</u>					
TexPool	XXXX0003	Varies	Daily	\$ 901,503	\$
TexPool	XXXX0004	Varies	Daily	647,129	
TOTAL DEBT SERVICE FUND				\$ 1,548,632	\$ - 0 -
<u>CAPITAL PROJECTS FUND</u>					
TexPool	XXXX0002	Varies	Daily	\$ 36,941	\$ - 0 -
TOTAL - ALL FUNDS				\$ 5,374,240	\$ - 0 -

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**TAXES LEVIED AND RECEIVABLE**  
**FOR THE YEAR ENDED MARCH 31, 2021**

	<u>Maintenance Taxes</u>		<u>Contract Taxes</u>		<u>Debt Service Taxes</u>	
TAXES RECEIVABLE -						
APRIL 1, 2020	\$ 4,744		\$ 140,659		\$ 43,118	
Adjustments to Beginning						
Balance	<u>(619)</u>	\$ 4,125	<u>(24,556)</u>	\$ 116,103	<u>(7,216)</u>	\$ 35,902
Original 2020 Tax Levy	\$ 133,807		\$ 4,201,548		\$ 1,338,073	
Adjustment to 2020 Tax Levy	<u>22,357</u>	<u>156,164</u>	<u>702,012</u>	<u>4,903,560</u>	<u>223,570</u>	<u>1,561,643</u>
TOTAL TO BE						
ACCOUNTED FOR		\$ 160,289		\$ 5,019,663		\$ 1,597,545
TAX COLLECTIONS:						
Prior Years	\$ 3,136		\$ 98,664		\$ 30,885	
Current Year	<u>154,217</u>	<u>157,353</u>	<u>4,842,414</u>	<u>4,941,078</u>	<u>1,542,170</u>	<u>1,573,055</u>
TAXES RECEIVABLE -						
MARCH 31, 2021		<u>\$ 2,936</u>		<u>\$ 78,585</u>		<u>\$ 24,490</u>
TAXES RECEIVABLE BY						
YEAR:						
2020	\$ 1,947		\$ 61,146		\$ 19,473	
2019	170		5,456		1,694	
2018	88		5,419		1,473	
2017	17		3,350		850	
2016	<u>714</u>		<u>3,214</u>		<u>1,000</u>	
TOTAL		<u>\$ 2,936</u>		<u>\$ 78,585</u>		<u>\$ 24,490</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**TAXES LEVIED AND RECEIVABLE**  
**FOR THE YEAR ENDED MARCH 31, 2021**

	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>
PROPERTY VALUATIONS:				
Land	\$ 168,071,971	\$ 154,630,041	\$ 148,654,348	\$ 145,147,009
Improvements	553,811,901	518,451,057	472,342,186	442,748,929
Personal Property	3,276,762	4,473,355	2,300,875	2,404,899
Exemptions	<u>(100,503,281)</u>	<u>(103,416,416)</u>	<u>(91,629,354)</u>	<u>(88,808,920)</u>
TOTAL PROPERTY VALUATIONS	<u>\$ 624,657,353</u>	<u>\$ 574,138,037</u>	<u>\$ 531,668,055</u>	<u>\$ 501,491,917</u>
TAX RATES PER \$100 VALUATION:				
Debt Service	\$ 0.250	\$ 0.250	\$ 0.250	\$ 0.250
Contract	0.785	0.805	0.920	0.985
Maintenance	<u>0.025</u>	<u>0.025</u>	<u>0.015</u>	<u>0.005</u>
TOTAL TAX RATES PER \$100 VALUATION	<u>\$ 1.060</u>	<u>\$ 1.080</u>	<u>\$ 1.185</u>	<u>\$ 1.240</u>
ADJUSTED TAX LEVY*	<u>\$ 6,621,367</u>	<u>\$ 6,200,690</u>	<u>\$ 6,300,268</u>	<u>\$ 6,218,499</u>
PERCENTAGE OF TAXES COLLECTED TO TAXES LEVIED**	<u>98.75 %</u>	<u>99.88 %</u>	<u>99.89 %</u>	<u>99.92 %</u>

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

\*\* As of March 31, 2021

On November 6, 2007, District voters approved an operations maintenance tax rate not to exceed \$1.50 per \$100 of assessed valuation.

On November 4, 2008, District voters approved a road maintenance tax rate not to exceed \$0.25 per \$100 of assessed valuation.

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MARCH 31, 2021**

S E R I E S - 2 0 1 4				
Due During Fiscal Years Ending March 31	Principal Due September 1	Interest Due September 1/ March 1	Total	
2022	\$ 390,000	\$ 383,406	\$	773,406
2023	410,000	374,382		784,382
2024	425,000	363,945		788,945
2025	445,000	351,956		796,956
2026	465,000	338,306		803,306
2027	490,000	323,981		813,981
2028	510,000	308,982		818,982
2029	535,000	292,972		827,972
2030	555,000	275,594		830,594
2031	580,000	256,788		836,788
2032	610,000	236,706		846,706
2033	635,000	215,300		850,300
2034	665,000	192,134		857,134
2035	695,000	167,484		862,484
2036	725,000	141,294		866,294
2037	760,000	113,450		873,450
2038	790,000	83,400		873,400
2039	825,000	51,100		876,100
2040	865,000	17,300		882,300
2041				
2042				
	<u>\$ 11,375,000</u>	<u>\$ 4,488,480</u>	<u>\$</u>	<u>15,863,480</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MARCH 31, 2021**

S E R I E S - 2 0 1 5				
Due During Fiscal Years Ending March 31	Principal Due September 1	Interest Due September 1/ March 1	Total	
2022	\$ 180,000	\$ 202,618	\$	382,618
2023	190,000	197,068		387,068
2024	200,000	190,218		390,218
2025	205,000	183,912		388,912
2026	220,000	178,994		398,994
2027	230,000	173,507		403,507
2028	240,000	167,482		407,482
2029	250,000	160,894		410,894
2030	265,000	153,481		418,481
2031	280,000	145,306		425,306
2032	290,000	136,756		426,756
2033	305,000	127,641		432,641
2034	320,000	117,676		437,676
2035	335,000	107,032		442,032
2036	355,000	95,597		450,597
2037	370,000	83,362		453,362
2038	390,000	70,293		460,293
2039	410,000	56,293		466,293
2040	430,000	41,325		471,325
2041	450,000	25,375		475,375
2042	475,000	8,609		483,609
	<u>\$ 6,390,000</u>	<u>\$ 2,623,439</u>	<u>\$</u>	<u>9,013,439</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MARCH 31, 2021**

S E R I E S - 2 0 1 7				
Due During Fiscal Years Ending March 31	Principal Due September 1	Interest Due September 1/ March 1	Total	
2022	\$ 190,000	\$ 169,012	\$	359,012
2023	185,000	163,388		348,388
2024	185,000	157,837		342,837
2025	185,000	152,288		337,288
2026	180,000	146,812		326,812
2027	170,000	141,563		311,563
2028	170,000	136,462		306,462
2029	165,000	131,438		296,438
2030	165,000	126,487		291,487
2031	155,000	121,688		276,688
2032	155,000	117,037		272,037
2033	150,000	112,275		262,275
2034	145,000	107,481		252,481
2035	140,000	102,675		242,675
2036	135,000	97,862		232,862
2037	130,000	93,225		223,225
2038	125,000	88,763		213,763
2039	125,000	84,387		209,387
2040	120,000	80,100		200,100
2041	1,020,000	58,875		1,078,875
2042	1,060,000	19,875		1,079,875
	<u>\$ 5,055,000</u>	<u>\$ 2,409,530</u>	<u>\$</u>	<u>7,464,530</u>

See accompanying independent auditor's report.



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MARCH 31, 2021**

ANNUAL REQUIREMENTS  
FOR ALL SERIES

Due During Fiscal Years Ending March 31	Total Principal Due	Total Interest Due	Total Principal and Interest Due
2022	\$ 760,000	\$ 755,036	\$ 1,515,036
2023	785,000	734,838	1,519,838
2024	810,000	712,000	1,522,000
2025	835,000	688,156	1,523,156
2026	865,000	664,112	1,529,112
2027	890,000	639,051	1,529,051
2028	920,000	612,926	1,532,926
2029	950,000	585,304	1,535,304
2030	985,000	555,562	1,540,562
2031	1,015,000	523,782	1,538,782
2032	1,055,000	490,499	1,545,499
2033	1,090,000	455,216	1,545,216
2034	1,130,000	417,291	1,547,291
2035	1,170,000	377,191	1,547,191
2036	1,215,000	334,753	1,549,753
2037	1,260,000	290,037	1,550,037
2038	1,305,000	242,456	1,547,456
2039	1,360,000	191,780	1,551,780
2040	1,415,000	138,725	1,553,725
2041	1,470,000	84,250	1,554,250
2042	1,535,000	28,484	1,563,484
	<u>\$ 22,820,000</u>	<u>\$ 9,521,449</u>	<u>\$ 32,341,449</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**CHANGES IN LONG-TERM BOND DEBT**  
**FOR THE YEAR ENDED MARCH 31, 2021**

Description	Original Bonds Issued	Bonds Outstanding April 1, 2020
Harris County Municipal Utility District No. 501 Unlimited Tax Bonds - Series 2014	\$ 13,100,000	\$ 11,750,000
Harris County Municipal Utility District No. 501 Unlimited Tax Bonds - Series 2015	7,025,000	6,560,000
Harris County Municipal Utility District No. 501 Unlimited Tax Bonds - Series 2017	<u>5,640,000</u>	<u>5,250,000</u>
TOTAL	<u>\$ 25,765,000</u>	<u>\$ 23,560,000</u>

Bond Authority:	Water, Sewer, Drainage Facilities	Recreational Facilities	Road Bonds
Amount Authorized by Voters	\$ 191,310,000	\$ 10,200,000	\$ 66,810,000
Amount Issued	<u>25,765,000</u>	<u>                    </u>	<u>                    </u>
Remaining to be Issued	<u>\$ 165,545,000</u>	<u>\$ 10,200,000</u>	<u>\$ 66,810,000</u>

Debt Service Fund cash and investment balances (excluding contract tax cash and investment balances) as of March 31, 2021: \$ 2,522,158

Average annual debt service payment (principal and interest) for remaining term of all debt: \$ 1,540,069

See Note 3 for interest rates, interest payment dates and maturity dates.

See accompanying independent auditor's report.

Current Year Transactions				Bonds Outstanding March 31, 2021	Paying Agent
Bonds Sold	Retirements				
	Principal	Interest			
\$	\$ 375,000	\$ 391,056	\$ 11,375,000		Amegy Bank, N.A. Houston, TX
	170,000	207,869	6,390,000		Amegy Bank, N.A. Houston, TX
	195,000	174,788	5,055,000		The Bank of New York Mellon Trust Company, N.A. Dallas, TX
\$ - 0 -	\$ 740,000	\$ 773,713	\$ 22,820,000		

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES**  
**GENERAL FUND - FIVE YEARS**

	Amounts		
	2021	2020	2019
<b>REVENUES</b>			
Property Taxes	\$ 157,353	\$ 142,055	\$ 79,514
Water Service	647,955	617,264	545,005
Wastewater Service	485,651	459,123	431,170
Water Authority Fees	803,176	706,886	572,586
Penalty and Interest	14,650	16,599	15,579
Tap Connection and Inspection Fees	189,955	135,620	79,150
Investment and Miscellaneous Revenues	<u>6,647</u>	<u>73,383</u>	<u>71,734</u>
<b>TOTAL REVENUES</b>	<u>\$ 2,305,387</u>	<u>\$ 2,150,930</u>	<u>\$ 1,794,738</u>
<b>EXPENDITURES</b>			
Professional Fees	\$ 166,391	\$ 158,065	\$ 189,303
Contracted Services	308,794	278,919	245,087
Purchased Water and Wastewater Services	536,256	569,160	924,100
Water Authority Assessments	672,167	675,322	
Repairs and Maintenance	547,324	109,510	52,189
Other	<u>198,197</u>	<u>155,986</u>	<u>146,290</u>
<b>TOTAL EXPENDITURES</b>	<u>\$ 2,429,129</u>	<u>\$ 1,946,962</u>	<u>\$ 1,556,969</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<u>\$ (123,742)</u>	<u>\$ 203,968</u>	<u>\$ 237,769</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers In (Out)	<u>\$ - 0 -</u>	<u>\$ - 0 -</u>	<u>\$ (100,000)</u>
<b>NET CHANGE IN FUND BALANCE</b>	\$ (123,742)	\$ 203,968	\$ 137,769
<b>BEGINNING FUND BALANCE</b>	<u>3,909,233</u>	<u>3,705,265</u>	<u>3,567,496</u>
<b>ENDING FUND BALANCE</b>	<u><u>\$ 3,785,491</u></u>	<u><u>\$ 3,909,233</u></u>	<u><u>\$ 3,705,265</u></u>

See accompanying independent auditor's report.

		Percentage of Total Revenues				
2018	2017	2021	2020	2019	2018	2017
\$ 58,011	\$ 931,883	6.9 %	6.6 %	4.4 %	3.3 %	38.8 %
538,683	510,037	28.1	28.7	30.4	31.6	21.3
401,568	370,118	21.1	21.3	24.0	23.5	15.5
532,381	473,303	34.8	32.9	31.9	31.2	19.8
16,826	15,782	0.6	0.8	0.9	1.0	0.7
125,570	91,180	8.2	6.3	4.4	7.4	3.8
34,079	2,696	0.3	3.4	4.0	2.0	0.1
<u>\$ 1,707,118</u>	<u>\$ 2,394,999</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>
\$ 138,830	\$ 187,845	7.2 %	7.3 %	10.5 %	8.1 %	7.8 %
216,631	225,419	13.4	13.0	13.7	12.7	9.4
774,090	829,650	23.3	26.5	51.5	45.3	34.6
		29.2	31.4			
48,743	44,500	23.7	5.1	2.9	2.9	1.9
162,851	131,775	8.6	7.3	8.2	9.5	5.5
<u>\$ 1,341,145</u>	<u>\$ 1,419,189</u>	<u>105.4 %</u>	<u>90.6 %</u>	<u>86.8 %</u>	<u>78.5 %</u>	<u>59.2 %</u>
<u>\$ 365,973</u>	<u>\$ 975,810</u>	<u>(5.4) %</u>	<u>9.4 %</u>	<u>13.2 %</u>	<u>21.5 %</u>	<u>40.8 %</u>
<u>\$ - 0 -</u>	<u>\$ - 0 -</u>					
\$ 365,973	\$ 975,810					
3,201,523	2,225,713					
<u>\$ 3,567,496</u>	<u>\$ 3,201,523</u>					

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES**  
**DEBT SERVICE FUND - FIVE YEARS**

	Amounts		
	2021	2020	2019
<b>REVENUES</b>			
Property/Contract Taxes	\$ 6,514,133	\$ 6,073,770	\$ 6,250,278
Penalty and Interest	38,751	55,492	56,710
Investment and Miscellaneous Revenues	9,766	83,808	87,248
<b>TOTAL REVENUES</b>	<u>\$ 6,562,650</u>	<u>\$ 6,213,070</u>	<u>\$ 6,394,236</u>
<b>EXPENDITURES</b>			
Other Expenditures	\$ 90,706	\$ 91,605	\$ 92,470
Debt Service Principal	740,000	715,000	695,000
Debt Service Interest and Fees	775,263	793,462	813,412
Contractual Obligation	4,484,357	4,764,675	4,822,860
<b>TOTAL EXPENDITURES</b>	<u>\$ 6,090,326</u>	<u>\$ 6,364,742</u>	<u>\$ 6,423,742</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<u>\$ 472,324</u>	<u>\$ (151,672)</u>	<u>\$ (29,506)</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers In (Out)	\$	\$	\$ 100,000
Proceeds from Issuance of Long-Term Debt			
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<u>\$ - 0 -</u>	<u>\$ - 0 -</u>	<u>\$ 100,000</u>
<b>NET CHANGE IN FUND BALANCE</b>	\$ 472,324	\$ (151,672)	\$ 70,494
<b>BEGINNING FUND BALANCE</b>	<u>5,597,666</u>	<u>5,749,338</u>	<u>5,678,844</u>
<b>ENDING FUND BALANCE</b>	<u>\$ 6,069,990</u>	<u>\$ 5,597,666</u>	<u>\$ 5,749,338</u>
<b>TOTAL ACTIVE RETAIL WATER CONNECTIONS</b>	<u>1,388</u>	<u>1,299</u>	<u>1,205</u>
<b>TOTAL ACTIVE RETAIL WASTEWATER CONNECTIONS</b>	<u>1,355</u>	<u>1,267</u>	<u>1,176</u>

See accompanying independent auditor's report.

		Percentage of Total Revenues				
2018	2017	2021	2020	2019	2018	2017
\$ 6,180,527	\$ 5,549,231	99.3 %	97.8 %	97.7 %	98.5 %	99.5 %
49,884	23,076	0.6	0.9	0.9	0.8	0.4
41,179	6,846	0.1	1.3	1.4	0.7	0.1
<u>\$ 6,271,590</u>	<u>\$ 5,579,153</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>
\$ 91,229	\$ 70,016	1.4 %	1.5 %	1.4 %	1.5 %	1.3 %
480,000	315,000	11.3	11.5	10.9	7.7	5.6
826,628	654,100	11.8	12.8	12.7	13.2	11.7
4,409,066	3,753,958	68.3	76.7	75.4	70.3	67.3
<u>\$ 5,806,923</u>	<u>\$ 4,793,074</u>	<u>92.8 %</u>	<u>102.5 %</u>	<u>100.4 %</u>	<u>92.7 %</u>	<u>85.9 %</u>
\$ 464,667	\$ 786,079	7.2 %	(2.5) %	(0.4) %	7.3 %	14.1 %
\$	\$					
	185,953					
<u>\$ - 0 -</u>	<u>\$ 185,953</u>					
\$ 464,667	\$ 972,032					
5,214,177	4,242,145					
<u>\$ 5,678,844</u>	<u>\$ 5,214,177</u>					
1,140	1,070					
<u>1,112</u>	<u>1,050</u>					

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS**  
**MARCH 31, 2021**

District Mailing Address - Harris County Municipal Utility District No. 501  
c/o Allen Boone Humphries Robinson LLP  
3200 Southwest Freeway, Suite 2600  
Houston, TX 77027

District Telephone Number - (713) 860-6400

<b>Board Members</b>	<b>Term of Office (Elected or Appointed)</b>	<b>Fees of Office for the year ended March 31, 2021</b>	<b>Expense Reimbursements for the year ended March 31, 2021</b>	<b>Title</b>
Wayne Tyson	05/18 - 05/22 (Elected)	\$ 3,450	\$ 60	President
Jonathan Cowen	05/18 - 05/22 (Elected)	\$ 3,450	\$ -0-	Vice President
George Gentry	05/20 - 05/24 (Elected)	\$ 6,600	\$ -0-	Assistant Vice President
DeBra Edwards	05/18 - 05/22 (Elected)	\$ 6,150	\$ -0-	Secretary
John Casey	05/20 - 05/24 (Appointed)	\$ 4,050	\$ -0-	Assistant Secretary

Notes: No Director has any business or family relationships (as defined by the Texas Water Code) with major landowners in the District, with the District's developers or with any of the District's consultants. The District's auditor leases office space from an entity affiliated with the District's Developer.

The submission date of the most recent District Registration Form: February 4, 2021

The limit on Fees of Office that a Director may receive during a fiscal year is \$7,200 as set by Board Resolution on August 24, 2007. Fees of Office are the amounts actually paid to a Director during the District's current fiscal year.

See accompanying independent auditor's report.



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 501**  
**BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS**  
**MARCH 31, 2021**

<b>Consultants:</b>	<u>Date Hired</u>	<u>Fees for the year ended March 31, 2021</u>	<u>Title</u>
Allen Boone Humphries Robinson LLP	08/24/07	\$ 124,680	General Counsel
McCall Gibson Swedlund Barfoot PLLC	04/01/09	\$ 15,000 \$ 2,500	Audit Related/ AUP Related
F. Matuska, Inc.	10/03/07	\$ 13,917	Bookkeeper
Perdue, Brandon, Fielder, Collins & Mott, L.L.P.	03/05/08	\$ 10,301	Delinquent Tax Attorney
Edminster, Hinshaw, Russ and Associates, Inc.	10/03/07	\$ 30,729	Engineer
RBC Capital Markets	10/03/07	\$ 8,125	Financial Advisor
Clifton White	11/04/20	\$ -0-	Investment Officer
Environmental Development Partners	07/02/08	\$ 745,832	Operator
Bob Leared Interest, Inc.	10/03/07	\$ 29,549	Tax Assessor/ Collector

See accompanying independent auditor's report.



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**

**HARRIS COUNTY, TEXAS**

**ANNUAL FINANCIAL REPORT**

**MARCH 31, 2021**



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**

**HARRIS COUNTY, TEXAS**

**ANNUAL FINANCIAL REPORT**

**MARCH 31, 2021**



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# **McCALL GIBSON SWEDLUND BARFOOT PLLC**

*Certified Public Accountants*

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## **INDEPENDENT AUDITOR'S REPORT**

Board of Directors  
Harris County Municipal  
Utility District No. 502  
Harris County, Texas

We have audited the accompanying financial statements of the governmental activities and each major fund of Harris County Municipal Utility District No. 502 (the "District"), as of and for the year ended March 31, 2021, 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 District'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 March 31, 2021, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## Other Matters

### *Required Supplementary Information*

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

### *Other Information*

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



McCall Gibson Swedlund Barfoot PLLC  
Certified Public Accountants  
Houston, Texas

July 7, 2021



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE YEAR ENDED MARCH 31, 2021**

Management's discussion and analysis of Harris County Municipal Utility District No. 502's (the "District") financial performance provides an overview of the District's financial activities for the year ended March 31, 2021. Please read it in conjunction with the District's financial statements.

**USING THIS ANNUAL REPORT**

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

**GOVERNMENT-WIDE FINANCIAL STATEMENTS**

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

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

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

**FUND FINANCIAL STATEMENTS**

The combined statements also include fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District has three governmental fund types. The General Fund accounts for resources not accounted for in another fund, customer service revenues, operating costs and general expenditures. The Debt Service Fund accounts for ad valorem taxes and financial resources restricted, committed or assigned for servicing contractual debt, bond debt and the cost of assessing and collecting taxes. The Capital Projects Fund accounts for financial resources restricted, committed or assigned for acquisition or construction of facilities and related costs.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED MARCH 31, 2021**

**FUND FINANCIAL STATEMENTS (Continued)**

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

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

**NOTES TO THE FINANCIAL STATEMENTS**

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

**OTHER INFORMATION**

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

**GOVERNMENT-WIDE FINANCIAL ANALYSIS**

Net position may serve over time as a useful indicator of the District's financial position. In the case of the District, assets exceeded liabilities by \$2,757,862 as of March 31, 2021. A portion of the District's net position reflects its net investment in capital assets (water, wastewater and drainage facilities, less any debt used to acquire those assets that is still outstanding). The following is a comparative analysis of government-wide changes in net position:

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE YEAR ENDED MARCH 31, 2021**

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

	Summary of Changes in the Statement of Net Position		
	2021	2020	Change Positive (Negative)
Current and Other Assets	\$ 8,522,290	\$ 7,894,057	\$ 628,233
Capital Assets (Net of Accumulated Depreciation)	15,639,667	14,131,369	1,508,298
Total Assets	<u>\$ 24,161,957</u>	<u>\$ 22,025,426</u>	<u>\$ 2,136,531</u>
Due to Developer	\$ 633,878	\$ 2,041,158	\$ 1,407,280
Bonds and BAN Payable	20,348,203	19,223,911	(1,124,292)
Other Liabilities	422,014	277,856	(144,158)
Total Liabilities	<u>\$ 21,404,095</u>	<u>\$ 21,542,925</u>	<u>\$ 138,830</u>
Net Position:			
Net Investment in Capital Assets	\$ (4,037,737)	\$ (3,689,426)	\$ (348,311)
Restricted	5,096,405	3,286,036	1,810,369
Unrestricted	1,699,194	885,891	813,303
Total Net Position	<u>\$ 2,757,862</u>	<u>\$ 482,501</u>	<u>\$ 2,275,361</u>

The following table provides a summary of the District's operations for the years ending March 31, 2021 and March 31, 2020.

	Summary of Changes in the Statement of Activities		
	2021	2020	Change Positive (Negative)
Revenues:			
Property Taxes	\$ 5,935,402	\$ 4,232,864	\$ 1,702,538
Charges for Services	1,642,148	1,273,943	368,205
Other Revenues	76,296	114,969	(38,673)
Total Revenues	<u>\$ 7,653,846</u>	<u>\$ 5,621,776</u>	<u>\$ 2,032,070</u>
Expenses for Services	<u>5,378,485</u>	<u>5,201,857</u>	<u>(176,628)</u>
Change in Net Position	\$ 2,275,361	\$ 419,919	\$ 1,855,442
Net Position, Beginning of Year	<u>482,501</u>	<u>62,582</u>	<u>419,919</u>
Net Position, End of Year	<u>\$ 2,757,862</u>	<u>\$ 482,501</u>	<u>\$ 2,275,361</u>

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE YEAR ENDED MARCH 31, 2021**

**FINANCIAL ANALYSIS OF THE DISTRICT'S GOVERNMENTAL FUNDS**

The District's combined fund balances as of March 31, 2021, totaled \$7,966,559, an increase of \$478,311.

The General Fund fund balance increased by \$817,707, primarily due to property tax revenues and service revenues exceeding the costs of operating and maintaining the District's facilities.

The Debt Service Fund fund balance increased by \$1,800,201, primarily due to the structure of the District's outstanding bond debt as well as the District's debt obligation to the Master District.

The Capital Projects Fund fund balance decreased by \$2,139,597. The District issued its Series 2020 Bond Anticipation Note and used the proceeds to reimburse the developer.

**GENERAL FUND BUDGETARY HIGHLIGHTS**

The Board of Directors adopted an unappropriated budget during the current fiscal year. Actual revenues were \$825,059 more than budgeted revenues and actual expenditures were \$11,697 more than budgeted expenditures which resulted in a positive variance of \$735,447. See the budget to actual comparison for more information.

**CAPITAL ASSETS**

Capital assets as of March 31, 2021, total \$15,639,667 (net of accumulated depreciation) and include the water, wastewater and drainage systems. See Notes 12 and 13 for assets acquired through the issuance of bonds and bond anticipation notes.

Capital Assets At Year-End, Net of Accumulated Depreciation			
	2021	2020	Change Positive (Negative)
Capital Assets Not Being Depreciated:			
Land and Land Improvements	\$ 4,235	\$ 4,235	\$
Construction in Progress	111,558		111,558
Capital Assets, Net of Accumulated Depreciation:			
Water System	2,691,931	2,633,958	57,973
Wastewater System	5,695,670	5,534,532	161,138
Drainage System	7,136,273	5,958,644	1,177,629
Total Net Capital Assets	<u>\$ 15,639,667</u>	<u>\$ 14,131,369</u>	<u>\$ 1,508,298</u>



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE YEAR ENDED MARCH 31, 2021**

**LONG-TERM DEBT**

As of March 31, 2021, the District had bond debt payable of \$18,860,000. The changes in debt position of the District during the year ended March 31, 2021, are summarized as follows:

Bond Debt Payable, April 1, 2020	\$ 19,155,000
Less: Bond Principal Paid	<u>295,000</u>
Bond Debt Payable, March 31, 2021	<u><u>\$ 18,860,000</u></u>

The District's bonds do not carry underlying ratings. The Series 2018 and 2019 bonds carry "AA" ratings by virtue of bond insurance issued by Build America Mutual Assurance Company. The Series 2020 bonds carry an "AA" rating by virtue of bond insurance issued by Assured Guaranty Municipal. The above ratings are as of March 31, 2021, and reflect all ratings changes, if any, through that date.

**CONTACTING THE DISTRICT'S MANAGEMENT**

This financial report is designed to provide a general overview of the District's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Harris County Municipal Utility District No. 502, c/o Smith, Murdaugh, Little & Bonham, L.L.P., 2727 Allen Parkway, Suite 1100, Houston, Texas 77019.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**STATEMENT OF NET POSITION AND**  
**GOVERNMENTAL FUNDS BALANCE SHEET**  
**MARCH 31, 2021**

	General Fund	Debt Service Fund
<b>ASSETS</b>		
Cash	\$ 1,361,611	\$ 4,232,152
Investments	640,664	813,212
Receivables:		
Property Taxes	22,408	147,493
Service Accounts	88,000	
Penalty and Interest on Delinquent Taxes		
Due from Other Funds	41,575	
Land		
Construction in Progress		
Capital Assets (Net of Accumulated Depreciation)		
<b>TOTAL ASSETS</b>	<u>\$ 2,154,258</u>	<u>\$ 5,192,857</u>
<b>LIABILITIES</b>		
Accounts Payable	\$ 169,065	\$ 18,693
Accrued Interest Payable		
Due to Developers		
Due to Other Funds		41,575
Security Deposits	179,386	
Bond Anticipation Note Payable		
Long-Term Liabilities:		
Bonds Payable, Due Within One Year		
Bonds Payable, Due After One Year		
<b>TOTAL LIABILITIES</b>	<u>\$ 348,451</u>	<u>\$ 60,268</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>		
Property Taxes	<u>\$ 22,408</u>	<u>\$ 147,493</u>
<b>FUND BALANCES</b>		
Restricted for Authorized Construction	\$	\$
Restricted for Contract Debt Service		2,304,993
Restricted for Debt Service		2,680,103
Unassigned	<u>1,783,399</u>	
<b>TOTAL FUND BALANCES</b>	<u>\$ 1,783,399</u>	<u>\$ 4,985,096</u>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>	<u>\$ 2,154,258</u>	<u>\$ 5,192,857</u>
<b>NET POSITION</b>		
Net Investment in Capital Assets		
Restricted for Debt Service		
Unrestricted		
<b>TOTAL NET POSITION</b>		

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

Capital Projects Fund	Total	Adjustments	Statement of Net Position
\$ 2,977 1,195,087	\$ 5,596,740 2,648,963	\$	\$ 5,596,740 2,648,963
	169,901		169,901
	88,000		88,000
		18,686	18,686
	41,575	(41,575)	
		4,235	4,235
		111,558	111,558
		15,523,874	15,523,874
<u>\$ 1,198,064</u>	<u>\$ 8,545,179</u>	<u>\$ 15,616,778</u>	<u>\$ 24,161,957</u>
\$	\$ 187,758	\$	\$ 187,758
		54,870	54,870
		633,878	633,878
	41,575	(41,575)	
	179,386		179,386
		1,422,000	1,422,000
		460,000	460,000
		18,466,203	18,466,203
<u>\$ -0-</u>	<u>\$ 408,719</u>	<u>\$ 20,995,376</u>	<u>\$ 21,404,095</u>
<u>\$ - 0 -</u>	<u>\$ 169,901</u>	<u>\$ (169,901)</u>	<u>\$ - 0 -</u>
\$ 1,198,064	\$ 1,198,064	\$ (1,198,064)	\$
	2,304,993	(2,304,993)	
	2,680,103	(2,680,103)	
	1,783,399	(1,783,399)	
<u>\$ 1,198,064</u>	<u>\$ 7,966,559</u>	<u>\$ (7,966,559)</u>	<u>\$ - 0 -</u>
<u>\$ 1,198,064</u>	<u>\$ 8,545,179</u>		
		\$ (4,037,737)	\$ (4,037,737)
		5,096,405	5,096,405
		1,699,194	1,699,194
		<u>\$ 2,757,862</u>	<u>\$ 2,757,862</u>

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET**  
**TO THE STATEMENT OF NET POSITION**  
**MARCH 31, 2021**

Total Fund Balances - Governmental Funds	\$	7,966,559
--	----	-----------

Amounts reported for governmental activities in the Statement of Net Position are different because:

Capital assets are not current financial resources and, therefore, are not reported as assets in governmental funds.		15,639,667
--	--	------------

Deferred inflows of resources related to property tax revenues and penalty and interest receivable on delinquent taxes for the 2020 and prior tax levies became part of recognized revenue in the governmental activities of the District.		188,587
--	--	---------

Long-term liabilities are not due and payable in the current period and, therefore, are not reported as liabilities in the funds. Long-term liabilities at year end consist of:

Due to Developer	\$	(633,878)	
Accrued Interest Payable		(54,870)	
BAN/Bonds Payable		<u>(20,348,203)</u>	<u>(21,036,951)</u>

Total Net Position - Governmental Activities	\$	<u><u>2,757,862</u></u>
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The accompanying notes to the financial  
statements are an integral part of this report.

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**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS STATEMENT OF**  
**REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**FOR THE YEAR ENDED MARCH 31, 2021**

	General Fund	Debt Service Fund
<b>REVENUES</b>		
Property Taxes	\$ 733,180	\$ 5,183,289
Water Service	458,651	
Wastewater Service	335,375	
Water Authority Fees	545,982	
Penalty and Interest	10,710	32,504
Tap Connection and Inspection Fees	302,140	
Investment and Miscellaneous Revenues	18,521	5,705
<b>TOTAL REVENUES</b>	<u>\$ 2,404,559</u>	<u>\$ 5,221,498</u>
<b>EXPENDITURES/EXPENSES</b>		
Service Operations:		
Professional Fees	\$ 127,967	\$ 7,458
Contracted Services	251,295	61,432
Purchased Water and Wastewater Service	412,216	
Water Authority Assessments	479,581	
Repairs and Maintenance	66,049	
Depreciation		
Other	249,744	5,857
Developer Interest		
Capital Outlay		
Debt Service:		
Debt Issuance Costs		
Bond Principal		295,000
Bond and BAN Interest		559,951
Contractual Obligation		2,491,599
<b>TOTAL EXPENDITURES/EXPENSES</b>	<u>\$ 1,586,852</u>	<u>\$ 3,421,297</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER</b>		
<b>EXPENDITURES/EXPENSES</b>	<u>\$ 817,707</u>	<u>\$ 1,800,201</u>
<b>OTHER FINANCING SOURCES (USES)</b>		
Bond Anticipation Note Proceeds	<u>\$ - 0 -</u>	<u>\$ - 0 -</u>
<b>NET CHANGE IN FUND BALANCES</b>	\$ 817,707	\$ 1,800,201
<b>CHANGE IN NET POSITION</b>		
<b>FUND BALANCES/NET POSITION -</b>		
<b>APRIL 1, 2020</b>	<u>965,692</u>	<u>3,184,895</u>
<b>FUND BALANCES/NET POSITION -</b>		
<b>MARCH 31, 2021</b>	<u><u>\$ 1,783,399</u></u>	<u><u>\$ 4,985,096</u></u>

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

Capital Projects Fund	Total	Adjustments	Statement of Activities
\$	\$ 5,916,469	\$ 18,933	\$ 5,935,402
	458,651		458,651
	335,375		335,375
	545,982		545,982
	43,214	6,908	50,122
	302,140		302,140
1,948	26,174		26,174
<u>\$ 1,948</u>	<u>\$ 7,628,005</u>	<u>\$ 25,841</u>	<u>\$ 7,653,846</u>
\$	\$ 135,425	\$	\$ 135,425
	312,727		312,727
	412,216		412,216
	479,581		479,581
	66,049		66,049
		360,809	360,809
	255,601		255,601
150,687	150,687		150,687
3,276,386	3,276,386	(3,276,386)	
136,472	136,472		136,472
	295,000	(295,000)	
	559,951	17,368	577,319
	2,491,599		2,491,599
<u>\$ 3,563,545</u>	<u>\$ 8,571,694</u>	<u>\$ (3,193,209)</u>	<u>\$ 5,378,485</u>
<u>\$ (3,561,597)</u>	<u>\$ (943,689)</u>	<u>\$ 3,219,050</u>	<u>\$ 2,275,361</u>
<u>\$ 1,422,000</u>	<u>\$ 1,422,000</u>	<u>\$ (1,422,000)</u>	<u>\$ - 0 -</u>
\$ (2,139,597)	\$ 478,311	\$ (478,311)	\$
		2,275,361	2,275,361
3,337,661	7,488,248	(7,005,747)	482,501
<u>\$ 1,198,064</u>	<u>\$ 7,966,559</u>	<u>\$ (5,208,697)</u>	<u>\$ 2,757,862</u>

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF**  
**REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**TO THE STATEMENT OF ACTIVITIES**  
**FOR THE YEAR ENDED MARCH 31, 2021**

Net Change in Fund Balances - Governmental Funds	\$ 478,311
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report tax revenues when collected. However, in the Statement of Activities, revenue is recorded in the accounting period for which the taxes are levied.	18,933
Governmental funds report penalty and interest revenue on property taxes when collected. However, in the Statement of Activities, revenue is recorded when penalties and interest are assessed.	6,908
Governmental funds do not account for depreciation. However, in the Statement of Net Position, capital assets are depreciated and depreciation expense is recorded in the Statement of Activities.	(360,809)
Governmental funds report capital expenditures as expenditures in the period purchased. However, in the Statement of Net Position, capital assets are increased by new purchases and the Statement of Activities is not affected.	3,276,386
Governmental funds report bond principal payments and as expenditures. However, in the Statement of Net Position, principal payments reduce liabilities.	295,000
Governmental funds report interest expenditures on long-term debt as expenditures in the year paid. However, in the Statement of Net Position, interest is accrued on the long-term debt through fiscal year-end.	(17,368)
Governmental funds report the sale of bond anticipation notes as other financing sources. The sale of long-term debt increases liabilities in the Statement of Net Position.	(1,422,000)
Change in Net Position - Governmental Activities	<u>\$ 2,275,361</u>

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



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2021**

**NOTE 1. CREATION OF DISTRICT**

Harris County Municipal Utility District No. 502 (the “District”) was created effective August 16, 2007, by an Order of the Texas Commission on Environmental Quality, (the “Commission”). Pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code, the District is empowered to purchase, operate and maintain all facilities, plants and improvements necessary to provide water, sanitary sewer service, storm sewer drainage, irrigation, solid waste collection and disposal, including recycling, and to construct parks, recreational facilities and roads for the residents of the District. The District is located within the extraterritorial jurisdiction of the City of Houston, Texas. The Board of Directors held its first meeting on August 24, 2007.

**NOTE 2. SIGNIFICANT ACCOUNTING POLICIES**

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

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

The District and other districts have contracted with the Master District for the financing, operation, and maintenance of regional water, sanitary sewer, and storm sewer facilities. These facilities are under the oversight of the Master District’s Board of Directors. Financial activity of the Master District has been included in the financial statements of the District as a note disclosure. Copies of the financial statements for the Master District may be obtained from Harris County Municipal Utility District No. 500 Master District, c/o Allen Boone Humphries Robinson L.L.P., 3200 Southwest Freeway, Suite 2600, Houston, TX 77027.

Financial Statement Presentation

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2021**

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

Financial Statement Presentation (Continued)

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

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

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

Government-Wide Financial Statements

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

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

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2021**

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

Fund Financial Statements

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

Governmental Funds

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

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

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

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

Basis of Accounting

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

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

Amounts transferred from one fund to another fund are reported as other financing sources or uses. Loans by one fund to another fund and amounts paid by one fund for another fund are reported as interfund receivables and payables in the Governmental Funds Balance Sheet if there is intent to repay the amount and if the debtor fund has the ability to repay the advance on a timely basis. As of the fiscal year-end, the Debt Service Fund owed the General Fund \$41,575 for the over transfer of maintenance tax collections.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2021**

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

Capital Assets

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

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

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

Budgeting

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

Pensions

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

Measurement Focus

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2021**

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

Measurement Focus (Continued)

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

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

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

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

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

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

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

Accounting Estimates

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2021**

**NOTE 3. LONG-TERM DEBT**

	<u>Series 2017</u>	<u>Series 2018</u>	<u>Series 2019</u>	<u>Series 2020</u>
Amount Outstanding – March 31, 2021	\$2,280,000	\$5,145,000	\$4,390,000	\$7,045,000
Interest Rates	2.00%-3.85%	3.00%-4.50%	2.25%-4.25%	2.00%-4.00%
Maturity Dates – Serially Beginning/Ending	September 1, 2021/2042	September 1, 2021/2043	September 1, 2021/2044	September 1, 2021/2045
Interest Payment Dates	September 1/ March 1	September 1/ March 1	September 1/ March 1	September 1/ March 1
Callable Date	September 1, 2025*	September 1, 2023*	September 1, 2024*	September 1, 2025*

\* Or any date thereafter, in whole or in part, at a price equal to the principal amount to be redeemed plus accrued interest from the most recent interest payment date to the date fixed for redemption. Series 2017 term bonds maturing on September 1, 2032, September 1, 2034, September 1, 2036, September 1, 2038, and September 1, 2042 are subject to mandatory redemption beginning September 1, 2031, September 1, 2033, September 1, 2035, September 1, 2037 and September 1, 2039, respectively. Series 2018 term bonds maturing on September 1, 2033, September 1, 2038, and September 1, 2043 are subject to mandatory redemption beginning September 1, 2030, September 1, 2034, and September 1, 2039, respectively. Series 2019 term bonds maturing on September 1, 2033 and September 1, 2039 are subject to mandatory redemption beginning September 1, 2032 and September 1, 2038, respectively. Series 2020 term bonds maturing on September 1, 2037, September 1, 2039, September 1, 2041, September 1, 2043 and September 1, 2045 are subject to mandatory redemption beginning September 1, 2036, September 1, 2038, September 1, 2040, September 1, 2042, and September 1, 2044, respectively.

The following is a summary of transactions regarding the changes in bonds payable for the year ended March 31, 2021:

	<u>April 1, 2020</u>	<u>Additions</u>	<u>Retirements</u>	<u>March 31, 2021</u>
Bonds Payable	\$ 19,155,000	\$	\$ 295,000	\$ 18,860,000
Unamortized Discount	(25,257)		(1,135)	(24,122)
Unamortized Premium	94,168		3,843	90,325
Bonds Payable, Net	<u>\$ 19,223,911</u>	<u>\$ -0-</u>	<u>\$ 297,708</u>	<u>\$ 18,926,203</u>
		Amount Due Within One Year		\$ 460,000
		Amount Due After One Year		<u>18,466,203</u>
		Bonds Payable, Net		<u>\$ 18,926,203</u>

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2021**

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

As of March 31, 2021, the debt service requirements on the bonds outstanding were as follows:

<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 460,000	\$ 557,994	\$ 1,017,994
2023	475,000	539,443	1,014,443
2024	505,000	519,920	1,024,920
2025	525,000	499,259	1,024,259
2026	550,000	478,595	1,028,595
2027-2031	3,125,000	2,143,607	5,268,607
2032-2036	3,850,000	1,660,863	5,510,863
2037-2041	4,780,000	1,038,926	5,818,926
2042-2046	4,590,000	274,004	4,864,004
	<u>\$ 18,860,000</u>	<u>\$ 7,712,611</u>	<u>\$ 26,572,611</u>

As of March 31, 2021, the District had authorized but unissued bonds in the amount of \$149,805,000 for water, sewer and drainage facilities, \$14,800,000 for recreational facilities and \$73,750,000 for road infrastructure. The bond authorizations also include bonds issued for refunding purposes.

During the year ended March 31, 2021, the District levied an ad valorem debt service tax rate of \$0.50 per \$100 of assessed valuation, which resulted in a tax levy of \$1,965,201 on the adjusted taxable valuation of \$393,040,326 for the 2020 tax year. The bond resolutions require the District to levy and collect an ad valorem debt service tax sufficient to pay interest and principal on bonds when due and the cost of assessing and collecting taxes. See Note 7 for the maintenance tax levy and Note 8 for the contract tax levy.

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

**NOTE 4. SIGNIFICANT BOND ORDER AND LEGAL REQUIREMENTS**

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2021**

**NOTE 4.      SIGNIFICANT BOND ORDER AND LEGAL REQUIREMENTS**  
(Continued)

The bond orders state that the District is required to provide to certain information repositories continuing disclosure of annual financial information and operating data with respect to the District. The information is of the general type included in the annual audit report and must be filed within six months after the end of each fiscal year of the District.

**NOTE 5.      DEPOSITS AND INVESTMENTS**

Deposits

Custodial credit risk is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. The District's deposit policy for custodial credit risk requires compliance with the provisions of Texas statutes.

Texas statutes require that any cash balance in any fund shall, to the extent not insured by the Federal Deposit Insurance Corporation or its successor, be continuously secured by a valid pledge to the District of securities eligible under the laws of Texas to secure the funds of the District, having an aggregate market value, including accrued interest, at all times equal to the uninsured cash balance in the fund to which such securities are pledged. At fiscal year end, the carrying amount of the District's deposits was \$5,596,740 and the bank balance was \$5,598,984. The District was not exposed to custodial credit risk at year end.

The carrying values of the deposits are included in the Governmental Funds Balance Sheet and the Statement of Net Position at March 31, 2021 as listed below:

	<u>Cash</u>
GENERAL FUND	\$ 1,361,611
DEBT SERVICE FUND	4,232,152
CAPITAL PROJECTS FUND	<u>2,977</u>
TOTAL DEPOSITS	<u><u>\$ 5,596,740</u></u>

Investments

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



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2021**

**NOTE 5. DEPOSITS AND INVESTMENTS (Continued)**

Investments (Continued)

and yield, sixth. The District's investments must be made "with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived." No person may invest District funds without express written authority from the Board of Directors.

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

The District invests in TexPool, an external investment pool that is not SEC-registered. The State Comptroller of Public Accounts of the State of Texas has oversight of the pool. Federated Investors, Inc. manages the daily operations of the pool under a contract with the Comptroller. TexPool measures its portfolio assets at amortized cost. As a result, the District also measures its investments in TexPool at amortized cost for financial reporting purposes. There are no limitations or restrictions on withdrawals from TexPool. As of March 31, 2021, the District had the following investments and maturities:

Fund and Investment Type	Fair Value	Maturities of Less Than 1 Year
<u>GENERAL FUND</u>		
TexPool	\$ 640,664	\$ 640,664
<u>DEBT SERVICE FUND</u>		
TexPool	813,212	813,212
<u>CAPITAL PROJECTS FUND</u>		
TexPool	<u>1,195,087</u>	<u>1,195,087</u>
TOTAL INVESTMENTS	<u>\$ 2,648,963</u>	<u>\$ 2,648,963</u>

Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. At March 31, 2021, the District's investment in TexPool was rated AAAM by Standard and Poor's. Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The District considers the investment in TexPool to have a maturity of less than one year due to the fact the share position can usually be redeemed each day at the discretion of the District, unless there has been a significant change in value.

Restrictions - All cash and investments of the Debt Service Fund are restricted for the payment of contractual debt, bond debt, and the cost of assessing and collecting taxes. All cash and investments of the Capital Projects Fund are restricted for the purchase of capital assets.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2021**

**NOTE 6. CAPITAL ASSETS**

Capital asset activity for the fiscal year ended March 31, 2021 is as follows:

	April 1, 2020	Increases	Decreases	March 31, 2021
<b>Capital Assets Not Being Depreciated</b>				
Land and Land Improvements	\$ 4,235	\$	\$	\$ 4,235
Construction in Progress		1,869,107	1,757,549	111,558
<b>Total Capital Assets Not Being Depreciated</b>	<u>\$ 4,235</u>	<u>\$ 1,869,107</u>	<u>\$ 1,757,549</u>	<u>\$ 115,793</u>
<b>Capital Assets Subject to Depreciation</b>				
Water System	\$ 2,792,757	\$ 121,942	\$	\$ 2,914,699
Wastewater System	5,873,275	296,291		6,169,566
Drainage System	6,332,890	1,339,316		7,672,206
<b>Total Capital Assets Subject to Depreciation</b>	<u>\$ 14,998,922</u>	<u>\$ 1,757,549</u>	<u>\$ - 0 -</u>	<u>\$ 16,756,471</u>
<b>Less Accumulated Depreciation</b>				
Water System	\$ 158,799	\$ 63,969	\$	\$ 222,768
Wastewater System	338,743	135,153		473,896
Drainage System	374,246	161,687		535,933
<b>Total Accumulated Depreciation</b>	<u>\$ 871,788</u>	<u>\$ 360,809</u>	<u>\$ - 0 -</u>	<u>\$ 1,232,597</u>
<b>Total Depreciable Capital Assets, Net of Accumulated Depreciation</b>	<u>\$ 14,127,134</u>	<u>\$ 1,396,740</u>	<u>\$ - 0 -</u>	<u>\$ 15,523,874</u>
<b>Total Capital Assets, Net of Accumulated Depreciation</b>	<u>\$ 14,131,369</u>	<u>\$ 3,265,847</u>	<u>\$ 1,757,549</u>	<u>\$ 15,639,667</u>

**NOTE 7. MAINTENANCE TAX**

On November 6, 2007, the voters of the District approved the levy and collection of a maintenance tax in an amount not to exceed \$1.50 per \$100 of assessed valuation of taxable property within the District. During the year ended March 31, 2021, the District levied an ad valorem maintenance tax rate of \$0.18 per \$100 of assessed valuation, which resulted in a tax levy of \$707,472 on the adjusted taxable valuation of \$393,040,326 for the 2020 tax year. On November 4, 2008, the voters of the District approved the levy and collection of a maintenance tax in an amount not to exceed \$0.25 per \$100 of assessed valuation of taxable property within the District for purposes of constructing and maintaining roads within the District.

**NOTE 8. CONTRACT TAX**

The voters in the District have approved the levy and collection of an annual contract tax imposed on all taxable property within the boundaries of the District in an unlimited amount per \$100 of assessed valuation for purposes of making payments to the Master District for the debt service requirements of the Master District's water, sewer, drainage, road, and park contract tax revenue bonds, and for monthly charges associated with the services from the Master District's water, sewer, drainage, road, and park facilities. During the current year, the District levied an

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2021**

**NOTE 8. CONTRACT TAX (Continued)**

ad valorem contract tax rate of \$0.80 per \$100 of assessed valuation, which resulted in a tax levy of \$3,144,323 on the adjusted taxable valuation of \$393,040,326 for the 2020 tax year. The District paid \$2,491,599 to the Master District during the year to satisfy its contract debt obligations.

**NOTE 9. CONTRACT FOR FINANCING, OPERATION AND MAINTENANCE OF REGIONAL FACILITIES**

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

Each Participant has contracted with the Master District to provide, receive, and transport its water supply, sanitary waste, and storm waters through the Master District facilities. The Master District has also assumed the responsibility of providing parks and major roadways. The Master District owns and operates the Master District facilities, except to the extent roadways and storm sewers are accepted for maintenance by Harris County or other governmental entities.

The Master District finances the Master District facilities through the issuance of Master District contract revenue bonds. The Master District has the authority to issue water, wastewater and drainage bonds not to exceed \$754,660,000, road bonds not to exceed \$350,600,000 and park bonds not to exceed \$64,550,000. Each Participant is responsible for its pro rata share of the debt service requirements on the Master District contract revenue bonds. As of March 31, 2021, the Master District has authorized but unissued water, wastewater and drainage bonds of \$654,090,000, road bonds of \$310,240,000 and park bonds of \$64,550,000.

As of March 31, 2021, the debt service requirements on the contract bonds outstanding were as follows:

<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 3,465,000	\$ 4,395,611	\$ 7,860,611
2023	3,605,000	4,285,283	7,890,283
2024	3,730,000	4,162,245	7,892,245
2025	3,840,000	4,038,496	7,878,496
2026	3,965,000	3,920,956	7,885,956
2027-2031	21,755,000	17,649,643	39,404,643
2032-2036	25,640,000	13,753,016	39,393,016
2037-2041	30,680,000	8,726,509	39,406,509
2042-2046	32,315,000	2,871,456	35,186,456
	<u>\$ 128,995,000</u>	<u>\$ 63,803,215</u>	<u>\$ 192,798,215</u>

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2021**

**NOTE 9. CONTRACT FOR FINANCING, OPERATION AND MAINTENANCE OF REGIONAL FACILITIES (Continued)**

The Master District prepares an operating budget annually. The budget is based on annual estimates provided by each Participant to the Master District for waste discharge, water usage and connections. The Master District has established a reserve equivalent to three months of operation and maintenance expenses. As of March 31, 2021, the Master District had enough funds on hand to meet this requirement.

Each Participant's monthly bill is determined by multiplying the total number of equivalent single-family residential connections (ESFC) reserved for the Participant on the first day of the previous month by the unit cost per ESFC shown in the budget for each Participant, which is \$28 per ESFC as of the fiscal year end. The Master District separates the Authority fees from the monthly per connection charges and bills such Authority fees to each Participant monthly based upon that Participant's actual water usage plus an additional 5% for flushing and other non-metered water usage. As of the fiscal year end the rate charged to each participant for the Authority fees is \$4.04 per 1,000 gallons of water.

The following summary audited financial data for the regional facilities is presented for the year ended March 31, 2021:

	<u>Master District Enterprise Fund</u>
Total Assets	\$ 124,935,047
Total Deferred Outflows of Resources	1,094,572
Total Liabilities	<u>(144,063,161)</u>
Total Net Position	<u>\$ (18,033,542)</u>
Total Operating Revenues	\$ 2,557,505
Total Operating Expenses	<u>8,221,117</u>
Operating Income (Loss)	<u>\$ (5,663,612)</u>
Total Non-operating Revenues (Expenses)	<u>\$ 2,269,798</u>
Change in Net Position	\$ (3,393,814)
Net Position – April 1, 2020	<u>(14,639,728)</u>
Net Position – March 31, 2021	<u>\$ (18,033,542)</u>

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2021**

**NOTE 10. UNREIMBURSED COSTS**

The District has entered into financing agreements with the Developer which call for the Developer to fund operating advances as well as costs associated with the construction of water, sewer, drainage, park and road facilities until such time as the District can sell bonds to reimburse the Developer. The District has recorded a liability to the Developer of \$633,878 for operating advances and improvements for water, wastewater and drainage facilities.

Due to Developer, April 1, 2020	\$ 2,041,158
Add: Current Year Additions	527,265
Less: Current Year Reimbursements	<u>1,934,545</u>
Due to Developer, March 31, 2021	<u>\$ 633,878</u>

**NOTE 11. RISK MANAGEMENT**

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

**NOTE 12. SALE OF BOND ANTICIPATION NOTE**

On September 10, 2020, the District issued its Series 2020 Bond Anticipation Note (the "BAN") in the principal amount of \$1,422,000. The BAN accrues interest at 0.93%. Proceeds from the BAN sale were used to reimburse the Developer for a portion of the following costs: water, wastewater, and drainage facilities serving Towne Lake Sections 53; engineering and geotechnical fees for Towne Lake, Sections 53, 54, 56, 57 and 61; storm water compliance; and issuance costs of the BAN.

**NOTE 13. SUBSEQUENT EVENT - BOND SALE**

Subsequent to year-end, on April 29, 2021, the District issued its \$5,900,000 Series 2021 Unlimited Tax Bonds. Proceeds from the bonds were used to retire the Series 2020 BAN (see Note 12) as well as reimburse the Developer for certain capital costs associated with: water, wastewater, and drainage facilities serving Towne Lake Sections 53, 54, 55, 56, 57, 58, 59, 61 and 62; engineering and geotechnical fees; storm water compliance; and issuance costs related to the bonds.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**MARCH 31, 2021**

**NOTE 14. WEST HARRIS COUNTY REGIONAL WATER AUTHORITY**

The District is located within the boundaries of the West Harris County Regional Water Authority (the “Authority”). The Authority was created under Article 16, Section 59 of the Texas Constitution by House Bill 1842 (the “Act”), as passed by the 77th Texas Legislature, in 2001. The Act, as amended, empowers the Authority for purposes including the acquisition and provision of surface water and groundwater for residential, commercial, industrial, agricultural, and other uses, the reduction of groundwater withdrawals, the conservation, preservation, protection, recharge, and prevention of waste of groundwater, and of groundwater reservoirs or their subdivisions, and the control of subsidence caused by withdrawal of water from those groundwater reservoirs or their subdivisions. As of January 1, 2021, the fee per 1,000 gallons of surface water delivered from the Authority is \$3.85. Surface water costs are included in the amounts paid to the Master District for purchased water services.

**NOTE 15. ECONOMIC UNCERTAINTIES**

On March 11, 2020, the World Health Organization declared the COVID-19 virus a global pandemic. Since that time, the District has not experienced any decrease in property values, unusual tax delinquencies, or interruptions to service as a result of COVID-19. The District will continue to carefully monitor the situation and evaluate the financial statement impact, if any, that results from the pandemic.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**

**REQUIRED SUPPLEMENTARY INFORMATION**

**MARCH 31, 2021**





**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**SCHEDULE OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND**  
**FOR THE YEAR ENDED MARCH 31, 2021**

	Original and Final Budget	Actual	Variance Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 201,500	\$ 733,180	\$ 531,680
Water Service	340,000	458,651	118,651
Wastewater Service	240,000	335,375	95,375
Water Authority Fees	480,000	545,982	65,982
Penalty and Interest	11,000	10,710	(290)
Tap Connection and Inspection Fees	282,000	302,140	20,140
Investment and Miscellaneous Revenues	<u>25,000</u>	<u>18,521</u>	<u>(6,479)</u>
<b>TOTAL REVENUES</b>	<u>\$ 1,579,500</u>	<u>\$ 2,404,559</u>	<u>\$ 825,059</u>
<b>EXPENDITURES</b>			
Service Operations:			
Professional Fees	\$ 133,250	\$ 127,967	\$ 5,283
Contracted Services	200,600	251,295	(50,695)
Purchased Water and Wastewater Service	460,740	412,216	48,524
Water Authority Assessments	480,000	479,581	419
Repairs and Maintenance	80,000	66,049	13,951
Other	<u>220,565</u>	<u>249,744</u>	<u>(29,179)</u>
<b>TOTAL EXPENDITURES</b>	<u>\$ 1,575,155</u>	<u>\$ 1,586,852</u>	<u>\$ (11,697)</u>
<b>NET CHANGE IN FUND BALANCE</b>	\$ 4,345	\$ 817,707	\$ 735,447
<b>FUND BALANCE - APRIL 1, 2020</b>	<u>965,692</u>	<u>965,692</u>	<u></u>
<b>FUND BALANCE - MARCH 31, 2021</b>	<u>\$ 970,037</u>	<u>\$ 1,783,399</u>	<u>\$ 735,447</u>

See accompanying independent auditor's report.

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**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**

**SUPPLEMENTARY INFORMATION – REQUIRED BY THE**

**WATER DISTRICT FINANCIAL MANAGEMENT GUIDE**

**MARCH 31, 2021**





**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**SERVICES AND RATES**  
**FOR THE YEAR ENDED MARCH 31, 2021**

**2. RETAIL SERVICE PROVIDERS (Continued)**

**b. WATER AND WASTEWATER RETAIL CONNECTIONS: (Unaudited)**

<b>Meter Size</b>	<b>Total Connections</b>	<b>Active Connections</b>	<b>ESFC Factor</b>	<b>Active ESFCs</b>
Unmetered			x 1.0	
≤¾"	945	944	x 1.0	944
1"	131	131	x 2.5	328
1½"	2	2	x 5.0	10
2"	2	2	x 8.0	16
3"			x 15.0	
4"			x 25.0	
6"	1	1	x 50.0	50
8"			x 80.0	
10"			x 115.0	
Total Water Connections	1,081	1,080		1,348
Total Wastewater Connections	1,069	1,068	x 1.0	1,068

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

Gallons billed to customers: 136,320,000      Water Accountability Ratio: 99.8%

Gallons Purchased: \*      From: West Harris County RWA

- \* The District, along with Harris County Municipal Utility District No. 500 (Internal District) and Harris County Municipal Utility District No. 501, receives water from the Harris County Municipal Utility District No. 500 Master District. Harris County Municipal Utility District No. 503 has not yet begun purchasing water from the Master District. The Master District purchases water from the West Harris County Regional Water Authority and, from time to time, Remington Municipal Utility District No. 1 via an emergency interconnect. Gallons purchased is calculated using gallons billed to District customers divided by total gallons billed to all participants times the total gallons purchased by the Master District.

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**SERVICES AND RATES**  
**FOR THE YEAR ENDED MARCH 31, 2021**

**4. STANDBY FEES** (authorized only under TWC Section 49.231):

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

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

**5. LOCATION OF DISTRICT:**

Is the District located entirely within one county?

Yes ☒ No ☐

County in which District is located:

Harris County, Texas

Is the District located within a city?

Entirely ☐ Partly ☐ Not at all ☒

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

Entirely ☒ Partly ☐ Not at all ☐

ETJ in which District is located:

City of Houston, Texas

Are Board Members appointed by an office outside the District?

Yes ☐ No ☒

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**GENERAL FUND EXPENDITURES**  
**FOR THE YEAR ENDED MARCH 31, 2021**

PROFESSIONAL FEES:	
Auditing	\$ 13,500
Engineering	24,026
Legal	<u>90,441</u>
TOTAL PROFESSIONAL FEES	<u>\$ 127,967</u>
PURCHASED SERVICES FOR RESALE	
Master District Charges	\$ 412,216
Water Authority Assessments	<u>479,581</u>
TOTAL PURCHASED SERVICES FOR RESALE	<u>\$ 891,797</u>
CONTRACTED SERVICES:	
Bookkeeping	\$ 8,740
Operations and Billing	37,601
Solid Waste Disposal	<u>204,954</u>
TOTAL CONTRACTED SERVICES	<u>\$ 251,295</u>
REPAIRS AND MAINTENANCE	<u>\$ 66,049</u>
ADMINISTRATIVE EXPENDITURES:	
Director Fees, Including Payroll Taxes	\$ 9,204
Insurance	6,288
Office Supplies and Postage	30,848
Website and Other	<u>6,870</u>
TOTAL ADMINISTRATIVE EXPENDITURES	<u>\$ 53,210</u>
TAP CONNECTIONS	<u>\$ 145,585</u>
OTHER EXPENDITURES:	
Laboratory Fees	\$ 2,633
Inspection Fees	40,924
Regulatory Assessment	3,599
Utilities	<u>3,793</u>
TOTAL OTHER EXPENDITURES	<u>\$ 50,949</u>
TOTAL EXPENDITURES	<u>\$ 1,586,852</u>

See accompanying independent auditor's report.



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**INVESTMENTS**  
**MARCH 31, 2021**

<u>Funds</u>	<u>Identification or Certificate Number</u>	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Balance at End of Year</u>	<u>Accrued Interest Receivable at End of Year</u>
<u>GENERAL FUND</u>					
TexPool	XXXX0001	Varies	Daily	\$ 640,664	\$ - 0 -
<u>DEBT SERVICE FUND</u>					
TexPool	XXXX0003	Varies	Daily	\$ 569,137	\$
TexPool	XXXX0004	Varies	Daily	244,075	
TOTAL DEBT SERVICE FUND				\$ 813,212	\$ - 0 -
<u>CAPITAL PROJECTS FUND</u>					
TexPool	XXXX0002	Varies	Daily	\$ 1,195,087	\$ - 0 -
TOTAL - ALL FUNDS				\$ 2,648,963	\$ - 0 -

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**TAXES LEVIED AND RECEIVABLE**  
**FOR THE YEAR ENDED MARCH 31, 2021**

	<u>Maintenance Taxes</u>		<u>Contract Taxes</u>		<u>Debt Service Taxes</u>	
TAXES RECEIVABLE -						
APRIL 1, 2020	\$ 26,812		\$ 88,895		\$ 35,261	
Adjustments to Beginning						
Balance	<u>21,321</u>	\$ 48,133	<u>69,470</u>	\$ 158,365	<u>27,632</u>	\$ 62,893
Original 2020 Tax Levy	\$ 556,312		\$ 2,472,500		\$ 1,545,312	
Adjustment to 2020 Tax Levy	<u>151,160</u>	<u>707,472</u>	<u>671,823</u>	<u>3,144,323</u>	<u>419,889</u>	<u>1,965,201</u>
TOTAL TO BE						
ACCOUNTED FOR		\$ 755,605		\$ 3,302,688		\$ 2,028,094
TAX COLLECTIONS:						
Prior Years	\$ 42,754		\$ 140,833		\$ 55,920	
Current Year	<u>690,443</u>	<u>733,197</u>	<u>3,068,638</u>	<u>3,209,471</u>	<u>1,917,898</u>	<u>1,973,818</u>
TAXES RECEIVABLE -						
MARCH 31, 2021		<u>\$ 22,408</u>		<u>\$ 93,217</u>		<u>\$ 54,276</u>
TAXES RECEIVABLE BY						
YEAR:						
2020		\$ 17,029		\$ 75,685		\$ 47,303
2019		<u>5,379</u>		<u>17,532</u>		<u>6,973</u>
TOTAL		<u>\$ 22,408</u>		<u>\$ 93,217</u>		<u>\$ 54,276</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**TAXES LEVIED AND RECEIVABLE**  
**FOR THE YEAR ENDED MARCH 31, 2021**

	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>
PROPERTY VALUATIONS:				
Land	\$ 120,273,906	\$ 98,255,356	\$ 88,224,131	\$ 39,818,623
Improvements	282,095,106	183,562,376	107,276,459	43,269,044
Personal Property	1,880,829	932,976	840,785	329,553
Exemptions	<u>(11,209,515)</u>	<u>(7,394,821)</u>	<u>(5,339,442)</u>	<u>(3,196,663)</u>
TOTAL PROPERTY VALUATIONS	<u>\$ 393,040,326</u>	<u>\$ 275,355,887</u>	<u>\$ 191,001,933</u>	<u>\$ 80,220,557</u>
TAX RATES PER \$100 VALUATION:				
Contract	\$ 0.80	\$ 0.88	\$ 0.95	\$ 1.01
Debt Service	0.50	0.35	0.36	0.21
Maintenance	<u>0.18</u>	<u>0.27</u>	<u>0.19</u>	<u>0.28</u>
TOTAL TAX RATES PER \$100 VALUATION	<u>\$ 1.48</u>	<u>\$ 1.50</u>	<u>\$ 1.50</u>	<u>\$ 1.50</u>
ADJUSTED TAX LEVY*	<u>\$ 5,816,996</u>	<u>\$ 4,130,340</u>	<u>\$ 2,865,031</u>	<u>\$ 1,203,310</u>
PERCENTAGE OF TAXES COLLECTED TO TAXES LEVIED	<u>97.59 %</u>	<u>99.28 %</u>	<u>100.00 %</u>	<u>100.00 %</u>

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

Maintenance Tax – Maximum tax rate of \$1.50 per \$100 of assessed valuation approved by voters on November 6, 2007.

Maximum road maintenance tax rate of \$0.25 per \$100 of assessed valuation approved by voters on November 4, 2008.

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MARCH 31, 2021**

S E R I E S - 2 0 1 7			
Due During Fiscal Years Ending March 31	Principal Due September 1	Interest Due September 1/ March 1	Total
2022	\$ 60,000	\$ 76,750	\$ 136,750
2023	65,000	75,374	140,374
2024	65,000	73,863	138,863
2025	70,000	72,172	142,172
2026	70,000	70,300	140,300
2027	75,000	68,250	143,250
2028	80,000	65,962	145,962
2029	85,000	63,445	148,445
2030	90,000	60,688	150,688
2031	90,000	57,762	147,762
2032	95,000	54,662	149,662
2033	100,000	51,348	151,348
2034	105,000	47,810	152,810
2035	110,000	44,047	154,047
2036	115,000	40,053	155,053
2037	125,000	35,732	160,732
2038	130,000	31,078	161,078
2039	135,000	26,175	161,175
2040	145,000	20,886	165,886
2041	150,000	15,208	165,208
2042	155,000	9,336	164,336
2043	165,000	3,176	168,176
2044			
2045			
2046			
	<u>\$ 2,280,000</u>	<u>\$ 1,064,077</u>	<u>\$ 3,344,077</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MARCH 31, 2021**

S E R I E S - 2 0 1 8				
Due During Fiscal Years Ending March 31	Principal Due September 1	Interest Due September 1/ March 1	Total	
2022	\$ 135,000	\$ 182,950	\$	317,950
2023	135,000	176,875		311,875
2024	145,000	170,575		315,575
2025	150,000	163,937		313,937
2026	160,000	156,963		316,963
2027	165,000	150,887		315,887
2028	170,000	145,863		315,863
2029	175,000	140,687		315,687
2030	180,000	135,363		315,363
2031	190,000	129,337		319,337
2032	200,000	122,513		322,513
2033	210,000	115,337		325,337
2034	215,000	107,900		322,900
2035	225,000	100,200		325,200
2036	235,000	92,150		327,150
2037	245,000	83,750		328,750
2038	255,000	75,000		330,000
2039	265,000	65,900		330,900
2040	275,000	56,278		331,278
2041	290,000	46,038		336,038
2042	305,000	35,253		340,253
2043	315,000	24,015		339,015
2044	505,000	9,153		514,153
2045				
2046				
	<u>\$ 5,145,000</u>	<u>\$ 2,486,924</u>	<u>\$</u>	<u>7,631,924</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MARCH 31, 2021**

S E R I E S - 2 0 1 9				
Due During Fiscal Years Ending March 31	Principal Due September 1	Interest Due September 1/ March 1	Total	
2022	\$ 120,000	\$ 139,962	\$	259,962
2023	120,000	134,863		254,863
2024	130,000	129,550		259,550
2025	135,000	123,919		258,919
2026	140,000	118,425		258,425
2027	145,000	113,262		258,262
2028	150,000	109,038		259,038
2029	155,000	105,606		260,606
2030	160,000	101,463		261,463
2031	165,000	96,587		261,587
2032	175,000	91,488		266,488
2033	175,000	86,237		261,237
2034	180,000	80,913		260,913
2035	190,000	75,363		265,363
2036	195,000	69,587		264,587
2037	200,000	63,663		263,663
2038	205,000	57,459		262,459
2039	215,000	50,763		265,763
2040	220,000	43,694		263,694
2041	230,000	36,381		266,381
2042	235,000	28,825		263,825
2043	245,000	21,024		266,024
2044	250,000	12,825		262,825
2045	255,000	4,303		259,303
2046				
	<u>\$ 4,390,000</u>	<u>\$ 1,895,200</u>	<u>\$</u>	<u>6,285,200</u>

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MARCH 31, 2021**

S E R I E S - 2 0 2 0			
Due During Fiscal Years Ending March 31	Principal Due September 1	Interest Due September 1/ March 1	Total
2022	\$ 145,000	\$ 158,332	\$ 303,332
2023	155,000	152,331	307,331
2024	165,000	145,932	310,932
2025	170,000	139,231	309,231
2026	180,000	132,907	312,907
2027	190,000	128,081	318,081
2028	200,000	124,182	324,182
2029	210,000	120,081	330,081
2030	220,000	115,782	335,782
2031	230,000	111,281	341,281
2032	240,000	106,581	346,581
2033	250,000	101,681	351,681
2034	265,000	96,531	361,531
2035	280,000	91,081	371,081
2036	290,000	85,381	375,381
2037	305,000	79,431	384,431
2038	320,000	73,181	393,181
2039	340,000	66,581	406,581
2040	355,000	59,631	414,631
2041	375,000	52,097	427,097
2042	390,000	43,969	433,969
2043	410,000	35,213	445,213
2044	430,000	25,762	455,762
2045	455,000	15,806	470,806
2046	475,000	5,344	480,344
	<u>\$ 7,045,000</u>	<u>\$ 2,266,410</u>	<u>\$ 9,311,410</u>

See accompanying independent auditor's report.

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**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**MARCH 31, 2021**

ANNUAL REQUIREMENTS FOR ALL SERIES			
Due During Fiscal Years Ending March 31	Total Principal Due	Total Interest Due	Total Principal and Interest Due
2022	\$ 460,000	\$ 557,994	\$ 1,017,994
2023	475,000	539,443	1,014,443
2024	505,000	519,920	1,024,920
2025	525,000	499,259	1,024,259
2026	550,000	478,595	1,028,595
2027	575,000	460,480	1,035,480
2028	600,000	445,045	1,045,045
2029	625,000	429,819	1,054,819
2030	650,000	413,296	1,063,296
2031	675,000	394,967	1,069,967
2032	710,000	375,244	1,085,244
2033	735,000	354,603	1,089,603
2034	765,000	333,154	1,098,154
2035	805,000	310,691	1,115,691
2036	835,000	287,171	1,122,171
2037	875,000	262,576	1,137,576
2038	910,000	236,718	1,146,718
2039	955,000	209,419	1,164,419
2040	995,000	180,489	1,175,489
2041	1,045,000	149,724	1,194,724
2042	1,085,000	117,383	1,202,383
2043	1,135,000	83,428	1,218,428
2044	1,185,000	47,740	1,232,740
2045	710,000	20,109	730,109
2046	475,000	5,344	480,344
	\$ 18,860,000	\$ 7,712,611	\$ 26,572,611

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**CHANGES IN LONG-TERM BOND DEBT**  
**FOR THE YEAR ENDED MARCH 31, 2021**

Description	Original Bonds Issued	Bonds Outstanding April 1, 2020
Harris County Municipal Utility District No. 502 Unlimited Tax Bonds - Series 2017	\$ 2,440,000	\$ 2,335,000
Harris County Municipal Utility District No. 502 Unlimited Tax Bonds - Series 2018	5,400,000	5,275,000
Harris County Municipal Utility District No. 502 Unlimited Tax Bonds - Series 2019	4,500,000	4,500,000
Harris County Municipal Utility District No. 502 Unlimited Tax Bonds - Series 2020	<u>7,045,000</u>	<u>7,045,000</u>
<b>TOTAL</b>	<u><b>\$ 19,385,000</b></u>	<u><b>\$ 19,155,000</b></u>

Bond Authority:	Tax Bonds	Road Bonds	Recreational Facilities Bonds
Amount Authorized by Voters	\$ 169,190,000	\$ 73,750,000	\$ 14,800,000
Amount Issued	<u>19,385,000</u>	<u>                    </u>	<u>                    </u>
Remaining to be Issued	<u><b>\$ 149,805,000</b></u>	<u><b>\$ 73,750,000</b></u>	<u><b>\$ 14,800,000</b></u>

Debt Service Fund cash and investment balances (excluding contract tax cash and investment balances) as of March 31, 2021: **\$ 2,740,371**

Average annual debt service payment (principal and interest) for remaining term of all debt: **\$ 1,062,904**

See Note 3 for interest rates, interest payment dates and maturity dates.

See accompanying independent auditor's report.

Current Year Transactions			Bonds Outstanding March 31, 2021	Paying Agent
Bonds Sold	Retirements			
	Principal	Interest		
\$	\$ 55,000	\$ 77,945	\$ 2,280,000	The Bank of New York Mellon Trust Company, N.A.
	130,000	188,913	5,145,000	The Bank of New York Mellon Trust Company, N.A.
	110,000	144,850	4,390,000	The Bank of New York Mellon Trust Company, N.A.
		148,243	7,045,000	The Bank of New York Mellon Trust Company, N.A.
\$ - 0 -	\$ 295,000	\$ 559,951	\$ 18,860,000	

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES**  
**GENERAL FUND - FIVE YEARS**

	Amounts		
	2021	2020	2019
<b>REVENUES</b>			
Property Taxes	\$ 733,180	\$ 767,361	\$ 364,617
Water Service	458,651	344,487	217,057
Wastewater Service	335,375	245,110	156,899
Water Authority Fees	545,982	379,926	202,196
Penalty and Interest	10,710	9,277	7,534
Tap Connection and Inspection Fees	302,140	304,420	314,660
Investment and Miscellaneous Revenues	<u>18,521</u>	<u>22,585</u>	<u>16,634</u>
<b>TOTAL REVENUES</b>	<u>\$ 2,404,559</u>	<u>\$ 2,073,166</u>	<u>\$ 1,279,597</u>
<b>EXPENDITURES</b>			
Professional Fees	\$ 127,967	\$ 135,517	\$ 122,233
Contracted Services	251,295	187,977	132,783
Purchased Water and Wastewater Services	412,216	405,450	564,000
Water Authority Assessments	479,581	362,349	
Repairs and Maintenance	66,049	79,972	56,929
Other	<u>249,744</u>	<u>217,634</u>	<u>217,311</u>
<b>TOTAL EXPENDITURES</b>	<u>\$ 1,586,852</u>	<u>\$ 1,388,899</u>	<u>\$ 1,093,256</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<u>\$ 817,707</u>	<u>\$ 684,267</u>	<u>\$ 186,341</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfer In (Out)	\$	\$	\$ (34,000)
Developer Advances			
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<u>\$ - 0 -</u>	<u>\$ - 0 -</u>	<u>\$ (34,000)</u>
<b>NET CHANGE IN FUND BALANCE</b>	\$ 817,707	\$ 684,267	\$ 152,341
<b>BEGINNING FUND BALANCE</b>	<u>965,692</u>	<u>281,425</u>	<u>129,084</u>
<b>ENDING FUND BALANCE</b>	<u><u>\$ 1,783,399</u></u>	<u><u>\$ 965,692</u></u>	<u><u>\$ 281,425</u></u>

See accompanying independent auditor's report.

		Percentage of Total Revenues					
2018	2017	2021	2020	2019	2018	2017	
\$ 211,713	\$ 73,817	30.5 %	37.1 %	28.4 %	23.3 %	16.1 %	
161,666	70,850	19.1	16.6	17.0	17.8	15.5	
82,871	27,195	13.9	11.8	12.3	9.1	5.9	
150,621	64,432	22.7	18.3	15.8	16.6	14.1	
5,742	4,918	0.4	0.4	0.6	0.6	1.1	
287,865	206,880	12.6	14.7	24.6	31.6	45.3	
9,429	9,044	0.8	1.1	1.3	1.0	2.0	
<u>\$ 909,907</u>	<u>\$ 457,136</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	
\$ 142,719	\$ 102,348	5.3 %	6.5 %	9.6 %	15.7 %	22.4 %	
70,065	26,034	10.5	9.1	10.4	7.7	5.7	
463,725	252,500	17.1	19.6	44.1	51.0	55.2	
		19.9	17.5				
28,887	16,072	2.7	3.9	4.4	3.2	3.5	
<u>186,289</u>	<u>116,561</u>	<u>10.4</u>	<u>10.5</u>	<u>17.0</u>	<u>20.5</u>	<u>25.5</u>	
<u>\$ 891,685</u>	<u>\$ 513,515</u>	<u>65.9 %</u>	<u>67.1 %</u>	<u>85.5 %</u>	<u>98.1 %</u>	<u>112.3 %</u>	
\$ 18,222	\$ (56,379)	34.1 %	32.9 %	14.5 %	1.9 %	(12.3) %	
\$ (9,800)	\$						
<u>85,000</u>							
<u>\$ 75,200</u>	<u>\$ - 0 -</u>						
\$ 93,422	\$ (56,379)						
<u>35,662</u>	<u>92,041</u>						
<u>\$ 129,084</u>	<u>\$ 35,662</u>						

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES**  
**DEBT SERVICE FUND - FIVE YEARS**

	Amounts		
	2021	2020	2019
<b>REVENUES</b>			
Property/Contract Taxes	\$ 5,183,289	\$ 3,601,794	\$ 2,426,652
Penalty and Interest	32,504	30,635	15,234
Investment and Miscellaneous Revenues	<u>5,705</u>	<u>29,328</u>	<u>8,889</u>
<b>TOTAL REVENUES</b>	<u>\$ 5,221,498</u>	<u>\$ 3,661,757</u>	<u>\$ 2,450,775</u>
<b>EXPENDITURES</b>			
Tax Collection Expenditures	\$ 71,747	\$ 56,954	\$ 32,282
Debt Service Principal	295,000	180,000	50,000
Debt Service Interest and Fees	562,951	395,398	314,744
Contractual Obligation	<u>2,491,599</u>	<u>1,903,563</u>	<u>1,146,139</u>
<b>TOTAL EXPENDITURES</b>	<u>\$ 3,421,297</u>	<u>\$ 2,535,915</u>	<u>\$ 1,543,165</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<u>\$ 1,800,201</u>	<u>\$ 1,125,842</u>	<u>\$ 907,610</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers In (Out)	\$	\$	\$ 34,000
Proceeds From Issuance of Long-Term Debt		<u>306,514</u>	
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<u>\$ - 0 -</u>	<u>\$ 306,514</u>	<u>\$ 34,000</u>
<b>NET CHANGE IN FUND BALANCE</b>	\$ 1,800,201	\$ 1,432,356	\$ 941,610
<b>BEGINNING FUND BALANCE</b>	<u>3,184,895</u>	<u>1,752,539</u>	<u>810,929</u>
<b>ENDING FUND BALANCE</b>	<u>\$ 4,985,096</u>	<u>\$ 3,184,895</u>	<u>\$ 1,752,539</u>
<b>TOTAL ACTIVE RETAIL WATER CONNECTIONS</b>	<u>1,080</u>	<u>857</u>	<u>610</u>
<b>TOTAL ACTIVE RETAIL WASTEWATER CONNECTIONS</b>	<u>1,068</u>	<u>845</u>	<u>599</u>

See accompanying independent auditor's report.

		Percentage of Total Revenues				
2018	2017	2021	2020	2019	2018	2017
\$ 922,404	\$ 328,565	99.3 %	98.4 %	99.0 %	98.4 %	99.5 %
4,452	1,013	0.6	0.8	0.6	0.5	0.3
10,691	583	0.1	0.8	0.4	1.1	0.2
\$ 937,547	\$ 330,161	100.0 %	100.0 %	100.0 %	100.0 %	100.0 %
\$ 19,111	\$ 11,172	1.4 %	1.6 %	1.3 %	2.0 %	3.4 %
		5.6	4.9	2.0		
		10.8	10.8	12.8		
591,297	181,485	47.7	52.0	46.8	63.1	55.0
\$ 610,408	\$ 192,657	65.5 %	69.3 %	62.9 %	65.1 %	58.4 %
\$ 327,139	\$ 137,504	34.5 %	30.7 %	37.1 %	34.9 %	41.6 %
\$ 9,800	\$					
315,335						
\$ 325,135	\$ - 0 -					
\$ 652,274	\$ 137,504					
158,655	21,151					
\$ 810,929	\$ 158,655					
372	198					
367	197					

See accompanying independent auditor's report.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS**  
**MARCH 31, 2021**

District Mailing Address      -   Harris County Municipal Utility District No. 502  
c/o Smith, Murdaugh, Little & Bonham, L.L.P.  
2727 Allen Parkway, Suite 1100  
Houston, TX 77019

District Telephone Number    -   (713) 860-6400

<b>Board Members</b>	<b>Term of Office (Elected or Appointed)</b>	<b>Fees of Office for the year ended March 31, 2021</b>	<b>Expense Reimbursements for the year ended March 31, 2021</b>	<b>Title</b>
Andrew Peebles	05/18 - 05/22 (Elected)	\$     1,800	\$     -0-	President
Catherine Munding	05/18 - 05/22 (Elected)	\$     1,500	\$     -0-	Vice President
John Suppatkul	05/20 - 05/24 (Elected)	\$     1,950	\$     -0-	Secretary
Reginald Smith	12/20 - 05/24 (Appointed)	\$       450	\$     -0-	Director
Brian Thomas	01/19 - 05/22 (Appointed)	\$     1,950	\$     -0-	Director

Notes:      No Director has any business or family relationships (as defined by the Texas Water Code) with major landowners in the District, with the District's developers or with any of the District's consultants. The District's auditor leases office space from an entity affiliated with the District's Developer.

The submission date of the most recent District Registration Form: December 3, 2020

The limit on Fees of Office that a Director may receive during a fiscal year is \$7,200 as set by Board Resolution on August 24, 2007. Fees of Office are the amounts actually paid to a Director during the District's current fiscal year.

See accompanying independent auditor's report.



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 502**  
**BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS**  
**MARCH 31, 2021**

<b>Consultants:</b>	<u>Date Hired</u>	<u>Fees for the year ended March 31, 2021</u>	<u>Title</u>
Smith, Murdaugh, Little & Bonham, L.L.P.	07/09/12	\$ 90,442 \$ 25,000	General Counsel Bond/BAN Counsel
McCall Gibson Swedlund Barfoot PLLC	03/02/11	\$ 13,500 \$ 20,000	Audit Related Bond/BAN Related
F. Matuska, Inc.	09/28/07	\$ 10,639	Bookkeeper
Perdue, Brandon, Fielder, Collins & Mott, L.L.P.	03/02/11	\$ 7,458	Delinquent Tax Attorney
Edminster, Hinshaw, Russ and Associates, Inc.	09/28/07	\$ 74,880	Engineer
RBC Capital Markets	09/28/07	\$ 14,220	Financial Advisor
Fran Matuska	09/28/07	\$ -0-	Investment Officer
Environmental Development Partners	11/28/11	\$ 361,855	Operator
Bob Leared Interests, Inc.	09/28/07	\$ 22,677	Tax Assessor/ Collector

See accompanying independent auditor's report.



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503**

C/O F. MATUSKA, INC.

4151 SOUTHWEST FREEWAY SUITE 515 HOUSTON TEXAS 77027

281.859.8779 FAX 281.859.8556 [fmatuska@att.net](mailto:fmatuska@att.net)

May 13, 2021

District Creation Review Team, MC-152  
Texas Commission on Environmental Quality  
P. O. Box 13087  
Austin, Texas 78711-3087

Re: Harris County Municipal Utility District No. 503  
Annual Financial Report

Enclosed please find the Annual Financial Report of Harris County Municipal Utility District No. 503 for the fiscal year ended 31 March 2021.



Fran Matuska  
Bookkeeper for the District

cc: Allen Boone Humphries Robinson, LLP



# ANNUAL FINANCIAL REPORT

*Of*

<b>Legal Name of District or Authority:</b>	HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503
<b>For the Fiscal Year Ended:</b>	03/31/2021
<b>Preparer:</b>	F. MATUSKA
<b>Title:</b>	BOOKKEEPER
<b>Date:</b>	5/11/21
<b>Telephone Number: (AC)</b>	(281) 859-8779

3200 SOUTHWEST FWY 2600	HOUSTON, TX	77027-7504
<b>District's Mailing Address</b>	<b>City, State</b>	<b>Zip Code</b>

## AUDIT REPORT EXEMPTION

Texas Water Code §49.198. AUDIT REPORT EXEMPTION (effective September 1, 2011)

**§49.198(a)** A district may elect to file annual financial reports with the executive director in lieu of the district's compliance with Section 49.191 provided:

**§49.198(a)(1)** The district had no bonds or other long-term (more than one year) liabilities outstanding during the fiscal period;

**§49.198(a)(2)** The district did not have gross receipts from operations, loans, taxes, or contributions in excess of \$250,000 during the fiscal period; and

**§49.198(a)(3)** The district's cash and temporary investments were not in excess of \$250,000 during the fiscal period.

**§49.198(b)** The annual financial report must be accompanied by an affidavit attesting to the accuracy and authenticity of the financial report signed by a duly authorized representative of the district.

**§49.198(c)** The annual financial report and affidavit in a format prescribed by the executive director must be on file with the executive director within 45 days after the close of the district's fiscal year.

**§49.198(d)** Districts governed by this section are subject to periodic audits by the executive director.

If the accompanying financial statements are compiled by a certified public accountant, see SSARS-1 and SSARS-7 for the applicable standards for reporting on compiled financial statements.

# FILING AFFIDAVIT

To: Texas Commission on Environmental Quality

Under the penalties of perjury, I certify that I have inspected the attached balance sheet, statement of receipts and disbursements, including the accompanying schedules and statements, and to the best of my knowledge and belief, they are a true, correct, and complete representation of the financial condition of:

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503 as of  
(Name of District)

03/31/2021 I also certify that the above district has complied in full  
(Date of Fiscal Year End)

with all filing of audits, affidavits, and financial reports requirements of Section 49.194 of the Texas Water Code by filing copies of this Annual Financial Report in the district's office, located at:

3200 SOUTHWEST FREEWAY SUITE 2600, HOUSTON, TX 77027-7504

(Address of District)

PATRICK CARRIGAN - PRESIDENT

(Typed Name and Title)

Patrick Carrigan  
(Signature of Affiant)

5-13-2021

(Date)

Subscribed and Sworn to before me by this 13 day of May 2021

F. Matuska

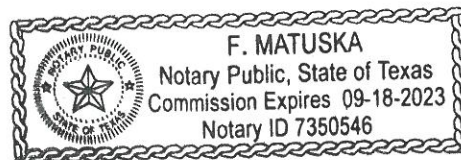
In and For HARRIS County, Texas

F. MATUSKA

09/18/2023

(Typed Name of Notary)

(My Commission Expires On)



District Name: \_\_\_\_\_

**MISCELLANEOUS DISCLOSURES AND MAILING INFORMATION**

as of the District's Fiscal Year-End

**A. Disclosures to comply with Rule 30 TAC 293.95(b)**

- (1) Was there any developer activity to prepare for residential or commercial development? "Developer activity" means construction performed or actions taken in preparation for construction (i.e., plans, permits) to provide services for or access to present or future residential or commercial water, sewer or drainage facilities. ☒ Yes ☐ No

If yes, have payments for these facilities been made by (an) other party (ies) on behalf of the district? ☒ Yes ☐ No

These payments are estimated to cumulatively be:

Cost	Amount
Organization Costs	\$ 6,000
Construction Costs	
Administration Cost	\$ 257,000
<b>Total Costs</b>	<b>\$ 263,000</b>

- (2) Was the Board aware of any other types of contingent or actual liabilities (e.g., claims, lawsuits) which are not disclosed elsewhere in this report? ☐ Yes ☒ No

If yes, explain:

- B. Disclosures to comply with V.T.C.A. Water Code §49.054(e) and §49.455(j).** The Texas Commission on Environmental Quality must be notified of any changes in boundaries, board members, board terms, and addresses. Guidance for filing this information and a District Registration Form may be obtained by calling 512-239-4691.

**C. Additional Information.**

This report should be sent to:

District Creation Review Team,  
MC-152  
Texas Commission on Environmental Quality  
P.O. Box 13087 Austin, TX 78711-3087

Phone Number: 512-239-4691

Fax Number: 512-239-6190

# BALANCE SHEET – CASH BASIS

Asset Type		Amount
Cash on Hand		
Cash in Bank (Schedule A)		\$ 179,497
Investment (Schedule B)		
Total Cash and Investments <sup>i</sup>		\$ 179,497
Accrued Interest Receivable - Optional (Schedule B)		
Inventory		
General Fixed Assets		
Other Assets		
(Explain):		
Total Assets: <sup>ii</sup>		\$ 179,497

LIABILITIES AND EXCESS		Amount
Notes Payable		
Refundable Deposits		
Developer Advances		
Other Liabilities		
(Explain):		
Total Liabilities		
Excess Assets Over Liabilities		\$ 179,497
Total Liabilities and Excess <sup>iii</sup>		\$ 179,497

## Note to Preparer:

<sup>i</sup> "Total Cash and Investments" must equal "Cash and Investments – End of Year "on the Statement of Receipts and Disbursement", page 5.

<sup>ii</sup> Must equal "Total Liabilities and Excess"

<sup>iii</sup> Must equal "Total Assets"

# STATEMENT OF RECEIPTS AND DISBURSEMENTS – CASH BASIS

Receipts		Amount
Service Revenues		
Tax Receipts		\$ 136,652
Penalty and Interest Received		
Interest Received on Investments		\$ 168
Loans or Advances		\$ 5,000
All Other Receipts		\$ 370
(Explain):	TAX CERTIFICATES	
Total Receipts		\$ 142,190

Less Disbursements		Amount
Purchased Services for Resale		
Payroll		\$ 5,538
Legal, Accounting, or Contract Service		\$ 35,950
Supplies and Materials		
Maintenance		
Note Payments and Repayment of Advances		
All other Disbursements (Schedule C)		\$ 74,785
Total Disbursements		\$ 116,273
Excess of Receipts Over (under) Disbursements		\$ 25,917
Cash and Investments - Beginning of Year		\$ 153,580
Cash and Investment - End of Year (see Note 1 Page 4)		\$ 179,497

**Note to Preparer:** In addition to all disbursements related to the purchase of consumable supplies and materials, certain assets of insignificant value may be considered consumable and accordingly recognized under the account classification "Supplies and Materials." Please refer to Explanation of Terms, General Fixed Assets, pages 7 and 8 of this report, for additional clarification.



## SCHEDULE A 1 – CASH IN BANK<sup>i</sup>

Name of Bank	Account Number	Purpose of Account	Balance
BBVA	615	GENERAL OPERATIONS	\$ 15,019
BBVA	327	TAX COLLECTIONS	\$ 70,634
WELLS FARGO	896	TAX COLLECTIONS	\$ 93,844
TOTAL			\$ 179,497

## SCHEDULE B – INVESTMENTS<sup>ii</sup>

Type of Investment	Name of Bank	Certificate Number	Interest Rate	Maturity Date	Principal Balance	(Optional) Accrued Interest
			0.00%			
			0.00%			
			0.00%			
			0.00%			
TOTALS					\$ 0	\$ 0

## SCHEDULE C – SCHEDULE OF ALL OTHER DISBURSEMENTS<sup>iii</sup>

Description of Disbursements <sup>iv</sup>	Amount
BANK SERVICE CHARGE	\$ 116
OFFICE SUPPLIES/POSTAGE	\$ 2,364
INSURANCE	\$ 2,992
CAD ASSESSMENT	\$ 1,005
PAYMENT TO MASTER DISTRICT	\$ 68,308
TOTAL	\$ 74,785

<sup>i</sup> Please refer to Explanation of Terms, Cash in Bank, page 7 of this report, for proper reporting.

<sup>ii</sup> Please refer to Explanation of Terms, Investments, page 8 of this report, for proper reporting of "Principal Balance" and "Accrued Interest."

<sup>iii</sup> Please refer to Explanation of Terms, All Other Disbursements, page 7 of this report, for proper reporting of "All Other Disbursements."

<sup>iv</sup> A description should be given for each type of transaction and the amount of payments attributable to this type of disbursement. It may not be necessary to list each transaction separately.

# EXPLANATION OF TERMS

**All Other Disbursements** - This classification should be used only for payments, which cannot be classified properly in the six remaining accounts listed on the Statement of Receipts and Disbursements. Schedule C, page 6, should be completed for any report, which utilizes the "All Other Disbursements" classification.

**Cash Basis** - The financial statements contained in this report are to be prepared on the cash basis of accounting. They are not intended to be in conformity with Generally Accepted Accounting Principles (GAAP). Only transactions involving the exchange of cash should be included in these statements. No liabilities should be recorded unless they arise from the transfer of money. Exceptions to this rule are listed in "Investments" and "General Fixed Assets" below. Receipts and disbursements should not be recorded until payment is made. For the purpose of the Statement of Receipts and Disbursements, movement of funds between checking accounts and investments should not be considered as receipts or disbursements.

**Cash on Hand** - Petty cash, checks, money orders, and bank drafts not on deposit.

**Cash in Bank** - (From Schedule A) - Cash deposited in the district's checking account(s). The reserves, restrictions, or limitations as to its availability should be so stated. The total amount shown on Schedule A must reflect the reconciled balance as of the fiscal year end and reported under the account classification "Cash in Bank" on the Balance Sheet.

**Developer Advances** - Amounts owed to a developer for cash placed in the district's account or otherwise paid to the district. However, amounts payable to a developer for which repayment is contingent upon a bond sale (or some other event) should not be included as a liability of the district. Please see the Miscellaneous Disclosures, page 3 of this report, for disclosure of these contingent liabilities.

**Disbursements** - All transactions involving the disbursement of the district's fund should be included in the disbursements section. Payments made on behalf of the district by a third party should not be listed as a disbursement for the purpose of this statement. See the Miscellaneous Disclosures, page 3, of this report, for disclosures of these payments.

**Excess Assets Over Liabilities** - The difference between "Total Assets" and "Total Liabilities." If liabilities exceed assets, this number should be shown as a negative amount.

**General Fixed Assets** - A fixed asset is one which the cost exceeds \$50 and has a productive life longer than one year. "Fixed" denotes the intent to continue use or possession; it does not indicate the immobility of the asset. An asset of cost not in excess of \$50 should be considered consumable and accordingly recognized under the account classification "Supplies and Materials" on the Statement of Receipts and Disbursements. A fixed asset purchased through the issuance of a short-term note payable should be reported as an asset at its full cost even though no cash transaction may have taken place. Likewise, the corresponding note payable should be reported in the liability section of the Balance Sheet. Fixed assets donated to the district by a developer should be included as "General Fixed Assets" on the Balance Sheet. However, no amounts should be recorded on the Statement of Receipts and Disbursements for this type of transaction. The Credit offset to the fixed asset will be included in "Excess Assets over Liabilities" on the Balance Sheet.

**Investments (From Schedule B)** - List the types of investments (certificates of deposit, savings accounts, securities) which generate income in the form of interest. This should not include any amounts listed on Schedule A as "Cash in Bank." The total amount shown on Schedule B for "Principal Balance" must be reported under the account classification "Investments" on the Balance Sheet. At the option of the preparer, any interest earned on investments but not yet received may be reported as "Accrued Interest" on Schedule B and in the Asset section of the Balance Sheet. Under no circumstance should accrued interest be included in "Interest Received



on Investments" under "Receipts" on page 5. "Interest Received on Investments" should include only amounts actually received during the fiscal year.

**Inventories** - The cost of materials and other items purchased for use during the fiscal year by which are not completely consumed by the end of the fiscal year.

**Notes Payable** - The total outstanding principal of short-term loans, which mature within one year of their issuance.

**Other Liabilities** - Only liabilities arising from the receipt of cash which cannot be properly classified in one of the other liability accounts should be listed in this classification along with a brief explanation of this liability. Accounts payable, accrued interest, and contracts payable should not be listed as liabilities in this report.

**Receipts** - All transactions involving the receipt of cash during the fiscal year should be included in the Receipts section. Only those amounts actually received during the fiscal year should be included. Amounts received for which repayment is contingent upon a bond sale (or some other event) should be included here. (See "Developer Advances" above for treatment of the contingent liability.)

**Refundable Deposits** - This amount reflects a liability arising from the receipt of deposits from customers, which will be refunded to the customer at some future date, based on the terms and conditions of the deposit agreement.

**Rounding Instructions** - Please round to the nearest whole dollar amount. For example:

\$467.50 should be rounded up to \$468 and \$3,678.49 should be rounded down to \$3,678.

**APPENDIX C**  
**SCHEDULE OF REFUNDED BONDS\***

<u>Series</u>	<u>Maturity Date</u>	<u>Refunded Bonds</u>	<u>Call Date</u>
2013	12/01/2022	220,000	12/01/2021
	12/01/2023	230,000	12/01/2021
	12/01/2024	240,000	12/01/2021
	12/01/2025	255,000	12/01/2021
	12/01/2026	265,000	12/01/2021
	12/01/2027	280,000	12/01/2021
	12/01/2028	295,000	12/01/2021
	12/01/2029	310,000	12/01/2021
	12/01/2030	330,000	12/01/2021
	12/01/2031	345,000	12/01/2021
	12/01/2032	365,000	12/01/2021
	12/01/2033	380,000	12/01/2021
	12/01/2034	400,000	12/01/2021
	12/01/2035	425,000	12/01/2021
	12/01/2036	445,000	12/01/2021
	12/01/2037	470,000	12/01/2021
	12/01/2038	495,000	12/01/2021
	12/01/2039	520,000	12/01/2021
	12/01/2040	545,000	12/01/2021
		<hr/>	
		\$6,815,000	

\* Preliminary; subject to change.

**APPENDIX D**  
**SPECIMEN MUNICIPAL BOND INSURANCE POLICY**



# BAM

## MUNICIPAL BOND INSURANCE POLICY

ISSUER: [NAME OF ISSUER]

Policy No: \_\_\_\_\_

MEMBER: [NAME OF MEMBER]

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

Effective Date: \_\_\_\_\_

Risk Premium: \$ \_\_\_\_\_

Member Surplus Contribution: \$ \_\_\_\_\_

Total Insurance Payment: \$ \_\_\_\_\_

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

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

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

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

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

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

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

BUILD AMERICA MUTUAL ASSURANCE COMPANY

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

**Notices (Unless Otherwise Specified by BAM)**

Email:

[claims@buildamerica.com](mailto:claims@buildamerica.com)

Address:

1 World Financial Center, 27<sup>th</sup> floor  
200 Liberty Street  
New York, New York 10281

Telecopy:

212-962-1524 (attention: Claims)

SPECIMEN