

OFFICIAL STATEMENT DATED SEPTEMBER 27, 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 Bonds have been designated as "qualified tax-exempt obligations" for financial institutions. See "TAX MATTERS – Qualified Tax-Exempt Obligations."

NEW ISSUE - Book-Entry-Only

Moody's Investors Service, Inc. (Underlying) ..... "Baa3"  
S&P Global Ratings (BAM Insured) ..... "AA"  
See "MUNICIPAL BOND INSURANCE" and "RATINGS."

**MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 137**

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

**\$4,145,000**  
**UNLIMITED TAX BONDS**  
**SERIES 2021**

**\$4,370,000**  
**UNLIMITED TAX ROAD BONDS**  
**SERIES 2021**

**Dated: October 1, 2021**

**Due: September 1, on inside cover**

The \$4,145,000 Unlimited Tax Bonds, Series 2021 (the "Utility Bonds") and the \$4,370,000 Unlimited Tax Road Bonds, Series 2021 (the "Road Bonds," and together with the Utility Bonds, the "Bonds") are obligations of Montgomery County Municipal Utility District No. 137 (the "District") and are not obligations of the State of Texas; Montgomery County, Texas; the City of Houston, Texas; or any other political subdivision or entity other than the District. Neither the faith and credit nor the taxing power of the State of Texas; Montgomery County, Texas; the City of Houston, Texas; nor any entity other than the District is pledged to the payment of the principal of or interest on the Bonds.

Principal of the Bonds is payable upon presentation at the principal payment office of the paying agent/registrar, initially, The Bank of New York Mellon Trust Company, N.A., Dallas, Texas (the "Paying Agent/Registrar"). Interest accrues from October 1, 2021, and is payable March 1, 2022, and on each September 1 and March 1 (each an "Interest Payment Date") thereafter until the earlier of maturity or redemption. Interest on the Bonds will be payable by check dated as of the Interest Payment Date, and mailed by the Paying Agent/Registrar to registered owners ("Registered Owners") as shown on the records of the Registrar at the close of business on the 15th calendar day of the month next preceding each interest payment date (the "Record Date"). The Bonds are fully registered bonds in principal denominations of \$5,000 or any integral multiple thereof.

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

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

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**.



The Bonds, when issued, will constitute valid and binding obligations of the District and will be payable from the proceeds of two separate continuing direct annual ad valorem taxes, each without legal limitation as to rate or amount, levied upon all taxable property within the District, as further described herein.

Investment in the Bonds is subject to special investment considerations as described herein. See "INVESTMENT CONSIDERATIONS."

The Bonds are offered when, as and if issued by the District and accepted by the winning bidder for the Utility Bonds and the winning bidder for the Road Bonds (together, the "Initial Purchaser"), subject 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, Bond Counsel. Delivery of the Bonds through the facilities of DTC is expected on or about October 27, 2021.

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

**\$4,145,000 Unlimited Tax Bonds, Series 2021**

**\$1,825,000 Serial Bonds**

Maturity (September 1)	Principal Amount	Interest Rate	Initial Reoffering Yield (a)	CUSIP No. 61371G (b)	Maturity (September 1)	Principal Amount	Interest Rate	Initial Reoffering Yield (a)	CUSIP No. 61371G (b)
2023	\$ 115,000	3.000%	0.400%	FD4	2030 (c)	\$ 145,000	2.000%	1.500%	FL6
2024	115,000	3.000%	0.550%	FE2	2031 (c)	150,000	2.000%	1.750%	FM4
2025	120,000	2.000%	0.700%	FF9	2032 (c)	155,000	2.000%	2.000%	FN2
2026	125,000	2.000%	0.800%	FG7	2033 (c)	160,000	2.000%	2.150%	FP7
2027	130,000	2.000%	1.000%	FH5	2034 (c)	165,000	2.000%	2.300%	FQ5
2028 (c)	135,000	2.000%	1.150%	FJ1	2035 (c)	170,000	2.250%	2.400%	FR3
2029 (c)	140,000	2.000%	1.300%	FK8					

**\$2,320,000 Term Bonds**

\$360,000 Term Bond due September 1, 2037 (c)(d) Interest Rate: 2.375% (Price: \$98.371) (a) CUSIP No. 61371G FT9 (b)

\$1,960,000 Term Bond due September 1, 2046 (c)(d) Interest Rate: 2.500% (Price: \$97.280) (a) CUSIP No. 61371G GC5 (b)

**\$4,370,000 Unlimited Tax Road Bonds, Series 2021**

**\$2,015,000 Serial Bonds**

Maturity (September 1)	Principal Amount	Interest Rate	Initial Reoffering Yield (a)	CUSIP No. 61371G (b)	Maturity (September 1)	Principal Amount	Interest Rate	Initial Reoffering Yield (a)	CUSIP No. 61371G (b)
2023	\$ 130,000	2.000%	0.400%	GD3	2030 (c)	\$ 160,000	2.000%	1.500%	GL5
2024	135,000	2.000%	0.550%	GE1	2031 (c)	165,000	2.000%	1.750%	GM3
2025	140,000	2.000%	0.700%	GF8	2032 (c)	170,000	2.000%	2.000%	GN1
2026	140,000	2.000%	0.800%	GG6	2033 (c)	170,000	2.000%	2.150%	GP6
2027	145,000	2.000%	1.000%	GH4	2034 (c)	175,000	2.000%	2.300%	GQ4
2028 (c)	150,000	2.000%	1.150%	GJ0	2035 (c)	180,000	2.250%	2.400%	GR2
2029 (c)	155,000	2.000%	1.300%	GK7					

**\$2,355,000 Term Bonds**

\$375,000 Term Bond due September 1, 2037 (c)(d) Interest Rate: 2.375% (Price: \$98.371) (a) CUSIP No. 61371G GT8 (b)

\$1,980,000 Term Bond due September 1, 2046 (c)(d) Interest Rate: 2.500% (Price: \$97.280) (a) CUSIP No. 61371G HC4 (b)

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- (a) Information with respect to the initial reoffering yields of the Bonds is the responsibility of the Initial Purchaser (herein defined). Initial reoffering yields represent the initial offering price, which may be changed for subsequent purchasers. The initial yield indicated above represents the lower of the yields resulting when priced to maturity or to the first call date. Accrued interest from October 1, 2021, to the date of delivery is to be added to the price.
- (b) CUSIP numbers have been assigned to the Bonds by CUSIP Global Services, managed by S&P Global Market Intelligence LLC on behalf of the American Bankers Association and are included solely for the convenience of the owners of the Bonds.
- (c) Bonds maturing on September 1, 2028, and thereafter, shall be subject to redemption and payment at the option of the District, in whole, or from time to time in part, on September 1, 2027, or on any date thereafter, at the par value thereof plus accrued interest to the date fixed for redemption. In addition, the Initial Purchaser may designate one or more maturities as term bonds. See "THE BONDS – Redemption of the Bonds – *Optional Redemption*."
- (d) Subject to mandatory sinking fund redemption as provided under "THE BONDS – Redemption of the Bonds – *Mandatory 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 or the Initial Purchaser.

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

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

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

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

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

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**APPENDIX A - FINANCIAL STATEMENTS OF THE DISTRICT**

**APPENDIX B - SPECIMEN MUNICIPAL BOND INSURANCE POLICY**

## SALE AND DISTRIBUTION OF THE BONDS

### Award of the Bonds

After requesting competitive bids for the Utility Bonds, the District has accepted the bid of SAMCO Capital Markets, Inc. (the "Utility Bonds Initial Purchaser") to purchase the Utility Bonds at the interest rates shown on the inside cover page of this Official Statement at a price of 97.017776% of par, resulting in a net effective interest rate to the District of 2.582643%, as calculated pursuant to Chapter 1204, Texas Government Code, as amended. No assurance can be given that any trading market will be developed for the Utility Bonds after their sale by the District to the Utility Bonds Initial Purchaser. The District has no control over the price at which the Utility Bonds are subsequently sold, and the initial yields at which the Utility Bonds are priced and reoffered are established by and are the sole responsibility of the Utility Bonds Initial Purchaser.

After requesting competitive bids for the Road Bonds, the District has accepted the bid of SAMCO Capital Markets, Inc. (the "Road Bonds Initial Purchaser") to purchase the Road Bonds at the interest rates shown on the inside cover page of this Official Statement at a price of 97.072562% of par, resulting in a net effective interest rate to the District of 2.567518%, as calculated pursuant to Chapter 1204, Texas Government Code, as amended. No assurance can be given that any trading market will be developed for the Road Bonds after their sale by the District to the Road Bonds Initial Purchaser. The District has no control over the price at which the Road Bonds are subsequently sold, and the initial yields at which the Road Bonds are priced and reoffered are established by and are the sole responsibility of the Road Bonds Initial Purchaser.

The Utility Bonds Initial Purchaser and the Road Bonds Initial Purchaser are generally referred to as the "Initial Purchaser" throughout this Official Statement, and as used herein "Initial Purchaser" shall only be intended to apply to the underwriter for the appropriate series of bonds.

### Prices and Marketability

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

Subject to certain hold-the-offering-price requirements described in the Official Notice of Sale, the prices and other terms with respect to the offering and sale of the Bonds may be changed from time-to-time by the Initial Purchaser after the Bonds are released for sale, and the Bonds may be offered and sold at prices other than the initial offering prices, including sales to dealers who may sell the Bonds into investment accounts.

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

### Securities Laws

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

## MUNICIPAL BOND INSURANCE

### **Bond Insurance Policy**

Concurrently with the issuance of the Bonds, Build America Mutual Assurance Company (“BAM”) will issue 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 June 30, 2021 and as prepared in accordance with statutory accounting practices prescribed or permitted by the New York State Department of Financial Services were \$488.6 million, \$165.5 million and \$323.1 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.”

### *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 pre-sale Credit Profile for those bonds. These pre-sale Credit Profiles provide information about the sector designation (e.g. general obligation, sales tax); a preliminary summary of financial information and key ratios; and demographic and economic data relevant to the obligor, if available. Subsequent to closing, for any offering that includes bonds insured by BAM, any pre-sale Credit Profile will be updated and superseded by a final Credit Profile to include information about the gross par insured by CUSIP, maturity and coupon. BAM pre-sale and final Credit Profiles are easily accessible on BAM's website at [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 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.

#### **RATINGS**

The Bonds are expected to receive an insured rating of "AA" from S&P solely in reliance upon the issuance of the municipal bond insurance policy by BAM at the time of delivery of the Bonds. An explanation of the ratings of S&P may only be obtained from S&P. S&P is located at 55 Water Street, New York, New York 10041, telephone number (212) 208-8000 and has engaged in providing ratings for corporate bonds since 1923 and municipal bonds since 1940. Long-term debt ratings assigned by S&P reflect its analysis of the overall level of credit risk involved in financings. At present, S&P assigns long-term debt ratings with symbols "AAA" (the highest rating) through "D" (the lowest rating). The ratings express only the view of S&P at the time the ratings are given. Furthermore, a security rating is not a recommendation to buy, sell or hold securities. There is no assurance that such rating will continue for any given period of time or that it will not be revised downward or withdrawn entirely by S&P, if in its judgment, circumstances so warrant.

Moody's Investors Service, Inc. ("Moody's") has assigned an underlying credit rating of "Baa3" to the Bonds. An explanation of the ratings of Moody's may be obtained from Moody's, 7 World Trade Center at 250 Greenwich Street, New York, New York 10007. The ratings express only the view of Moody's at the time the ratings are given. A security rating is not a recommendation to buy, sell, or hold securities. Furthermore, there is no assurance that such rating will continue for any given period of time or that it will not be revised downward or withdrawn entirely by Moody's, if, in its judgment, circumstances so warrant. Any such revisions or withdrawal of the ratings may have an adverse effect on the market price of the Bonds.

The District is not aware of any ratings assigned the Bonds other than the ratings of S&P and Moody's.

*[Remainder of Page Intentionally Left Blank]*

## OFFICIAL STATEMENT SUMMARY

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

### THE BONDS

- The Issuer ..... Montgomery County Municipal Utility District No. 137 (the "District"), a political subdivision of the State of Texas, is located in Montgomery County, Texas (the "County"), entirely within the extraterritorial jurisdiction of the City of Houston, Texas (the "City"). See "THE DISTRICT."
- The Issue ..... The \$4,145,000 Unlimited Tax Bonds, Series 2021 (the "Utility Bonds") and the \$4,370,000 Unlimited Tax Road Bonds, Series 2021 (the "Road Bonds," and together with the Utility Bonds, the "Bonds"), are dated October 1, 2021. Interest accrues from October 1, 2021, at the rates set forth on the inside cover page, and is payable March 1, 2022, and each September 1 and March 1 thereafter until the earlier of stated maturity or redemption. The Bonds mature serially on September 1 in the years and in the principal amounts set forth on the inside cover page. Bonds maturing on or after September 1, 2028, are subject to redemption, in whole, or from time to time in part, on September 1, 2027, or on any date thereafter, at the par value thereof plus accrued interest to the date fixed for redemption. See "THE BONDS."
- Redemption of the Bonds ..... The Bonds maturing on or after September 1, 2028, are subject to redemption, in whole or from time to time in part, on September 1, 2027, or on any date thereafter, at the par value thereof plus accrued interest to the date fixed for redemption. See "THE BONDS – Redemption of the Bonds – *Optional Redemption*."
- The Bonds that mature on September 1 in the years 2037 and 2046 are term bonds (the "Term Bonds"), that are also subject to mandatory sinking fund redemption as provided herein under "THE BONDS – Redemption of the Bonds – *Mandatory Redemption*."
- Book-Entry-Only System..... The Bonds will be initially registered and delivered only to Cede & Co., the nominee of The Depository Trust Company, New York, New York ("DTC") pursuant to the Book-Entry-Only System described herein. Beneficial ownership of the Bonds may be acquired in principal denominations of \$5,000 or integral multiples thereof. No physical delivery of the Bonds will be made to the Beneficial Owners (herein defined) thereof. Principal of and interest on the Bonds will be payable by The Bank of New York Mellon Trust Company, N.A., Dallas, Texas (the "Paying Agent/Registrar"), to Cede & Co., which will make distribution of the amounts so paid to the participating members of DTC for subsequent payment to the Beneficial Owners of the Bonds. See "THE BONDS – Book-Entry-Only System."
- Source of Payment ..... Principal of and interest on the respective series of Bonds are payable from the proceeds of two separate continuing direct annual ad valorem taxes, each without legal limitation as to rate or amount, levied against all taxable property within the District. The Bonds are obligations of the District and are not obligations of the State of Texas; the County; the City; or any entity other than the District. See "THE BONDS – Source of Payment."



Principal Use of Utility Bond Proceeds.....	A portion of the proceeds from the sale of the Utility Bonds will be used to reimburse the Developer for the following projects and related costs: (i) Northgrove Section 1 – W, S & D; (ii) Northgrove Section 2, Phase 1 – W, S & D; (iii) Northgrove Parkway– W, S & D; and (iv) Associated engineering, material testing and storm water pollution prevention plan (“SWPPP”). Additionally, proceeds from the sale of the Utility Bonds will be used to pay for operating expenses, developer interest, and certain other costs associated with the issuance of the Utility Bonds. See “THE BONDS – Use and Distribution of Utility Bond Proceeds.”
Principal Use of Road Bond Proceeds .....	A portion of the proceeds from the sale of the Road Bonds will be used to reimburse the Developer for the following projects and related costs: (i) Paving associated with Northgrove Section 8, Phase 2; Northgrove Section 7, Phase 2; and Northgrove Sections 12-14; and (ii) engineering, materials testing and storm water pollution prevention plan costs. Additionally, proceeds from the sale of the Road Bonds will be used to pay developer interest and certain other costs associated with the issuance of Road Bonds. See “THE BONDS – Use and Distribution of Road Bond Proceeds.”
Qualified Tax-Exempt Obligations.....	The Bonds have been designated as “qualified tax-exempt obligations” for financial institutions. See “TAX MATTERS – Qualified Tax-Exempt Obligations.”
Municipal Bond Insurance .....	Build America Mutual Assurance Company (“BAM”). See “MUNICIPAL BOND INSURANCE.”
Ratings .....	S&P Global Ratings (BAM Insured): “AA.” Moody’s Investors Service, Inc. (Underlying): “Baa3.” See “RATINGS.”
Outstanding Bonds.....	<p>The Utility Bonds are the District’s third series of bonds issued for the purpose of constructing water, wastewater, and storm drainage facilities to serve the District (the “Utility System”). The following bonds have previously been issued for the purpose of constructing the Utility System: \$2,825,000 Unlimited Tax Bonds, Series 2019 and \$3,900,000 Unlimited Tax Bonds, Series 2020, of which \$6,650,000 principal amount will remain outstanding as of delivery of the Bonds (the “Outstanding Utility Bonds”).</p> <p>The Road Bonds are the fourth series of bonds issued for the purpose of constructing road improvements to serve the District (the “Road System”). The following bonds have previously been issued for the purpose of constructing the Road System: \$3,940,000 Unlimited Tax Road Bonds, Series 2017; \$2,540,000 Unlimited Tax Road Bonds, Series 2018; and \$1,190,000 Unlimited Tax Road Bonds, Series 2019, of which \$7,135,000 principal amount will remain outstanding as of delivery of the Bonds (the “Outstanding Road Bonds” and collectively with the Outstanding Utility Bonds, referred to as the “Outstanding Bonds”). A total of \$13,785,000 principal amount of the Outstanding Bonds will remain outstanding as of delivery of the Bonds.</p>
Payment Record.....	The District has timely made all payments of principal and interest due on the Outstanding Bonds.
Authority for Issuance.....	The Utility Bonds are the third series of bonds issued out of an aggregate of \$185,000,000 principal amount of unlimited tax bonds authorized by the District’s voters for the purpose of constructing the Utility System and for the refunding of such bonds. The Road Bonds are the fourth series of bonds issued out of an aggregate of

\$134,000,000 principal amount of unlimited tax bonds authorized by the District’s voters for the purpose of constructing the Road System and for the refunding of such bonds. Following the issuance of the Bonds, \$174,130,000 principal amount of unlimited tax bonds for the purpose of constructing the Utility System and for the refunding of such bonds and \$121,960,000 principal amount of unlimited tax bonds for the purpose of constructing the Road System and for the refunding of such bonds will remain authorized but unissued. The District’s voters have also authorized \$56,000,000 principal amount of unlimited tax bonds for the purpose of constructing parks and recreational improvements to serve the District and for the refunding of such bonds, all of which remains authorized but unissued.

The Utility Bonds are issued pursuant to (i) Article XVI, Section 59 of the Texas Constitution, (ii) Chapter 8421 of the Texas Special District Local Laws Code, and the general laws of the State of Texas, including particularly Chapters 49 and 54 of the Texas Water Code, as amended, (iii) a resolution (the “Utility Bond Resolution”) adopted by the Board of Directors of the District, (iv) an election held within the District on November 5, 2013, and (v) an approving order of the Texas Commission on Environmental Quality.

The Road Bonds are issued pursuant to the (i) Article III, Section 52 of the Texas Constitution, (ii) Chapter 8421 of the Texas Special District Local Laws Code, and the general laws of the State of Texas, including particularly Chapters 49 and 54 of the Texas Water Code, as amended, (iii) a resolution (the “Road Bond Resolution”) adopted by the Board of Directors of the District, and (iv) an election held within the District on November 5, 2013.

Legal Opinion ..... Allen Boone Humphries Robinson LLP, Houston, Texas. See “LEGAL MATTERS.”  
 Financial Advisor ..... Robert W. Baird & Co. Incorporated, Houston, Texas.  
 Disclosure Counsel ..... McCall, Parkhurst & Horton L.L.P., Houston, Texas.

**THE DISTRICT**

Description ..... The District is a political subdivision of the State of Texas, created by the 83rd Texas Legislature on June 14, 2013, and operates pursuant to Chapter 8421, Special District Local Laws Code, and Chapters 49 and 54 of the Texas Water Code, as amended. At the time of creation, the District contained 501 acres. Subsequent to creation the District annexed approximately 94 acres and currently includes approximately 595 acres. The District is located in the southern part of the County, east of Farm-to-Market 2978, south of Woodlands Parkway and north of Spring Creek, approximately 39 miles from the City’s central downtown business district. Major access to the District is provided by Farm-to-Market 2978, Standard Road, Hufsmith-Conroe Road and NorthGrove Parkway. The District is located within the extraterritorial jurisdiction of the City and within the Magnolia Independent School District. See “THE DISTRICT – Authority” and “– Description.”  
 The Developer ..... The Developer of the District is Toll Houston TX LLC (the “Developer”), a limited liability company wholly-owned by Toll Brothers, Inc. (“Toll Brothers”), a Delaware corporation. The Developer purchased the land within the District in 2013 and has completed the development of 669 lots on approximately 257 acres

and continues to own approximately 94 acres of developable land (including 74 lots on approximately 27 acres currently under construction). Toll Brothers is a publicly traded corporation whose stock is listed on the New York Stock Exchange under the ticker of "TOL." See "DESCRIPTION OF THE DEVELOPER" and "DEVELOPMENT OF THE DISTRICT."

Development within the District..... The District is being developed as NorthGrove, a single-family residential master-planned community. The development in the District currently includes 669 single-family residential lots on approximately 257 acres developed as NorthGrove, Sections 2, 3, 4, 5, 7, 8 (Phase 1 & 2), 9, 12 and 14. As of September 1, 2021, 424 homes were completed (404 occupied and 20 unoccupied), 116 homes were under construction and 129 vacant developed lots were available for home construction. The remainder of the District consists of approximately 90 undeveloped but developable acres and approximately 248 undevelopable acres. Recreational facilities for residents of the District include a 6,800 square foot clubhouse with a twenty-four hour fitness room, resort-style pool along with open space and nature areas, a trail system, and community lakes. See "DESCRIPTION OF THE DEVELOPER," "DEVELOPMENT OF THE DISTRICT," and "THE DISTRICT."

Homebuilders Within the District..... The homebuilders active within the District are Toll Brothers, Trendmaker Homes, Perry Homes, Chesmar Homes, M/I Homes, Ashton Woods Homes, Perry Homes and Highland Homes. New homes being constructed within the District are being marketed in the price range of approximately \$260,000 to \$600,000 and range from approximately 1,800 square feet to 6,000 square feet. See "DESCRIPTION OF THE DEVELOPER – Homebuilders Within the District."

**EXTREME WEATHER EVENTS**

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

The greater Houston area has experienced multiple storms exceeding a 0.2% probability (i.e. "500-year flood" events) since 2015, including Hurricane Harvey ("Harvey"), which made landfall along the Texas Gulf Coast on August 26, 2017, and brought historic levels of rainfall during the successive four days.

Impact on the District..... During Harvey, land within the District sustained flooding due to historic rainfalls which caused Spring Creek to overflow its banks. According to Municipal District Services, LLC (the "Operator") and Costello, Inc. (the "Engineer"), the District's water and sewer system operated without interruption throughout the event, however, the wastewater treatment plant sustained damage of the electrical system due to the flooding.

According to the Developer (as defined herein), the Operator, and the Engineer, the flood waters caused structural flooding of approximately 10 occupied homes and 4 model homes within the District, the wastewater treatment plant and the recreation club

house. The District's facilities are designed and constructed to elevations above the 100-year flood plain in accordance with all regulatory requirements. However, the District cannot predict whether flooding could occur in the event of another historic rain event that exceeds a 100-year event.

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

### **INFECTIOUS DISEASE OUTBREAK (COVID-19)**

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

Over the ensuing year, COVID-19 negatively affected commerce, travel and businesses locally and globally, and negatively affected economic growth worldwide and within Texas. Following the widespread release and distribution of various COVID-19 vaccines in 2021 and a decrease in active COVID-19 cases generally in the United States, state governments (including Texas) began to lift business and social limitations associated with COVID-19. Beginning in March 2021, the Governor issued various executive orders, which, among other things, rescinded and superseded prior executive orders and provide that there are currently no COVID-19 related operating limits for any business or other establishment. The Governor retains the right to impose additional restrictions on activities if needed to mitigate the effects of COVID-19. Additional information regarding executive orders issued by the Governor is accessible on the website of the Governor at <https://gov.texas.gov/>. Neither the information on, nor accessed through, such website of the Governor is incorporated by reference into this Official Statement.

With the easing or removal of associated governmental restrictions, economic activity has increased. However, there are no assurances that such increased economic activity will continue or continue at the same rate, especially if there are future outbreaks of COVID-19,

or increased numbers resulting in the County becoming an “area with high hospitalizations.” The District has not experienced any decrease in property values, unusual tax delinquencies, or interruptions to service as a result of COVID-19; however, the District cannot predict the long-term economic effect of COVID-19 or a similar virus should there be a reversal of economic activity and re-imposition of restrictions.

**INVESTMENT CONSIDERATIONS**

THE DISTRICT’S TAX IS LEVIED ONLY ON THE PROPERTY LOCATED WITHIN THE DISTRICT. THEREFORE, THE INVESTMENT SECURITY AND QUALITY OF THE BONDS IS DEPENDENT UPON THE SUCCESSFUL DEVELOPMENT OF PROPERTY LOCATED WITHIN THE DISTRICT AND THE PAYMENT AND COLLECTION OF TAXES LEVIED THEREON.

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

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**SELECTED FINANCIAL INFORMATION  
(UNAUDITED)**

2021 Assessed Taxable Valuation..... See "TAX DATA" and "TAXING PROCEDURES."	\$ 151,219,290 (a)
Estimate of Valuation as of July 1, 2021..... See "TAX DATA" and "TAXING PROCEDURES."	\$ 185,870,782 (b)
Direct Debt:	
Outstanding Bonds (as of delivery of the Bonds).....	\$ 13,785,000
The Utility Bonds.....	4,145,000
The Road Bonds.....	<u>4,370,000</u>
Total Direct Debt.....	\$ 22,300,000
Estimated Overlapping Debt.....	<u>\$ 4,433,746 (c)</u>
Total Direct and Estimated Overlapping Debt .....	<u>\$ 26,733,746</u>
Direct Debt Ratios:	
As a percentage of 2021 Assessed Taxable Valuation .....	14.75 %
As a percentage of the Estimate of Valuation as of July 1, 2021.....	12.00 %
Direct and Estimated Overlapping Debt Ratios:	
As a percentage of 2021 Assessed Taxable Valuation .....	17.68 %
As a percentage of the Estimate of Valuation as of July 1, 2021 .....	14.38 %
General Fund Balance (as of August 23, 2021).....	\$ 640,859
Utility System Debt Service Fund Balance (as of August 23, 2021) .....	\$ 344,659 (d)
Road System Debt Service Fund Balance (as of August 23, 2021) .....	\$ 473,011 (e)
Road System Capital Projects Fund Balance (as of August 23, 2021).....	\$ 110,353
Utility System Capital Projects Fund Balance (as of August 23, 2021).....	\$ 46,174
2021 Tax Rate per \$100 of Assessed Taxable Valuation	
Utility System Debt Service.....	\$ 0.35
Road System Debt Service.....	0.45
Maintenance & Operations .....	<u>0.55</u>
Total.....	\$ 1.35
Average Annual Debt Service Requirements on the Outstanding Bonds and the Bonds (2022-2046) .....	\$1,266,413 (f)
Maximum Annual Debt Service Requirements on the Outstanding Bonds and the Bonds (2042) .....	\$1,406,251 (f)
Tax Rate per \$100 of Assessed Taxable Valuation Required to Pay Average Annual Debt Service Requirements on the Outstanding Bonds and the Bonds (2022-2046) at 95% Tax Collections:	
Based Upon 2021 Assessed Taxable Valuation (\$151,219,290) .....	\$ 0.89
Based Upon the Estimate of Valuation as of July 1, 2021 (\$185,870,782).....	\$ 0.72
Tax Rate per \$100 of Assessed Taxable Valuation Required to Pay Maximum Annual Debt Service Requirement on the Outstanding Bonds and the Bonds (2042) at 95% Tax Collections:	
Based Upon 2021 Assessed Taxable Valuation (\$151,219,290) .....	\$ 0.98
Based Upon the Estimate of Valuation as of July 1, 2021 (\$185,870,782).....	\$ 0.80
Number of Single-Family Homes (including 116 homes in various stages of construction) as of September 1, 2021 .....	540

(a) As certified by the Montgomery Central Appraisal District (the "Appraisal District"). This value includes \$2,328,990 of uncertified value, which represents 80% of the total uncertified value provided by the Appraisal District and is the estimated minimum amount of the uncertified value that will ultimately be certified. All property located in the District is valued on the tax rolls by the Appraisal District at 100% of estimated market value as of January 1 of each year.

(b) Provided by the Appraisal District for information purposes only. Represents new construction within the District from January 1, 2021, to July 1, 2021. The estimate is based upon the same unit value used in the assessed value. No taxes will be levied on this estimate. See "TAXING PROCEDURES."

(c) See "DISTRICT DEBT - Estimated Direct and Overlapping Debt Statement."

(d) Neither Texas law nor the Utility Bond Resolution requires the District to maintain any particular sum in the Utility System Debt

Service Fund. Funds in the Utility System Debt Service Fund are pledged only to pay the debt service on the Outstanding Utility Bonds, the Utility Bonds and any other bonds issued for the purpose of constructing the Utility System. Funds in the Utility System Debt Service Fund are not pledged to pay debt service on the Outstanding Road Bonds, the Road Bonds, or any other bonds issued for the purpose of acquiring or constructing the Road System.

- (e) Neither Texas law nor the Road Bond Resolution requires the District to maintain any particular sum in the Road System Debt Service Fund (herein defined). Funds in the Road System Debt Service Fund are pledged only to pay the debt service on the Outstanding Road Bonds, the Road Bonds, and any other bonds issued for the purpose of constructing the Road System. Funds in the Road System Debt Service Fund are not pledged to pay debt service on the Outstanding Utility Bonds, the Utility Bonds or any other bonds issued for the purpose of constructing the Utility System.
- (f) See "DISTRICT DEBT – Debt Service Requirement Schedule."

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**OFFICIAL STATEMENT**

**relating to**

**MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 137**

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

**\$4,145,000**  
**Unlimited Tax Bonds**  
**Series 2021**

**\$4,370,000**  
**Unlimited Tax Road Bonds**  
**Series 2021**

**INTRODUCTION**

This Official Statement provides certain information in connection with the issuance by Montgomery County Municipal Utility District No. 137 (the "District") of its \$4,145,000 Unlimited Tax Bonds, Series 2021 (the "Utility Bonds") and its \$4,370,000 Unlimited Tax Road Bonds, Series 2021 (the "Road Bonds," and together with the Utility Bonds, the "Bonds").

The Utility Bonds are issued pursuant to (i) Article XVI, Section 59 of the Texas Constitution, (ii) Chapter 8421 of the Texas Special District Local Laws Code, and the general laws of the State of Texas, including particularly Chapters 49 and 54 of the Texas Water Code, as amended, (iii) a resolution (the "Utility Bond Resolution") adopted by the Board of Directors of the District, (iv) an election held within the District on November 5, 2013, and (v) an approving order of the Texas Commission on Environmental Quality ("TCEQ").

The Road Bonds are issued pursuant to the (i) Article III, Section 52 of the Texas Constitution, (ii) Chapter 8421 of the Texas Special District Local Laws Code, and the general laws of the State of Texas, including particularly Chapters 49 and 54 of the Texas Water Code, as amended, (iii) a resolution (the "Road Bond Resolution") adopted by the Board of Directors of the District, and (iv) an election held within the District on November 5, 2013.

The Utility Bond Resolution and the Road Bond Resolution are herein referred to collectively as the "Bond Resolution."

Certain capitalized terms used in this Official Statement have the same meanings assigned to such terms in the Bond Resolution, except as otherwise indicated herein.

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

**THE BONDS**

**General**

The following is a description of some of the terms and conditions of the Bonds, which description is qualified in its entirety by reference to the Bond Resolution. A copy of the Bond Resolution may be obtained from the District upon written request made to the District's Bond Counsel, Allen Boone Humphries Robinson LLP, Phoenix Tower, 3200 Southwest Freeway, Suite 2600, Houston, Texas 77027.

The Bonds are dated October 1, 2021, with interest payable March 1, 2022, and each September 1 and March 1 thereafter (each an "Interest Payment Date") until the earlier of maturity or redemption. The Bonds are fully-registered serial bonds maturing on September 1 of the years shown under "PRINCIPAL AMOUNTS, MATURITIES, INTEREST RATES AND INITIAL REOFFERING YIELDS" on the inside cover page of this Official Statement. The Bonds will be issued in fully registered form only, without coupons, in principal denominations of \$5,000 or any integral multiple thereof, and when issued, will be registered in the name of Cede & Co., nominee for The Depository Trust Company, New York, New York ("DTC"), acting as securities depository for the Bonds until DTC resigns or is discharged. The Bonds initially will be available to purchasers in book-entry form only. So long as Cede & Co., as the nominee of DTC, is the registered owner of the Bonds, principal of and interest on the Bonds will be payable to DTC, which will be solely responsible for making such payment to the beneficial owners of the Bonds. Principal of the Bonds will be payable to the registered owners ("Registered



Owners”) at maturity or redemption upon presentation at the principal payment office of the paying agent/registrar, initially, The Bank of New York Mellon Trust Company, N.A., Dallas, Texas (the “Paying Agent/Registrar”). Interest on the Bonds will be payable by check, dated as of the Interest Payment Date, and mailed by the Paying Agent/Registrar to Registered Owners as shown on the records of the Paying Agent/Registrar at the close of business on the 15th calendar day of the month next preceding the Interest Payment Date (the “Record Date”) or by such other customary banking arrangements as may be agreed upon by the Paying Agent/Registrar and a Registered Owner at the risk and expense of such Registered Owner.

### **Book-Entry-Only System**

*This section describes how ownership of the Bonds is to be transferred and how the principal of and interest on the Bonds are to be paid to and credited by the Depository Trust Company, New York, New York (“DTC”), while the Bonds are registered in its nominee’s name. The information in this section concerning DTC and the Book-Entry-Only System has been provided by DTC for use in disclosure documents such as this Official Statement. The District believes the source of such information to be reliable, but takes no responsibility for the accuracy or completeness thereof.*

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

DTC will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC’s partnership nominee) or such other name as may be required by an authorized representative of DTC. One fully-registered Bond certificate will be issued for each of the Bonds, each 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 rating from S&P Global Ratings of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at [www.dtcc.com](http://www.dtcc.com).

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

certificates representing their ownership interests in Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

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

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

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

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

Redemption proceeds, principal and interest payments on the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from 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. Payment of redemption proceeds, distributions and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of 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 the section concerning DTC and DTC's book-entry system has been obtained from sources that the District believes to be reliable, but the District takes no responsibility for the accuracy thereof.

### **Successor Paying Agent/Registrar**

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

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

In the event the Book-Entry-Only system is discontinued, the Bonds are transferable only on the bond register kept by the Paying Agent/Registrar upon surrender at the corporate trust office of the Paying Agent/Registrar in Dallas, Texas. A Bond may be assigned by the execution of an assignment form on the Bonds or by other

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

**Redemption of the Bonds**

*Optional Redemption*

Bonds maturing on September 1, 2028, and thereafter shall be subject to redemption and payment at the option of the District, in whole or from time to time in part, on September 1, 2027, or on any date thereafter, at the par value thereof plus accrued interest to the date fixed for redemption. Notice of the exercise of the reserved right of redemption will be given at least thirty (30) days prior to the redemption date by sending such notice by first class mail to the Registered Owner of each Bond to be redeemed in whole or in part at the address shown on the bond register. If less than all of the Bonds are redeemed at any time, the series and maturities of the Bonds to be redeemed shall be selected by the District. If less than all of the Bonds of a certain series and maturity are to be redeemed, the particular Bonds or portions thereof to be redeemed will be selected by the Paying Agent/Registrar prior to the redemption date by such random method as the Paying Agent/Registrar deems fair and appropriate in integral multiples of \$5,000 within any one maturity. The Registered Owner of any Bond, all or a portion of which has been called for redemption, shall be required to present such Bond to the Paying Agent/Registrar for payment of the redemption price on the portion of the Bonds so called for redemption and issuance of a new Bond in the principal amount equal to the portion of such Bond not redeemed.

*Mandatory Redemption*

The Utility Bonds maturing on September 1 in the years 2037 and 2046 are term bonds (the “Utility Term Bonds”) and shall be redeemed by lot or other customary method of random selection (or by DTC in accordance with its procedures while the Utility Bonds are in book-entry-only form) prior to maturity, at a price equal to the principal amount thereof, plus accrued interest to the date fixed for redemption (the “Mandatory Redemption Date”), and in the principal amount set forth in the following schedule:

\$360,000 Utility Term Bonds Maturing on September 1, 2037

Mandatory Redemption Date	Principal Amount
September 1, 2036	\$ 175,000
September 1, 2037 (Maturity)	\$ 185,000

\$1,960,000 Utility Term Bonds Maturing on September 1, 2046

<u>Mandatory Redemption Date</u>	<u>Principal Amount</u>
September 1, 2038	\$ 190,000
September 1, 2039	\$ 195,000
September 1, 2040	\$ 205,000
September 1, 2041	\$ 210,000
September 1, 2042	\$ 215,000
September 1, 2043	\$ 225,000
September 1, 2044	\$ 230,000
September 1, 2045	\$ 240,000
September 1, 2046 (Maturity)	\$ 250,000

The Road Bonds maturing on September 1 in the years 2037 and 2046 are term bonds (the “Road Term Bonds,” and together with the Utility Term Bonds, the “Term Bonds”) and shall be redeemed by lot or other customary method of random selection (or by DTC in accordance with its procedures while the Road Bonds are in book-entry-only form) prior to maturity, at a price equal to the principal amount thereof, plus accrued interest to the date fixed for redemption (the “Mandatory Redemption Date”), and in the principal amount set forth in the following schedule:

\$375,000 Road Term Bonds Maturing on September 1, 2037

<u>Mandatory Redemption Date</u>	<u>Principal Amount</u>
September 1, 2036	\$ 185,000
September 1, 2037 (Maturity)	\$ 190,000

\$1,980,000 Road Term Bonds Maturing on September 1, 2046

<u>Mandatory Redemption Date</u>	<u>Principal Amount</u>
September 1, 2038	\$ 195,000
September 1, 2039	\$ 200,000
September 1, 2040	\$ 210,000
September 1, 2041	\$ 215,000
September 1, 2042	\$ 220,000
September 1, 2043	\$ 225,000
September 1, 2044	\$ 230,000
September 1, 2045	\$ 240,000
September 1, 2046 (Maturity)	\$ 245,000

On or before 30 days prior to each Mandatory Redemption Date set forth above, the Paying Agent/Registrar shall (i) determine the principal amount of such Term Bonds 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 Bonds or portions of the Term Bonds 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 the Term Bonds to be mandatorily redeemed on 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 Paying Agent/Registrar or optionally redeemed and which, in either case, has not previously been made the basis for a reduction under this sentence.

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

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

**Authority for Issuance**

The Utility Bonds are the third series of bonds issued out of an aggregate of \$185,000,000 principal amount of unlimited tax bonds authorized by the District’s voters for the purpose of constructing water, wastewater, and

storm drainage facilities to serve the District (the "Utility System") and for the refunding of such bonds. The Road Bonds are the fourth series of bonds issued out of an aggregate of \$134,000,000 principal amount of unlimited tax bonds authorized by the District's voters for the purpose of constructing road improvements to serve the District (the "Road System") and for the refunding of such bonds. Following the issuance of the Bonds, \$174,130,000 principal amount of unlimited tax bonds for the purpose of constructing the Utility System and for the refunding of such bonds and \$121,960,000 principal amount of unlimited tax bonds for the purpose of constructing the Road System and for the refunding of such bonds will remain authorized but unissued. The District's voters have also authorized \$56,000,000 principal amount of unlimited tax bonds for the purpose of constructing parks and recreational improvements to serve the District and for the refunding of such bonds, all of which remains authorized but unissued.

The Utility Bonds are issued pursuant to (i) Article XVI, Section 59 of the Texas Constitution, (ii) Chapter 8421 of the Texas Special District Local Laws Code, and the general laws of the State of Texas, including particularly Chapters 49 and 54 of the Texas Water Code, as amended, (iii) the Utility Bond Resolution adopted by the Board of Directors of the District, (iv) an election held within the District on November 5, 2013, and (v) an approving order of the TCEQ.

The Road Bonds are issued pursuant to the (i) Article III, Section 52 of the Texas Constitution, (ii) Chapter 8421 of the Texas Special District Local Laws Code, and the general laws of the State of Texas, including particularly Chapters 49 and 54 of the Texas Water Code, as amended, (iii) the Road Bond Resolution adopted by the Board of Directors of the District, and (iv) an election held within the District on November 5, 2013.

### **Source of Payment**

The Bonds of the respective series are payable from the proceeds of two separate ad valorem taxes, each without legal limitation as to rate or amount, levied against all taxable property located within the District. Bonds issued for the Utility System and for the Road System are each supported by a separate unlimited tax levied by the District.

In the Utility Bond Resolution, the District covenants to levy a sufficient tax to pay principal of and interest on the Utility Bonds, with full allowance being made for delinquencies, costs of collections, Paying Agent/Registrar fees, and fees of the Montgomery Central Appraisal District (the "Appraisal District"). Tax proceeds, after deduction for collection costs, will be placed in the Utility System Debt Service Fund (herein defined) and used solely to pay principal of and interest on the Utility Bonds, the Outstanding Utility Bonds, any additional bonds payable from taxes which may be issued for the Utility System, and fees of the Paying Agent/Registrar. Amounts on deposit in the Utility System Debt Service Fund may not be used to pay debt service on bonds issued by the District for the Road System, including the Road Bonds.

In the Road Bond Resolution, the District covenants to levy a sufficient tax to pay principal of and interest on the Road Bonds, with full allowance being made for delinquencies, costs of collections, Paying Agent/Registrar fees, and fees of the Appraisal District. Tax proceeds, after deduction for collection costs, will be placed in the Road System Debt Service Fund (herein defined) and used solely to pay principal of and interest on the Road Bonds, the Outstanding Road Bonds, any additional bonds payable from taxes which may be issued for the Road System, and fees of the Paying Agent/Registrar. Amounts on deposit in the Road System Debt Service Fund may not be used to pay debt service on bonds issued by the District for the Utility System, including the Utility Bonds.

The Bonds are obligations solely of the District and are not the obligations of the State of Texas (the "State"); Montgomery County (the "County"); the City of Houston (the "City"); or any entity other than the District.

### **Funds**

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

payment of interest on and principal of the Outstanding Utility Bonds, the Utility Bonds and any additional bonds for the Utility System payable in whole or in part from taxes, and to pay any tax anticipation notes issued, together with interest thereon, as such tax anticipation notes become due. Amounts on deposit in the Utility System Debt Service Fund may not be used to pay debt service on bonds issued by the District for the Road System, including the Road Bonds.

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

### **Outstanding Bonds**

The Utility Bonds are the District's third series of bonds issued for the purpose of constructing the Utility System. The following bonds have previously been issued for the purpose of constructing the Utility System: \$2,825,000 Unlimited Tax Bonds, Series 2019 and \$3,900,000 Unlimited Tax Bonds, Series 2020, of which \$6,650,000 principal amount will remain outstanding as of delivery of the Bonds (the "Outstanding Utility Bonds").

The Road Bonds are the fourth series of bonds issued for the purpose of constructing the Road System. The following bonds have previously been issued for the purpose of constructing the Road System: \$3,940,000 Unlimited Tax Road Bonds, Series 2017; \$2,540,000 Unlimited Tax Road Bonds, Series 2018; and \$1,190,000 Unlimited Tax Road Bonds, Series 2019, of which \$7,135,000 principal amount will remain outstanding as of delivery of the Bonds (the "Outstanding Road Bonds" and collectively with the Outstanding Utility Bonds, referred to as the "Outstanding Bonds"). A total of \$13,785,000 principal amount of the Outstanding Bonds will remain outstanding as of delivery of the Bonds.

### **Issuance of Additional Debt**

The District's voters have authorized the issuance of \$185,000,000 principal amount of unlimited tax bonds for the purpose of constructing the Utility System and for the refunding of such bonds and \$134,000,000 principal amount of unlimited tax bonds for the purpose of constructing the Road System and for the refunding of such bonds and could authorize additional amounts. Following the issuance of the Bonds, \$174,130,000 principal amount of unlimited tax bonds for the purpose of constructing the Utility System and for the refunding of such bonds and \$121,960,000 principal amount of unlimited tax bonds for the purpose of constructing the Road System and for the refunding of such bonds will remain authorized but unissued. The District has also authorized \$56,000,000 principal amount of unlimited tax bonds for park and recreational improvements to serve the District and for the refunding of such bonds, all of which remains authorized but unissued. The Bond Resolution imposes no limitation on the amount of additional parity bonds which may be issued by the District (if authorized by the District's voters).

After the issuance of the Bonds, the District will owe the Developer approximately \$23,045,967.37 for the Utility System and parks and recreational facilities and approximately \$1,000,000 for the Road System.

The District is authorized by statute to develop parks and recreational facilities, including the issuance of bonds payable from taxes for such purpose. The principal amount of park bonds sold by the District is limited to one percent (1%) of the District's certified taxable assessed valuation, unless effective June 14, 2021, the District meets certain financial feasibility requirements under the TCEQ rules, in which case the outstanding principal amount of such bonds issued by the District may exceed an amount equal to one percent but not three percent of the value of the taxable property in the District. Before the District could issue park bonds payable from

taxes, the following actions would be required: (a) approval of the bonds by the TCEQ; and (b) approval of the bonds by the Attorney General of Texas.

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

If additional debt obligations are issued in the future by the District, such issuance may increase gross debt/property ratios and might adversely affect the investment security of the Bonds.

### **No Arbitrage**

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

### **Annexation and Consolidation**

The District lies within the extraterritorial jurisdiction of the City. The District may be annexed and dissolved by the City only if (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% of the land in the area, a petition has been signed by more than 50% of the land owners, consenting to annexation. If the District is annexed, the City must assume the assets, functions and obligations of the District, including the Bonds, and abolish the District within ninety (90) days of the date of annexation. Annexation of territory by the City is a policy-making matter within the discretion of the Mayor and City Council of the City, and therefore, the District makes no representation concerning the likelihood of annexation or the ability of the City to make debt service payments should annexation occur.

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

### **Defeasance**

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

of a state that have been refunded and that, on the date the governing body of the District adopts or approves the proceedings authorizing the issuance of refunding bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent, and which mature and/or bear interest payable at such times and in such amounts as will be sufficient to provide for the scheduled payment and/or redemption of the Bonds.

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

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

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

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

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

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

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

### **Registered Owners’ Remedies**

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

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



### Use and Distribution of Utility Bond Proceeds

A portion of the proceeds from the sale of the Utility Bonds will be used to reimburse the Developer for the following projects and related costs: (i) Northgrove Section 1 – W, S & D; (ii) Northgrove Section 2, Phase 1 – W, S & D; (iii) Northgrove Parkway– W, S & D; and (iv) Associated engineering, material testing and storm water pollution prevention plan (“SWPPP”). Additionally, proceeds from the sale of the Utility Bonds will be used to pay for operating expenses, developer interest, and certain other costs associated with the issuance of the Utility Bonds, as shown below.

	<u>District's Share</u>
<b>CONSTRUCTION COSTS</b>	
A. Developer Contribution Items	
1. Northgrove Section 1	\$ 1,704,169
2. Northgrove Section 2 Phase 1	451,742
3. Northgrove Parkway	320,906
4. Engineering (Items No. 1-3)	215,996
5. Materials Testing (Items No. 1-3)	83,071
6. Storm Water Pollution Prevention Plan Implementation (SWPPP)	<u>53,327</u>
Total Developer Contribution Items	\$ 2,829,211
B. District Items	
1. WWTP No. 1	\$ 131,440
2. Engineering (Item No. 1 and Lift Station No. 1)	75,746
3. Materials Testing (Item No. 1)	554
4. SWPPP Implementation (Item No. 1)	<u>552</u>
Total District Items	\$ 208,292
<b>TOTAL CONSTRUCTION COSTS</b>	<b>\$ 3,037,502</b>
<b>NONCONSTRUCTION COSTS</b>	
A. Legal Fees	\$ 118,625
B. Fiscal Agent Fees	82,900
C. Developer Interest	580,300
D. Bond Discount	123,613
E. Bond Issuance Expenses	46,815
F. Bond Application Report	60,000
G. Operating Costs	80,000
H. Attorney General Fee (0.10% or \$9,500 max.)	4,145
I. TCEQ Bond Issuance Fee (0.25%)	10,363
J. Contingency (a)	<u>737</u>
<b>TOTAL NONCONSTRUCTION COSTS</b>	<b>\$ 1,107,498</b>
<b>TOTAL BOND ISSUE REQUIREMENT</b>	<b><u>\$ 4,145,000</u></b>

(a) Represents the difference between the estimated and actual amounts of the Bond Discount.

In the instance that approved estimated amounts exceed actual costs, the difference comprises a surplus which may be expended for utility purposes. In the instance that actual costs exceed previously approved estimated amounts and contingencies, additional TCEQ approval and the issuance of additional bonds may be required.

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**Use and Distribution of Road Bond Proceeds**

A portion of the proceeds from the sale of the Road Bonds will be used to reimburse the Developer for the following projects and related costs: (i) Paving associated with Northgrove Section 8, Phase 2; Northgrove Section 7, Phase 2; and Northgrove Sections 12-14; and (ii) engineering, materials testing and storm water pollution prevention plan costs. Additionally, proceeds from the sale of the Road Bonds will be used to pay developer interest and certain other costs associated with the issuance of Road Bonds, as shown below.

	District's Share
<b>CONSTRUCTION COSTS</b>	
A. Northgrove Section 8, Phase 2 - Paving	\$ 258,684
B. Northgrove Section 7, Phase 2 - Paving	777,456
C. Northgrove Section 12 - Paving	669,954
D. Northgrove Section 13 - Paving	358,645
E. Northgrove Section 14 - Paving	<u>1,015,379</u>
SUBTOTAL CONSTRUCTION CONTRACTS (Items 1 -5)	\$ 3,080,118
F. Engineering	338,909
G. Materials Testing	92,404
H. Storm Water Pollution Prevention Plan	<u>107,804</u>
<b>TOTAL CONSTRUCTION COSTS</b>	<b>\$ 3,619,235</b>
<b>NONCONSTRUCTION COSTS</b>	
A. Legal Fees	\$ 124,250
B. Fiscal Agent Fees	87,400
C. Interest	
1. Developer Interest	328,446
D. Bond Discount	127,929
E. Bond Issuance Expenses	35,199
F. Engineering Report Costs	40,000
G. Attorney General Fee (0.10% or \$9,500 max.)	4,370
H. Contingency (a)	<u>3,171</u>
TOTAL NONCONSTRUCTION COSTS	\$ 750,765
<b>TOTAL BOND ISSUE REQUIREMENT</b>	<b><u>\$ 4,370,000</u></b>

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(a) Represents the difference between the estimated and actual amounts of the Bond Discount.

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## THE DISTRICT

### Authority

The District is a political subdivision of the State of Texas, created by the 83rd Texas Legislature on June 14, 2013, and operates pursuant to Chapter 8421, Texas Special District Local Laws code, and Chapters 49 and 54 of the Texas Water Code, as amended.

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

The District also is authorized to construct, develop and maintain park and recreational facilities, including the issuance of bonds payable from taxes for such purposes. The District is also empowered to establish, operate and maintain fire-fighting facilities, independently or with one or more conservation and reclamation districts, after the approval by voters of the District.

The TCEQ exercises continuing supervisory jurisdiction over the District. Construction and operation of the District's Utility System is subject to the regulatory jurisdiction of additional governmental agencies. See "THE UTILITY SYSTEM – Regulation."

### Description

At the time of creation, the District contained 501 acres. Subsequent to creation the District annexed approximately 94 acres and currently includes approximately 595 acres. The District is located in the southern part of the County, east of Farm-to-Market 2978, south of Woodlands Parkway and north of Spring Creek, approximately 39 miles from the City's central downtown business district. Major access to the District is provided by Farm-to-Market 2978, Standard Road, Hufsmith-Conroe Road and NorthGrove Parkway. The District is located within the extraterritorial jurisdiction of the City and within the Magnolia Independent School District.

### Management of the District

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

<u>Name</u>	<u>Title</u>	<u>Term Expires May</u>
Robert Wempe	President	2022
Jared Fargo	Vice President	2024
Christina Cole	Secretary	2024
Avil Elfezouaty	Assistant Vice President	2024
Deborah Arterburn	Assistant Secretary	2022

### Investment Policy

The District has adopted an Investment Policy as required by the Public Funds Investment Act, Chapter 2256, Texas Government Code. The District's goal is to preserve principal and maintain liquidity while securing a competitive yield on its portfolio. Funds of the District will be invested in short term U.S. Treasuries, certificates of deposit insured by the Federal Deposit Insurance Corporation ("FDIC") or secured by collateral evidenced by perfected safekeeping receipts held by a third party bank, and public funds investment pools rated in the highest rating category by a nationally recognized rating service. The District does not currently own, nor does it anticipate the inclusion of, long term securities or derivative products in the District portfolio.

## **Consultants**

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

### **Tax Assessor/Collector**

The District has appointed an independent tax assessor/collector to perform the tax collection function. Mr. Avik Bonnerjee of B&A Municipal Tax Service, LLC (the "Tax Assessor/Collector") has been employed by the District to serve in this capacity.

### **Bookkeeper**

The District has contracted with F. Matuska, Inc. (the "Bookkeeper") for bookkeeping services.

### **Utility System Operator**

The operator of the District's internal water and wastewater system is Municipal District Services, LLC.

### **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. The District's financial statements for the year ending February 28, 2021, were audited by McGrath & Co., PLLC, Certified Public Accountants. See "APPENDIX A" for a copy of the District's audited financial statements for the fiscal year ended February 28, 2021.

### **Engineer**

The District's Engineer is Costello, Inc.

### **General/Bond Counsel**

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

### **Disclosure Counsel**

The District has engaged McCall, Parkhurst & Horton L.L.P., Houston, Texas, as disclosure counsel in connection with the issuance of the Bonds. The fee to be paid to Disclosure Counsel in connection with the issuance of the Bonds is contingent upon the sale and delivery of the Bonds.

### **Financial Advisor**

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

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## DEVELOPMENT OF THE DISTRICT

### Status of Development within the District

The District is being developed as NorthGrove, a single-family residential master-planned community. The development in the District currently includes 669 single-family residential lots on approximately 257 acres developed as NorthGrove, Sections 2, 3, 4, 5, 7, 8 (Phase 1 & 2) and 12. As of September 1, 2021, 424 homes were completed (404 occupied and 20 unoccupied), 116 homes were under construction and 129 vacant developed lots were available for home construction. The remainder of the District consists of approximately 90 undeveloped but developable acres and approximately 248 undevelopable acres. Recreational facilities for residents of the District include a 6,800 square foot clubhouse with a twenty-four hour fitness room, resort-style pool along with open space and nature areas, a trail system, and community lakes.

The following is a status of construction of single-family housing within the District as of September 1, 2021:

<u>Section</u>	<u>Acreage</u>	<u>Developed Lots</u>	<u>Homes</u>		<u>Remaining Vacant Lots</u>
			<u>Under Construction</u>	<u>Complete</u>	
NorthGrove,					
Section 2	20	47	7	31	9
Section 3	28	79	0	79	0
Section 4	16	26	6	17	3
Section 5	27	52	23	19	10
Section 7	29	71	5	61	5
Section 8 (Phase 1 & 2)	35	128	1	125	2
Section 9	49	88	20	8	60
Section 12	18	72	8	62	2
Section 13	11	29	11	6	12
Section 14	<u>24</u>	<u>77</u>	<u>35</u>	<u>16</u>	<u>26</u>
Residential Subtotal	257	669	116	424	129
NorthGrove,					
Under Development					
Section 15	12	38			
Section 17	<u>15</u>	<u>36</u>			
Under Development Subtotal	27	74			
Undeveloped, but Developable	63				
Undevelopable	248				
District Total	595				

## DESCRIPTION OF THE DEVELOPER

### Role of the Developer

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

restriction on a developer's right to sell any or all of the land which it owns within a district. In addition, a developer is ordinarily a major taxpayer within a municipal utility district during the development phase of the property.

### **The Developer**

The Developer of the District is Toll Houston TX LLC (the "Developer"), a limited liability company wholly-owned by Toll Brothers, Inc. ("Toll Brothers"), a Delaware corporation. The Developer purchased the land within the District in 2013 and has completed the development of 669 lots on approximately 257 acres and continues to own approximately 94 acres of developable land (including 74 lots on approximately 27 acres currently under construction). Toll Brothers is a publicly traded corporation whose stock is listed on the New York Stock Exchange under the ticker of "TOL."

There is no financing associated with the Developer's acquisition of the land or the development of the property in the District; the acquisition and development is paid with cash from Toll Brothers. "TAX DATA – Principal Taxpayers."

*Financial Information Regarding Toll Brothers:* Toll Brothers files annual, quarterly and current reports, proxy statements and other information with the SEC. Toll Brothers' SEC filings are available to the public over the internet at the SEC's website at <http://www.sec.gov>. You may also read and copy any document that has been filed with the SEC at the SEC's Public Reference Room at 100 F Street, N.E., Washington, D.C. 20549. Please call the SEC at 1-800-SEC-0330 for further information regarding the operation of the Public Reference Room. In addition, Toll Brothers makes available on its web site <http://www.tollbrothers.com> its annual reports on form 10-K, quarterly reports on Form 10-Q and current reports on Form 8-K (and any amendments to those reports) filed pursuant to Section 13(a) or 15(d) of the Securities Exchange Act of 1934, as soon as practicable after they have been electronically filed with the SEC. Unless otherwise specified, information contained on Toll Brothers' web site, available by hyperlink from Toll Brothers' web site or on the SEC's web site, is not incorporated into this OFFICIAL STATEMENT. The District has not obtained any representations from Toll Brothers concerning their publicly available filings or undertaken any review thereof and assumes no responsibility for the information contained therein.

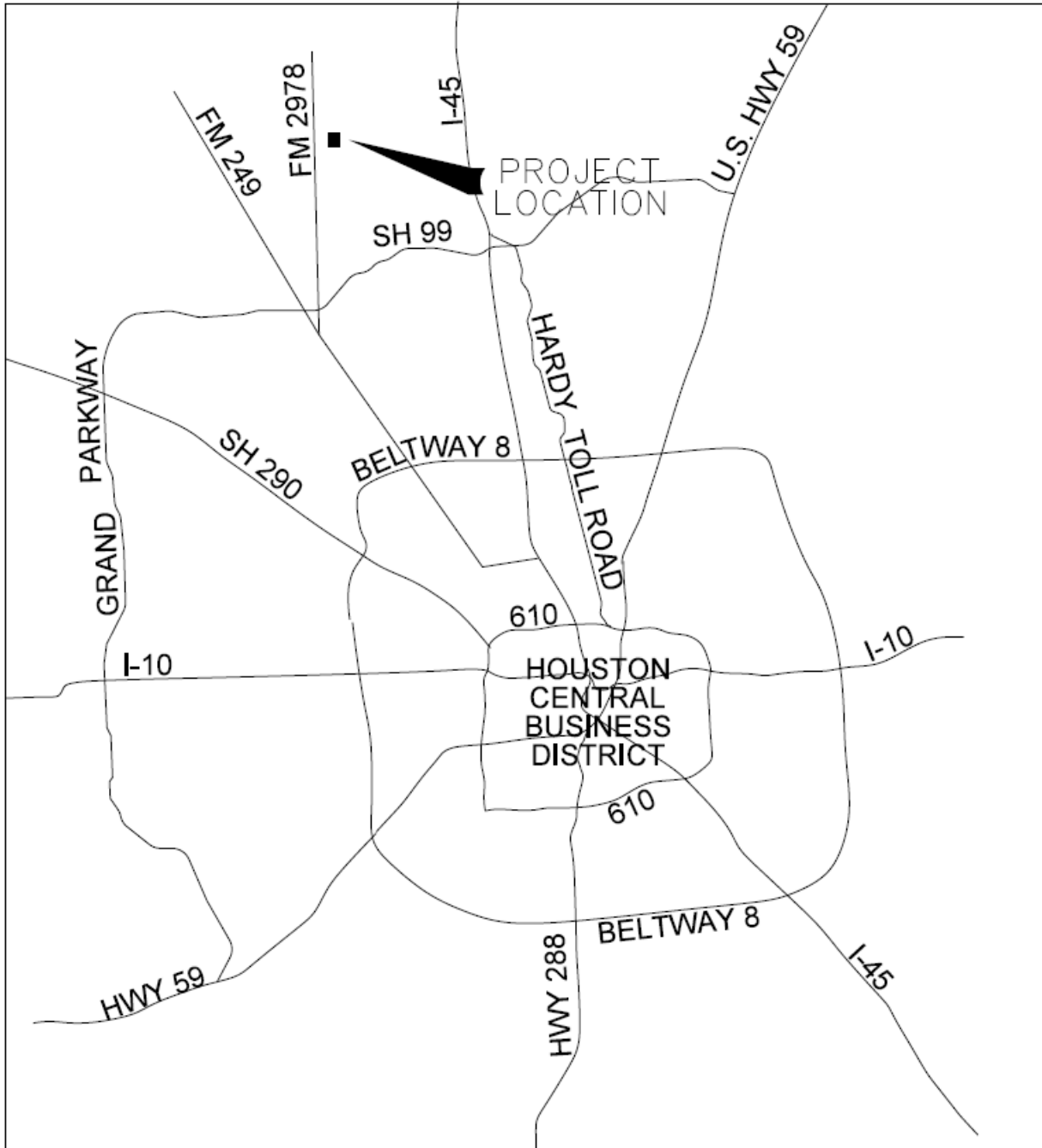
There are no commitments from or obligations of the Developer or any landowner to the District to proceed at any particular rate or according to any specified plan with the development of land or construction of improvements in the District, and there is no restriction on any landowner's right to sell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

### **Homebuilders within the District**

The homebuilders active within the District are Toll Brothers, Trendmaker Homes, Perry Homes, Chesmar Homes, M/I Homes, Ashton Woods Homes and Highland Homes. New homes being constructed within the District are being marketed in the price range of approximately \$200,000 to \$600,000 and range from approximately 1,800 square feet to 6,000 square feet.

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LOCATION MAP



PHOTOGRAPHS TAKEN WITHIN THE DISTRICT  
(taken September 2021)





**PHOTOGRAPHS TAKEN WITHIN THE DISTRICT  
(taken September 2021)**



**DISTRICT DEBT**

**Debt Service Requirement Schedule**

The following schedule sets forth the debt service requirements on the Outstanding Bonds, as well as the principal and interest requirements for the Bonds. Totals may not sum due to rounding.

Calendar Year	Outstanding Debt Service (a)	Plus: The Utility Bonds		Plus: The Road Bonds		Total Debt Service
		Principal	Interest	Principal	Interest	
2022	\$ 840,596	\$ -	\$ 88,710	\$ -	\$ 90,893	\$ 1,020,200
2023	841,906	115,000	96,775	130,000	99,156	1,282,838
2024	847,409	115,000	93,325	135,000	96,556	1,287,290
2025	857,034	120,000	89,875	140,000	93,856	1,300,765
2026	860,821	125,000	87,475	140,000	91,056	1,304,353
2027	863,706	130,000	84,975	145,000	88,256	1,311,938
2028	870,716	135,000	82,375	150,000	85,356	1,323,448
2029	871,801	140,000	79,675	155,000	82,356	1,328,833
2030	886,931	145,000	76,875	160,000	79,256	1,348,063
2031	885,411	150,000	73,975	165,000	76,056	1,350,443
2032	883,074	155,000	70,975	170,000	72,756	1,351,805
2033	885,085	160,000	67,875	170,000	69,356	1,352,316
2034	890,895	165,000	64,675	175,000	65,956	1,361,526
2035	895,575	170,000	61,375	180,000	62,456	1,369,406
2036	898,781	175,000	57,550	185,000	58,406	1,374,738
2037	900,886	185,000	53,394	190,000	54,013	1,383,293
2038	901,974	190,000	49,000	195,000	49,500	1,385,474
2039	907,066	195,000	44,250	200,000	44,625	1,390,941
2040	905,696	205,000	39,375	210,000	39,625	1,399,696
2041	912,615	210,000	34,250	215,000	34,375	1,406,240
2042	913,251	215,000	29,000	220,000	29,000	1,406,251
2043	907,724	225,000	23,625	225,000	23,500	1,404,849
2044	476,248	230,000	18,000	230,000	17,875	972,123
2045	231,750	240,000	12,250	240,000	12,125	736,125
2046	-	250,000	6,250	245,000	6,125	507,375
<b>Total</b>	<b>\$ 20,136,953</b>	<b>\$ 4,145,000</b>	<b>\$ 1,485,879</b>	<b>\$ 4,370,000</b>	<b>\$ 1,522,493</b>	<b>\$ 31,660,325</b>

(a) Outstanding debt service as of delivery of the Bonds.

Average Annual Requirement (2022-2046) .....	\$ 1,266,413
Maximum Annual Requirement (2042) .....	\$ 1,406,251

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**Bonded Indebtedness**

2021 Assessed Taxable Valuation.....	\$ 151,219,290 (a)
See "TAX DATA" and "TAXING PROCEDURES."	
Estimate of Valuation as of July 1, 2021.....	\$ 185,870,782 (b)
See "TAX DATA" and "TAXING PROCEDURES."	
Direct Debt:	
Outstanding Bonds (as of delivery of the Bonds).....	\$ 13,785,000
The Utility Bonds.....	4,145,000
The Road Bonds.....	<u>4,370,000</u>
Total Direct Debt.....	\$ 22,300,000
Estimated Overlapping Debt.....	\$ 4,433,746 (c)
Total Direct and Estimated Overlapping Debt .....	<u>\$ 26,733,746</u>
Direct Debt Ratios:	
As a percentage of 2021 Assessed Taxable Valuation .....	14.75 %
As a percentage of the Estimate of Valuation as of July 1, 2021 .....	12.00 %
Direct and Estimated Overlapping Debt Ratios:	
As a percentage of 2021 Assessed Taxable Valuation .....	17.68 %
As a percentage of the Estimate of Valuation as of July 1, 2021 .....	14.38 %
General Fund Balance (as of August 23, 2021) .....	\$ 640,859
Utility System Debt Service Fund Balance (as of August 23, 2021) .....	\$ 344,659 (d)
Road System Debt Service Fund Balance (as of August 23, 2021) .....	\$ 473,011 (e)
Road System Capital Projects Fund Balance (as of August 23, 2021).....	\$ 110,353
Utility System Capital Projects Fund Balance (as of August 23, 2021).....	\$ 46,174
2021 Tax Rate per \$100 of Assessed Taxable Valuation	
Utility System Debt Service.....	\$ 0.35
Road System Debt Service.....	0.45
Maintenance & Operations .....	<u>0.55</u>
Total.....	\$ 1.35
Average Annual Debt Service Requirements	
on the Outstanding Bonds and the Bonds (2022-2046) .....	\$1,266,413 (f)
Maximum Annual Debt Service Requirements	
on the Outstanding Bonds and the Bonds (2042) .....	\$1,406,251 (f)
Tax Rate per \$100 of Assessed Taxable Valuation Required to Pay	
Average Annual Debt Service Requirements on the Outstanding Bonds	
and the Bonds (2022-2046) at 95% Tax Collections:	
Based Upon 2021 Assessed Taxable Valuation (\$151,219,290) .....	\$ 0.89
Based Upon the Estimate of Valuation as of July 1, 2021 (\$185,870,782).....	\$ 0.72
Tax Rate per \$100 of Assessed Taxable Valuation Required to Pay	
Maximum Annual Debt Service Requirement on the Outstanding Bonds	
and the Bonds (2042) at 95% Tax Collections:	
Based Upon 2021 Assessed Taxable Valuation (\$151,219,290) .....	\$ 0.98
Based Upon the Estimate of Valuation as of July 1, 2021 (\$185,870,782) .....	\$ 0.80
Number of Single-Family Homes (including 116 homes in various	
stages of construction) as of September 1, 2021 .....	540

- (a) As certified by the Montgomery Central Appraisal District (the "Appraisal District"). This value includes \$2,328,990 of uncertified value, which represents 80% of the total uncertified value provided by the Appraisal District and is the estimated minimum amount of the uncertified value that will ultimately be certified. All property located in the District is valued on the tax rolls by the Appraisal District at 100% of estimated market value as of January 1 of each year.
- (b) Provided by the Appraisal District for information purposes only. Represents new construction within the District from January 1, 2021, to July 1, 2021. The estimate is based upon the same unit value used in the assessed value. No taxes will be levied on this estimate. See "TAXING PROCEDURES."
- (c) See "DISTRICT DEBT - Estimated Direct and Overlapping Debt Statement."
- (d) Neither Texas law nor the Utility Bond Resolution requires the District to maintain any particular sum in the Utility System Debt Service Fund. Funds in the Utility System Debt Service Fund are pledged only to pay the debt service on the Outstanding Utility Bonds,

the Utility Bonds and any other bonds issued for the purpose of constructing the Utility System. Funds in the Utility System Debt Service Fund are not pledged to pay debt service on the Outstanding Road Bonds, the Road Bonds, or any other bonds issued for the purpose of acquiring or constructing the Road System.

- (e) Neither Texas law nor the Road Bond Resolution requires the District to maintain any particular sum in the Road System Debt Service Fund (herein defined). Funds in the Road System Debt Service Fund are pledged only to pay the debt service on the Outstanding Road Bonds, the Road Bonds, and any other bonds issued for the purpose of constructing the Road System. Funds in the Road System Debt Service Fund are not pledged to pay debt service on the Outstanding Utility Bonds, the Utility Bonds or any other bonds issued for the purpose of constructing the Utility System.
- (f) See "DISTRICT DEBT - Debt Service Requirement Schedule."

**Estimated Direct and Overlapping Debt Statement**

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

Taxing Jurisdiction	Outstanding Debt as of July 31, 2021	Estimated Overlapping	
		Percent	Amount
Lone Star College System	\$ 614,815,000	0.12 %	\$ 405,548
Magnolia ISD	149,660,000	0.99	2,858,432
Montgomery County	486,675,000	0.12	<u>1,169,766</u>
Total Estimated Overlapping Debt The District			\$ 4,433,746 <u>8,515,000</u> (a)
Total Direct & Estimated Overlapping Debt			<u>\$ 26,733,746</u> (a)

(a) Includes the Outstanding Bonds and the Bonds.

**Debt Ratios**

	% of 2021 Assessed Taxable Valuation	% of Estimate of Valuation as of July 1, 2021
Direct Debt (a)	14.75 %	12.00 %
Direct and Estimated Overlapping Debt (a)	17.68 %	14.38 %

(a) Includes the Outstanding Bonds and Bonds.

**TAXING PROCEDURES**

**Authority to Levy Taxes**

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

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

Title I of the Texas Tax Code (the "Property Tax Code") specifies the taxing procedures of all political subdivisions of Texas, including the District. Provisions of the Property Tax Code are complex and are not fully summarized herein. The Property Tax Code requires, among other matters, county-wide appraisal and equalization of taxable property values and establishes in each county 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 Montgomery County Appraisal District (the "Appraisal District") has the responsibility of appraising property for all taxing units within the County, including the District. Such appraisal values will be subject to review and change by the Montgomery County Appraisal Review Board (the "Appraisal Review Board"). The appraisal roll, as approved by the Appraisal Review Board, will be used by the District in establishing its tax rolls and tax rate. See "TAXING PROCEDURES – Valuation of Property for Taxation" below.

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

Except for certain exemptions provided by Texas law, all real property, tangible personal property held or used for the production of income, mobile homes and certain categories of intangible personal property with a tax situs in the District are subject to taxation by the District. Principal categories of exempt property include, but are not limited to: property owned by the State of Texas or its political subdivisions, if the property is used for public purposes; property exempt from ad valorem taxation by federal law; certain household goods, family supplies and personal effects; certain goods, wares, and merchandise in transit; certain farm products owned by the producer; certain property of charitable organizations, youth development associations, religious organizations, and qualified schools; designated historical sites; travel trailers; and most individually owned automobiles. In addition, the District may by its own action exempt residential homesteads of persons 65 years of age or older and certain disabled persons, to the extent deemed advisable by the Board of Directors of the District. The District may be required to offer such exemptions if a majority of voters approve the same at an election. The District would be required to call an election upon petition by twenty percent (20%) of the number of qualified voters who voted in the preceding election. The District is authorized by statute to disregard exemptions for the disabled and elderly if granting the exemption would impair the District's obligation to pay tax-supported debt incurred prior to adoption of the exemption by the District. Furthermore, the District must grant exemptions to disabled veterans or certain surviving dependents of disabled veterans, if requested, but only to the maximum extent of between \$5,000 and \$12,000 depending upon the disability rating of the veteran claiming the exemption. A veteran who receives a disability rating of 100% is entitled to an exemption of full value of the veteran's residential homestead. Furthermore, qualifying surviving spouses of persons 65 years of age and older are entitled to receive a resident homestead exemption equal to the exemption received by the deceased spouse, and surviving spouses of a deceased veteran who had received a disability rating of 100% are entitled to receive a residential homestead exemption equal to the exemption received by the deceased spouse until such surviving spouse remarries.

A partially disabled veteran or certain surviving spouses of partially disabled veterans are entitled to an exemption from taxation of a percentage of the appraised value of their residence homestead in an amount equal to the partially disabled veteran's disability rating if the residence homestead was donated by a charitable organization. This exemption will also apply to a residence homestead that was donated by a charitable organization at some cost to such veterans. Also, the surviving spouse of a member of the armed forces who was killed in action is, subject to certain conditions, entitled to an exemption of the total appraised value of the surviving spouse's residence homestead, and subject to certain conditions, an exemption up to the same amount may be transferred to a subsequent residence homestead of the surviving spouse. For the 2020 tax year, the District did not grant an exemption for residents who are disabled or 65 and older.

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

**Residential Homestead Exemptions:** The Property Tax Code authorizes the governing body of each political subdivision in the State to exempt up to twenty percent (20%) of the appraised market value of residential homesteads from ad valorem taxation. Where ad valorem taxes have previously been

pledged for the payment of debt, the governing body of a political subdivision may continue to levy and collect taxes against the exempt value of the homesteads until the debt is discharged, if the cessation of the levy would impair the obligations of the contract by which the debt was created. The adoption of a homestead exemption may be considered each year, but must be adopted before July 1. The District has never adopted a homestead exemption. See "TAX DATA - Exemptions."

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

### **Tax Abatement**

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

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

Generally, property in the District must be appraised by the Appraisal District at market value as of January 1 of each year. Once an appraisal roll is prepared and finally approved by the Appraisal Review Board, it is used by the District in establishing its tax rolls and tax rate. Assessments under the Property Code are to be based on one hundred percent (100%) of market value, as such is defined in the Property Code. Nevertheless, certain land may be appraised at less than market value, as such is defined in the Property Code. The Texas Constitution limits increases in the appraised value of residence homesteads to 10 percent annually regardless of the market value of the property.

The Property 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 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 of such property would bring if sold as a unit to a

purchaser who would continue the business. Provisions of the Property 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 Code to act on each claimant's right to the designation individually. A claimant may waive the special valuation as to taxation by one political subdivision while claiming it for 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 years for agricultural use, open space land, and timberland.

The Property 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 property in the Appraisal District at least once every three years. It is not known what frequency of reappraisals 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 to formally include such values on its appraisal roll.

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

### **District and Taxpayer Remedies**

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

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

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

The District is responsible for the levy and collection of its taxes unless it elects to transfer such functions to another governmental entity. The rate of taxation is set by the Board of Directors, after the legally required notice has been given to owners of property within the District, based upon: a) the valuation of property within the District as of the preceding January 1, and b) the amount required to be raised for debt service, maintenance purposes, and authorized contractual obligations. Taxes are due October 1, or when billed, whichever comes later, and become delinquent if not paid before February 1 of the year following the year in which imposed. A delinquent tax incurs a penalty of six percent (6%) of the amount of the tax for the first calendar month it is delinquent, plus one percent (1%) for each additional month or portion of a month the tax remains unpaid prior to July 1 of the year in which it becomes delinquent. If the tax is not paid by July 1 of the year in which it becomes delinquent, the tax incurs a total penalty of twelve percent (12%) regardless of the number of months the tax has been delinquent and incurs an additional penalty for collection costs of an amount established by the District and a delinquent tax attorney. A delinquent tax on personal property incurs an additional penalty, in an amount established by the District and a delinquent tax attorney, 60 days after the date the taxes become

delinquent. The delinquent tax accrues interest at a rate of one percent (1%) for each month or portion of a month it remains unpaid. The Property Tax Code makes provisions for the split payment of taxes, discounts for early payment and the postponement of the delinquency date of taxes under certain circumstances which, at the option of the District, which may be rejected by taxing units. The District's tax collector is required to enter into an installment payment agreement with any person who is delinquent on the payment of tax on a residence homestead for payment of tax, penalties and interest, if the person requests an installment agreement and has not entered into an installment agreement with the collector in the preceding 24 months. The installment agreement must provide for payments to be made in monthly installments and must extend for a period of at least 12 months and no more than 36 months. Additionally, the owner of a residential homestead property who is (i) sixty-five (65) years of age or older, (ii) disabled, or (iii) a disabled veteran, is entitled by law to pay current taxes on a residential homestead in installments without penalty or to defer the payment of taxes during the time of ownership. In the instance of tax deferral, a tax lien remains on the property and interest continue to accrue during the period of deferral.

### **Tax Payment Installments After Disaster**

The Property Code provides that the governing body of a taxing unit located within an area declared to be a disaster area by the governor of the State of Texas may authorize reappraisal of all property damaged in the disaster at its market value immediately after the disaster. For reappraised property, the taxes are pro-rated for the year in which the disaster occurred. The taxing unit assesses taxes prior to the date the disaster occurred based upon market value as of January 1 of that year. Beginning on the date of the disaster and for the remainder of the year, the taxing unit assesses taxes on the reappraised market value of the property.

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

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

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

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

#### *Special Taxing Units*

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

#### *Developed Districts*

Developed Districts that adopt a total tax rate that would impose more than 1.035 times the amount of the total tax imposed by the district in the preceding tax year on a residence homestead appraised at the average appraised value of a residence homestead, subject to certain homestead exemptions for the preceding tax year,



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

#### *Developing Districts*

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

#### *The District*

For the 2021 tax year, the District made the determination of its status as a Developing District. The District cannot give any assurances as to what its classification will be at any point in time or whether the District's future tax rates will result in a total tax rate that will reclassify the District into a new classification and new election calculation.

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

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

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

### **TAX DATA**

#### **General**

All taxable property within the District is subject to the assessment, levy and collection by the District of a continuing direct annual ad valorem tax without legal limitation as to rate or amount, sufficient to pay principal of and interest on the Bonds (see "TAXING PROCEDURES"). The Board has in its Bond Resolution covenanted to assess and levy for each year that all or any part of the Bonds remain outstanding and unpaid a tax ample and sufficient to produce funds to pay the principal of and interest on the Bonds. The District levied a total tax rate of \$1.35 per \$100 of assessed valuation for 2021, composed of a Road System debt service tax rate of \$0.45, a Utility System debt service tax rate of \$0.35 and a maintenance tax rate of \$0.55.

## **Tax Rate Limitation**

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

## **Debt Service Tax**

The District covenants in the Bond Resolution to levy and assess, for each year that all or any part of the Bonds remain outstanding and unpaid, a tax adequate to provide funds to pay the principal of and interest on the Bonds. See "TAX DATA – Tax Rate Distribution" and "TAXING PROCEDURES."

In the Utility Bond Resolution, the Board also covenants to deposit into the Utility Debt Service Fund the proceeds from all taxes levied, appraised, and collected for payment of the Utility Bonds authorized by the Utility Bond Resolution. Proceeds of the Utility Bonds will be deposited into the capital projects fund for the bonds issued for the Utility System (the "Utility System Capital Projects Fund") upon closing of the Utility Bonds to be used for the purpose of reimbursing the Developer for certain construction costs and for paying the costs of issuance of the Utility Bonds. Any monies remaining in the Utility System Construction Fund after completion of construction of the Utility System will be used as permitted by the System Bond Resolution or ultimately transferred to the Utility System Debt Service Fund.

In the Road Bond Resolution, the Board also covenants to deposit into the Road System Debt Service Fund the proceeds from all taxes levied, appraised, and collected for payment of the Road Bonds authorized by the Road Bond Resolution. Proceeds of the Road Bonds will be deposited into the capital projects fund for the bonds issued for the Road System (the "Road System Capital Projects Fund") upon closing of the Road Bonds to be used for the purpose of reimbursing the Developer for certain construction costs and for paying the costs of issuance of the Road Bonds. Any monies remaining in the Road System Construction Fund after completion of construction of the Road System will be used as permitted by the Road Bond Resolution or ultimately transferred to the Road System Debt Service Fund.

## **Maintenance Tax**

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

## **Additional Penalties**

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

## **Tax Rate Calculations**

The tax rate calculations set forth below are presented to indicate the tax rates per \$100 of Assessed Taxable Valuation which would be required to meet certain debt service requirements if no growth in the District's tax base occurs beyond the 2021 Assessed Taxable Valuation (\$151,219,290) or the Estimate of Valuation as of July 1, 2021 (\$185,870,782). The calculations assume collection of 95% of taxes levied and the sale of the Bonds but not the sale of any additional bonds by the District.

Average Annual Debt Service Requirements (2022-2046).....	\$	1,266,413
Tax Rate of \$0.89 on the 2021 Assessed Taxable Valuation produces .....	\$	1,278,559
Tax Rate of \$0.72 on the Estimate of Valuation as of July 1, 2021, produces .....	\$	1,271,356
Maximum Annual Debt Service Requirement (2042).....	\$	1,406,251
Tax Rate of \$0.98 on the 2021 Assessed Taxable Valuation produces .....	\$	1,407,852
Tax Rate of \$0.80 on the Estimate of Valuation as of July 1, 2021, produces .....	\$	1,412,618

**Estimated Overlapping Taxes**

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

Set forth below is an estimation of all taxes per \$100 of assessed valuation levied by such jurisdictions. No recognition is given to local assessments for civic association dues, emergency medical service contributions, fire department contributions or any other charges made by entities other than political subdivisions. The following chart includes the 2020 taxes per \$100 of assessed valuation levied by all such taxing jurisdictions. These jurisdictions are currently in the process of levying their 2021 tax rates.

<u>Taxing Jurisdictions</u>	<u>2020 Tax Rate Per \$100 of Assessed Taxable Valuation</u>
The District	\$ 1.350000 (a)
Magnolia ISD	1.274400
Lone Star College System	0.107800
Montgomery County	0.431200
Montgomery County Hospital District	0.058800
Montgomery County Emergency Services District No. 10	<u>0.100000</u>
Total Tax Rate	<u>\$ 3.322200</u>

(a) The District levied a total tax rate of \$1.35 per \$100 of assessed valuation for the 2021 tax year consisting of: a maintenance tax rate of \$0.55 per \$100 of assessed valuation, a utility debt service tax rate of \$0.35 per \$100 of assessed valuation, and a road debt service tax rate of \$0.45 per \$100 of assessed valuation.

**Historical Tax Collections**

Tax Year	Assessed Valuation	Tax Rate/ \$100 (a)	Adjusted Levy	% of Collections Current Year	For the Year Ended 9/30	% of Collections as of 06/30/2021
2015	\$ 1,228,270	\$ 1.3500	\$ 16,582	100.00 %	2016	100.00 %
2016	22,546,713	1.3500	304,381	100.00 %	2017	100.00 %
2017	32,434,251	1.3500	437,862	100.00 %	2018	100.00 %
2018	46,871,958	1.3500	632,771	100.00 %	2019	100.00 %
2019	70,252,461	1.3500	948,408	98.63 %	2020	99.00 %
2020	101,167,876	1.3500	1,365,766	98.20 %	2021	98.20 %

(a) See "Tax Rate Distribution."

### Tax Rate Distribution

	2021	2020	2019	2018	2017	2016
Utility System Debt Service	\$0.35	\$0.36	\$0.10	\$0.00	\$0.00	\$0.00
Road System Debt Service	0.45	0.46	0.68	0.45	0.00	0.00
Maintenance	<u>0.55</u>	<u>0.53</u>	<u>0.57</u>	<u>0.90</u>	<u>1.35</u>	<u>1.35</u>
	<u>\$1.35</u>	<u>\$1.35</u>	<u>\$1.35</u>	<u>\$1.35</u>	<u>\$1.35</u>	<u>\$1.35</u>

### Assessed Taxable Valuation Summary

The following represents the type of property comprising the 2017-2021 tax rolls as certified by the Appraisal District.

Type of Property	2021 Assessed Taxable Valuation (a)	2020 Assessed Taxable Valuation	2019 Assessed Taxable Valuation	2018 Assessed Taxable Valuation	2017 Assessed Taxable Valuation
Land	\$ 47,832,140	\$ 36,985,460	\$ 29,179,950	\$ 23,015,060	\$ 18,259,980
Improvements	106,190,800	67,509,130	43,189,080	24,118,320	14,042,160
Personal Property	232,853	501,499	986,046	778,395	431,027
Exemptions	<u>(5,365,493)</u>	<u>(3,828,213)</u>	<u>(3,102,615)</u>	<u>(1,039,817)</u>	<u>(298,916)</u>
Total	<u>\$148,890,300</u>	<u>\$101,167,876</u>	<u>\$ 70,252,461</u>	<u>\$ 46,871,958</u>	<u>\$ 32,434,251</u>

(a) These values do not include \$2,328,990 of uncertified value, which represents 80% of the total uncertified value provided by the Appraisal District which is the estimated minimum amount of the uncertified value that will ultimately be certified.

### Principal Taxpayers

The following are the principal taxpayers in the District as shown on the District's certified appraisal rolls for the 2021 tax year.

Taxpayer	Type of Property	Assessed Taxable Valuation 2021 Tax Roll
Toll Houston TX, LLC (a)	Land & Improvements	\$10,299,780
Perry Homes LLC (b)	Land & Improvements	2,723,627
Ashton Houston Residential LLC (b)	Land & Improvements	2,506,950
Chesmar Homes LLC (b)	Land & Improvements	1,713,580
Westin Homes and Properties LP (b)	Land & Improvements	1,697,710
Trendmaker Homes Inc. (b)	Land & Improvements	1,535,360
Homeowner	Land & Improvements	1,231,990
Highland Homes Houston LLC (b)	Land & Improvements	1,200,168
Northgrove at Spring Creek Master Community Inc. (a)	Land & Improvements	843,210
Homeowner	Land & Improvements	<u>829,120</u>
Total		\$24,581,495
% of Respective Tax Roll		<u>16.51</u> %

(a) See "DESCRIPTION OF THE DEVELOPER - The Developer."

(b) See "DESCRIPTION OF THE DEVELOPER - Homebuilders within the District."

## THE UTILITY SYSTEM

### Regulation

Construction and operation of the District's water, wastewater and storm drainage system as it now exists or as it may be expanded from time to time is subject to regulatory jurisdiction of municipal, federal and state authorities. The TCEQ exercises continuing, supervisory authority over the District. Discharge of treated sewage into Texas waters is also subject to the regulatory authority of the TCEQ and the United States Environmental Protection Agency. The Texas Department of Health and the City also exercise regulatory jurisdiction over the District's water and wastewater system.

### Water Supply

The District owns and operates a water supply plant that consists of a 1,000 gallon per minute ("gpm") water supply well (Water supply well No. 1), a 188,000-gallon ground storage tank, three 500 gpm booster pumps and one 10,000-gallon hydropneumatic tank. The existing water plant facilities will adequately serve 500 equivalent single-family connections. The District has also constructed Water supply well No. 2, a backup well that provides 450 gpm in backup capacity, if necessary. As of June 28, 2021, the District was serving 550 active residential connections (including 167 homes under construction or in a builder's name).

The water plant is currently being expanded with construction of a second 188,000-gallon ground storage tank, 10,000-gallon hydropneumatics tank, and a fourth booster pump. Upon completion of this expansion, the water plant will have capacity to serve 1,000 ESFC.

### Subsidence District Requirements

*Lone Star Groundwater Conservation District:* The District is located within the boundaries of the Lone Star Groundwater Conservation District (the "Conservation District"), which was created by the Texas Legislature to conserve, protect and enhance the groundwater resources of the County. The Conservation District has adopted rules and a regulatory plan for the conservation, preservation, protection, recharge and prevention of waste of groundwater, groundwater reservoirs or their subdivisions and to control subsidence caused by the withdrawal of groundwater from those groundwater resources or their subdivisions.

The Conservation District requires persons and entities, including the District, that pump groundwater from wells to apply for and obtain permits for the withdrawal of groundwater under terms and conditions provided in the Conservation District's rules. The Conservation District has adopted its District Regulatory Plan which calls for the reduction of groundwater withdrawal throughout the County to volumes that do not exceed the recharge capabilities of aquifers in the County to prevent the long term depletion of the aquifers.

Large volume water users, including the District, were required to submit a Groundwater Reduction Plan (GRP) individually, or jointly with other large volume water users, to ensure that necessary progress is made by each participant to appropriately plan, finance, design, construct, and otherwise implement conservation measures and or develop an alternative water source so that, by the end of calendar year 2016, it will have met its initial conversion obligation.

On January 1, 2014, the District joined the Joint GRP administered by the San Jacinto River Authority ("SJRA"). The District is a participant by contract to this countywide, collaborative solution to groundwater reduction. As Administrator of the Joint GRP, SJRA delivers alternative water, namely surface water from Lake Conroe, to certain of its participants. SJRA completed a 24 million gallon per day surface water treatment plant and transmission system as of September 18, 2015. SJRA has begun delivery of treated surface water to meet the initial conversion obligation of January 1, 2016. The District is not currently receiving surface water from SJRA; however, the District pays a pumpage fee, which is \$2.88 (effective September 1, 2021) per 1,000 gallons of water pumped.

### Wastewater Treatment

The District recently completed the expansion of their wastewater treatment plant, which now runs at 200,000 gallons per day ("gpd"). This provides adequate capacity for 1,000 equivalent single-family connections. As of June 28, 2021, the District was serving 550 active residential connections (including 167 homes under construction or in a builder's name).

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

Water distribution, wastewater collection and storm drainage facilities have been constructed to serve 669 single-family residential lots.

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

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

According to the Engineer, approximately 135 non-developable acres within the District are within the 100-year flood plain. None of the developed lots or developable acreage within the District are located within the 100-year flood plain. All District facilities are constructed to elevations above the 100-year flood plain per regulatory requirements. See “INVESTMENT CONSIDERATIONS – Extreme Weather Events.”

### **Atlas 14**

The National Weather Service recently completed a rainfall study known as NOAA Atlas 14, Volume 11 Precipitation-Frequency Atlas of the United States (“Atlas 14”). Floodplain boundaries within the District 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 District. 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.

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## General Fund Operating Statement

The following is a summary of the District's Operating Fund for the last five years. The amounts for the fiscal years ended February 28, 2017 through February 28, 2021, were obtained from the District's audited financial statements, reference to which is hereby made.

	<u>Fiscal Year Ended February 28</u>				
	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>
<b>REVENUES</b>					
Water Service	\$ 182,963	\$ 115,126	\$ 68,234	\$ 61,418	\$ 40,639
Sewer Service	224,252	145,630	91,245	49,900	25,750
Property Taxes	530,243	417,528	435,047	414,624	325,546
Penalty & Interest	571	5,601	3,176	5,104	2,045
Pumpage Fees	187,195	132,318	80,920	65,161	50,126
Tap Connection & Inspection	177,260	158,590	103,280	58,855	72,035
FEMA grants	-	71,349	-	-	-
Miscellaneous	5,540	-	250	-	-
Investment Earnings	<u>580</u>	<u>1,501</u>	<u>179</u>	<u>169</u>	<u>59</u>
<b>TOTAL REVENUES</b>	<b>\$ 1,308,604</b>	<b>\$ 1,047,643</b>	<b>\$ 782,331</b>	<b>\$ 655,231</b>	<b>\$ 516,200</b>
<b>EXPENDITURES</b>					
Professional Fees	\$ 148,356	\$ 147,232	\$ 91,147	\$ 135,182	\$ 70,256
Purchased or Contracted Services	253,714	190,322	126,642	301,232	96,786
Repairs & Maintenance	369,781	287,619	246,042	294,284	123,064
Utilities	87,560	73,867	63,634	42,545	38,695
Pumpage Fees	195,421	136,178	80,800	69,142	53,109
Administrative	47,762	35,691	28,639	28,084	22,687
Other	13,957	5,112	6,339	2,575	1,882
Intergovernmental	-	-	29,660	-	120,501
Capital Outlay	<u>-</u>	<u>-</u>	<u>-</u>	<u>321,449</u>	<u>-</u>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,116,551</b>	<b>\$ 876,021</b>	<b>\$ 672,903</b>	<b>\$ 1,194,493</b>	<b>\$ 526,980</b>
Excess Revenues (Expenditures)	<u>\$ 192,053</u>	<u>\$ 171,622</u>	<u>\$ 109,428</u>	<u>\$ (539,262)</u>	<u>\$ (10,780)</u>

### THE ROAD SYSTEM

The District is primarily served by the Farm-to-Market 2978, Woodlands Parkway, Standard Road and Hufsmith-Conroe Road. The internal subdivision streets direct residents to NorthGrove Parkway. Both Standard Road and Hufsmith-Conroe Road are designated thoroughfares on the County thoroughfares plan. The County is responsible for ongoing maintenance of the public roads in the District, except for the decorative additions inside the road. The District is responsible for the replacement of any road or bridge features that exceed the minimum County standards and specifications for thoroughfares. In addition, the District and Texas Department of Transportation have entered into an Advance Funding Agreement for the joint financing and construction of turn lanes from Farm-to-Market 2978 to NorthGrove Parkway.

### INVESTMENT CONSIDERATIONS

#### General

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

property or that owners of the property will have the ability to pay taxes. See “Registered Owners’ Remedies and Bankruptcy” below.”

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

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

Over the ensuing year, COVID-19 negatively affected commerce, travel and businesses locally and globally, and negatively affected economic growth worldwide and within the State of Texas. Following the widespread release and distribution of various COVID-19 vaccines in 2021 and a decrease in active COVID-19 cases generally in the United States, state governments (including Texas) began to lift business and social limitations associated with COVID-19. Beginning in March 2021, the Governor issued various executive orders, which, among other things, rescinded and superseded prior executive orders and provide that there are currently no COVID-19 related operating limits for any business or other establishment. The Governor retains the right to impose additional restrictions on activities if needed to mitigate the effects of COVID-19. Additional information regarding executive orders issued by the Governor is accessible on the website of the Governor at <https://gov.texas.gov/>. Neither the information on, nor accessed through, such website of the Governor is incorporated by reference into this Official Statement.

With the easing or removal of associated governmental restrictions, economic activity has increased. However, there are no assurances that such increased economic activity will continue or continue at the same rate, especially if there are future outbreaks of COVID-19, or increased numbers resulting in the County becoming an “area with high hospitalizations.” The District has not experienced any decrease in property values, unusual tax delinquencies, or interruptions to service as a result of COVID-19; however the District cannot predict the long-term economic effect of COVID-19 or a similar virus should there be a reversal of economic activity and re-imposition of restrictions.

### **Factors Affecting Taxable Values and Tax Payments**

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

**Developer:** There is no commitment by or legal requirement of the Developer (herein defined) to proceed at any particular rate or according to any specified plan with the development of land in the District, or of any homebuilder to proceed at any particular pace with the construction of homes in the District. Moreover, there is no restriction on any landowner’s right to sell its land. Therefore, the District can make no representation about the probability of future development, if any, or the rate of future home construction activity in the District. Failure to construct taxable improvements on developed lots would restrict the rate of growth of taxable values in the District and result in higher tax rates. See “DEVELOPMENT OF THE DISTRICT,” “DESCRIPTION OF THE DEVELOPER” and “TAX DATA – Principal Taxpayers.”

**Dependence on Principal Taxpayers:** The ability of any principal landowner to make full and timely payments of taxes levied against its property by the District and similar taxing authorities will directly affect the District’s ability to meet its debt service obligations. As illustrated in this Official Statement under the caption “TAX DATA – Principal Taxpayers”, the District’s principal (top ten) taxpayers in 2021 owned property located within the District the aggregate assessed valuation of which comprised approximately 16.51% of the District’s total 2021 Assessed Taxable Valuation. The Developer owns approximately 6.92% of the District’s 2021 Assessed Taxable Valuation. In the event that the Developer or any other taxpayer, or any combination of principal taxpayers, should default in the payment of taxes in an amount which exceeds the District’s debt service fund surplus, the ability of the District to make timely payment of debt service on the Bonds will be dependent on its ability to enforce



and liquidate its tax liens, which is a time-consuming process. Failure to recover or borrow funds in a timely fashion could result in an excessive District tax rate. The District is not required by law or the Bond Resolution to maintain any specified amount of surplus in its debt service funds. See "TAX DATA - Principal Taxpayers" and "TAXING PROCEDURES - Levy and Collection of Taxes."

**Maximum Impact on District Tax Rates:** Assuming no further development or home construction, the value of the land and improvements currently within the District will be the major determinant of the ability or willingness of property owners to pay their taxes. The 2021 Assessed Taxable Valuation of property located within the District (see "TAX DATA") is \$151,219,290 and the Estimate of Valuation as of July 1, 2021, is \$185,870,782. After issuance of the Bonds, the maximum annual debt service requirement on the Outstanding Bonds (defined herein) and the Bonds will be \$1,406,251 (2042) and the average annual debt service requirements on the Outstanding Bonds and the Bonds will be \$1,266,413 (2022-2046). Assuming no increase to nor decrease from the 2021 Assessed Taxable Valuation, tax rates of \$0.98 and \$0.89 per \$100 of assessed valuation at a 95% tax collection rate would be necessary to pay the maximum annual debt service requirement and the average annual debt service requirements, respectively. Assuming no increase to nor a decrease from the Estimate of Valuation as of July 1, 2021, tax rates of \$0.80 and \$0.72 per \$100 of assessed valuation at 95% tax collection rate would be necessary to pay the maximum annual debt service requirement and the average annual debt service requirements, respectively.

The District can make no representation that the taxable property values in the District will increase in the future or will maintain a value sufficient to support the proposed District tax rate or to justify continued payment of taxes by property owners. The District levied a total tax rate of \$1.35 per \$100 of assessed valuation for 2021, composed of a Road System debt service tax rate of \$0.45, a Utility System debt service tax rate of \$0.35 and a maintenance tax rate of \$0.55.

### **Potential Impact of Natural Disaster**

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

The District is located approximately 70 miles from the Texas Gulf Coast and has been and could again be impacted by high winds, heavy rains, and flooding caused by a hurricane, tornado, tropical storm, or other adverse weather event. See "TAXING PROCEDURES - Property Tax Code and County-Wide Appraisal District" and "- Valuation of Property for Taxation."

### **Extreme Weather Events**

The greater Houston area has experienced multiple storms exceeding a 0.2% probability (i.e. "500-year flood" events) since 2015, including Hurricane Harvey ("Harvey"), which made landfall along the Texas Gulf Coast on August 26, 2017, and brought historic levels of rainfall during the successive four days.

During Harvey, land within the District sustained flooding due to historic rainfalls which caused Spring Creek to overflow its banks. According to Municipal District Services, LLC (the "Operator") and Costello, Inc. (the "Engineer"), the District's water and sewer system operated without interruption throughout the event, however, the wastewater treatment plant sustained damage of the electrical system due to the flooding.

According to the Developer, the Operator, and the Engineer, the flood waters caused structural flooding of approximately 10 occupied homes and 4 model homes within the District, the wastewater treatment plant and the recreation club house. The District's facilities are designed and constructed to elevations above the 100-year flood plain in accordance with all regulatory requirements. However, the District cannot predict whether flooding could occur in the event of another historic rain event that exceeds a 100-year event.

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

lengthy period in which assessed values within the District could be adversely affected. See “INVESTMENT CONSIDERATIONS – Factors Affecting Taxable Values and Tax Payments – Maximum Impact on District Tax Rates.”

### **Specific Flood Type Risks**

The District may be subject to the following flood risks:

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

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

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

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

### **National Weather Service Atlas Rainfall Study**

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

### **Competitive Nature of Houston Residential Housing Market**

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

### **Tax Collection Limitations**

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

right to redeem residential or agricultural use property within two (2) years of foreclosure and all other property within six (6) months of foreclosure. Finally, a bankruptcy court with jurisdiction over bankruptcy proceedings initiated by or against a taxpayer within the District pursuant to Federal Bankruptcy Code could stay any attempt by the District to collect delinquent ad valorem taxes assessed against such taxpayer. See "TAXING PROCEDURES."

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

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

### **Marketability**

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

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

Subject to the requirements of Texas law, the District may voluntarily proceed under Chapter 9 of the Federal Bankruptcy Code, 11 U.S.C. Sections 901-946. Under Texas law, the District must obtain the approval of the TCEQ prior to filing bankruptcy. The rights and remedies of the Registered Owners could be adjusted in accordance with the confirmed plan of adjustment of the District's debt.

### **Future Debt**

The District has the right to issue the remaining \$174,130,000 principal amount of authorized but unissued unlimited tax bonds for the purpose of constructing the Utility System and for the refunding of such bonds, the \$121,960,000 principal amount of authorized but unissued unlimited tax bonds for the purpose of constructing the Road System and for the refunding of such bonds, and \$56,000,000 principal amount of authorized but unissued unlimited tax bonds for park and recreational improvements to serve the District and for the refunding of such bonds remaining after the issuance of the Bonds (see "THE BONDS - Issuance of Additional Debt"), and such additional bonds as may hereafter be approved by both the Board and voters of the District. The District also has the right to issue certain other additional bonds, revenue bonds, special project bonds, and other obligations described in the Bond Resolution.

After the issuance of the Bonds, the District will owe the Developer approximately \$23,045,967.37 for the Utility System and parks and recreational facilities and approximately \$1,000,000 for the Road System. If additional bonds are issued in the future and property values have not increased proportionately, such issuance may increase gross debt/property valuation ratios and thereby adversely affect the investment quality or security of the Bonds. The principal amount of bonds issued to finance parks and recreational facilities may not exceed 1% of the District's certified value, unless effective June 14, 2021, the District meets certain financial feasibility requirements under the TCEQ rules, in which case the outstanding principal amount of such bonds issued by the District may exceed an amount equal to one percent but not three percent of the value of the taxable property in the District. See "THE BONDS - Issuance of Additional Debt."

The District's Engineer (herein defined) estimates that the aforementioned \$174,130,000 principal amount of authorized unlimited tax bonds which will remain unissued following the issuance of the Bonds will be adequate to finance the Utility System and to serve all of the currently undeveloped portions of the District.

The District's Engineer estimates that the aforementioned \$121,960,000 principal amount of authorized unlimited tax road bonds which will remain unissued following the issuance of the Bonds will be adequate to finance the Road System and to serve all of the currently undeveloped portions of the District.

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

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

### **Environmental Regulations**

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

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

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

*Air Quality Issues.* Air quality control measures required by the United States Environmental Protection Agency (the "EPA") and the TCEQ may impact new industrial, commercial and residential development in the Houston area. Under the Clean Air Act ("CAA") Amendments of 1990, the eight-county Houston-Galveston-Brazoria area ("HGB Area")—Harris, Galveston, Brazoria, Chambers, Fort Bend, Waller, Montgomery and Liberty Counties—has been designated a nonattainment area under 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 is subject to the TCEQ's General Permit for Phase II (Small) Municipal Separate Storm Sewer Systems (the "MS4 Permit"), which was issued by the TCEQ on January 24, 2019. The MS4 Permit authorizes the discharge of stormwater to surface water in the state from small municipal separate storm sewer

systems. The District has applied for coverage under the MS4 Permit and is awaiting final approval from the TCEQ. In order to maintain compliance with the MS4 Permit, the District continues to develop, implement, and maintain the required plans, as well as to install or implement best management practices to minimize or eliminate unauthorized pollutants that may otherwise be found in stormwater runoff. Costs associated with these compliance activities could be substantial in the future.

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.

In June and July of 2021, the EPA and USACE announced plans to further revise the definition of “waters of the United States.” On August 30, 2021, the United States District Court for the District of Arizona issued an order vacating the NWPR while the EPA and USACE make plans to replace it. In light of this order, the EPA and the USACE announced that they have halted implementation of the NWPR and are interpreting “waters of the United States” consistent with the pre-2015 regulatory regime until further notice while continuing to move forward with the rulemakings announced in June of 2021. Due to existing and possible future litigation and regulatory action, there remains uncertainty regarding the ultimate scope of “waters of the United States” and the extent of EPA and USACE jurisdiction. Depending on the final outcome of such proceedings, operations of municipal utility districts, including the District, could potentially be subject to additional restrictions and requirements, including additional permitting requirements.

### **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 does not pass upon or guarantee the security of the Bonds as an investment, nor has or will the Attorney General pass upon 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 tax purposes. Any proposed litigation, 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.

### **2021 Legislative Session**

The 87th Texas Legislature convened on January 12, 2021, and adjourned on May 31, 2021. The Governor called a special session on June 8, 2021, a second special session on August 7, 2021, and a third special session on September 20, 2021. The Governor may call one or more additional special sessions, which may last no more than 30 days, and for which the Governor sets the agenda. If the Governor were to call a special session, the Texas Legislature may enact laws that materially change current law as it relates to the District and its finances. The District makes no representation regarding any actions the Texas Legislature may take.

### **Bond Insurance Risk Factors**

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

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

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

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

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

Neither the District nor 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. Thus, when making an investment decision, potential investors should carefully consider the ability of the District to pay principal and interest on the Bonds and the claims paying ability of the Bond Insurer, particularly over the life of the investment. See "MUNICIPAL BOND INSURANCE" and "RATINGS" herein for further information provided by the Bond Insurer and the Policy, which includes further instructions for obtaining current financial information concerning the Bond Insurer.

## **LEGAL MATTERS**

### **Legal Opinions**

Delivery of the Bonds will be accompanied by the approving legal opinion of the Attorney General of Texas to the effect that the Bonds are valid and legally binding obligations of the District under the Constitution and

laws of the State of Texas, payable from the proceeds of an annual ad valorem tax levied, without legal limit as to rate or amount, upon all taxable property within the District, and, based upon their examination of a transcript of certified proceedings relating to the issuance and sale of the Bonds, the approving legal opinion of Bond Counsel, to a like effect and to the effect that, under existing law, interest on the Bonds is excludable from gross income for federal tax purposes and interest on the Bonds is not subject to the alternative minimum tax on individuals.

Bond Counsel has reviewed the information appearing in this Official Statement under "THE BONDS (except for information under the subheadings "- Book-Entry-Only System" and "- Use and Distribution of the Utility Bond Proceeds"), "- Use and Distribution of the Road Bond Proceeds") "THE DISTRICT - Authority," "TAXING PROCEDURES," "LEGAL MATTERS," "TAX MATTERS" and "CONTINUING DISCLOSURE OF INFORMATION" solely to determine whether such information, insofar as it relates to matters of law, is true and correct and whether such information fairly summarizes matters of law and the provisions of the documents referred to therein. Bond Counsel has not, however, independently verified any of the factual information contained in this Official Statement nor has it conducted an investigation of the affairs of the District for the purpose of passing upon the accuracy or completeness of this Official Statement. No person is entitled to rely upon Bond Counsel's limited participation as an assumption of responsibility for or an expression of opinion of any kind with regard to the accuracy or completeness of any information contained herein.

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

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

#### **No-Litigation Certificate**

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

#### **No Material Adverse Change**

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

#### **TAX MATTERS**

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

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

Bond Counsel's opinion will assume continuing compliance with the covenants of the Bond Resolution pertaining to those sections of the Code which affect the exclusion from gross income of interest on the Bonds



for federal income tax purpose, and in addition, will rely on representations by the District and the Initial Purchaser with respect to matters solely within the knowledge of the District and the Initial Purchaser, respectively, which Bond Counsel has not independently verified. If the District should fail to comply with the covenants in the Bond Resolution or if the foregoing representations or report 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”) is less than the stated redemption price at maturity. In such case, under existing law, and based upon the assumptions hereinafter stated (a) the difference between (i) the stated amount payable at the maturity of each Original Issue Discount Bond and (ii) the issue price of such Original Issue Discount Bond constitutes original issue discount with respect to such Original Issue Discount Bond in the hands of any owner who has purchased such Original Issue Discount Bond at the initial public offering price in the initial public offering of the Bonds; and (b) such initial owner is entitled to exclude from gross income (as defined in Section 61 of the Code) an amount of income with respect to such Original Issue Discount Bond equal to that portion of the amount of such original issue discount allocable to the period that such Original Issue Discount Bond continues to be owned by such owner.

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

interest on the Bonds under the caption “TAX MATTERS” generally applies, except as otherwise provided below, to original issue discount on an Original Issue Discount Bond held by an owner who purchased such Bond at the initial offering price in the initial public offering of the Bonds, and should be considered in connection with the discussion in this portion of the Official Statement.)

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

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

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

The District has designated the Bonds as “qualified tax-exempt obligations” and has represented that the aggregate amount of tax-exempt bonds (including the Bonds) issued by the District and entities aggregated with the District under the Code during calendar year 2021 is not expected to exceed \$10,000,000 and that the District and entities aggregated with the District under the Code have not designated more than \$10,000,000 in “qualified tax-exempt obligations” (including the Bonds) during calendar year 2021.

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

### **CONTINUING DISCLOSURE OF INFORMATION**

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

## **Annual Reports**

The District will provide certain updated financial information and operating data, which is customarily prepared by the District and publicly available, to the MSRB annually.

The information to be updated with respect to the District includes all quantitative financial information and operating data of the general type included in this Official Statement under the headings "DISTRICT DEBT" (except under the subheading "Estimated Direct and Overlapping Debt Statement"), "TAX DATA," and "APPENDIX A" (Financial Statements of the District). The District will update and provide this information within six months after the end of each of its fiscal years ending in or after 2022. The District will provide the updated information to the MSRB through the EMMA system.

Any information so provided shall be prepared in accordance with generally accepted accounting principles or other such principles as the District may be required to employ from time to time pursuant to state law or regulation, and audited if the audit report is completed within the period during which it must be provided. If the audit report is not complete within such period, then the District shall provide unaudited financial statements for the applicable fiscal year to the MSRB within such six month period, and audited financial statements when and if the audit report becomes available.

In addition, the District and the Developer have agreed to provide information with respect to the Developer, any person or entity to whom the Developer voluntarily assigns (except as collateral) the right to receive a payment out of the proceeds from the sale of the bonds of the District, and each other person or entity, if any, to whom the District voluntarily makes or agrees or has agreed to make a payment out of such proceeds. The District and the Developer will be obligated to provide information concerning the Developer and any such other person or entity only if and so long as (1) such person owns more than 20% of the taxable property within the District by value, as reflected by the most recently certified tax rolls (and without effect to special valuation provisions), (2) such person has made tax or other payments to the District which were used or available to pay more than 20% of the District's debt service requirements in the applicable fiscal year, or (3) at the end of such fiscal year such person is obligated to the District to provide or pay for District facilities or debt in an amount which exceeds 20% of the amount of the District's bonds then outstanding.

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

## **Event Notices**

The District will provide timely notices of certain 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 a definitive agreement relating to any such actions, other than pursuant to its terms, if material; (14) appointment of a successor or additional trustee or the change of name of a trustee, if material; (15) incurrence of a financial obligation of the District or other obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the District or other obligated person, any of which affect Beneficial Owners of the Bonds, if material; and (16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the District or other obligated person, any of which reflect financial difficulties. The terms "obligated person" and "financial obligation" when used in this paragraph shall have the meanings ascribed to

them under SEC Rule 15c2-12 (the "Rule"). The term "material" when used in this paragraph shall have the meaning ascribed to it under federal securities laws. Neither the Bonds nor the Bond Resolution makes any provision for debt service reserves or liquidity enhancement. In addition, the District will provide timely notice of any failure by the District to provide information, data, or financial statements in accordance with its agreement described above under "Annual Reports."

#### **Availability of Information from EMMA**

The District has agreed to provide the information only to the MSRB. The MSRB has prescribed that such information must be filed via EMMA. The MSRB makes the information available to the public without charge and investors will be able to access continuing disclosure information filed with the MSRB at [www.emma.msrb.org](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 and beneficial owners of Bonds may seek a writ of mandamus to compel the District to comply with its agreement.

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

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

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

### **OFFICIAL STATEMENT**

#### **General**

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

The District's audited financial statements for the year ended February 28, 2021, were prepared by McGrath & Co., PLLC and have been included herein as "APPENDIX A." McGrath & Co., PLLC, has agreed to the publication of its audit opinion on such financial statements in this Official Statement.

## **Experts**

The information contained in the Official Statement relating to engineering and to the description of the Utility System, and, in particular, that engineering information included in the sections entitled "THE DISTRICT - Description", "THE UTILITY SYSTEM" and "THE ROAD SYSTEM" has been provided by Costello, Inc. and has been included herein in reliance upon the authority of said firm as experts in the field of civil engineering.

The information contained in the Official Statement relating to assessed valuations of property generally and, in particular, that information concerning collection rates and valuations contained in the sections captioned "TAX DATA" and "DISTRICT DEBT" was provided by B&A Municipal Tax Service, LLC and the Appraisal District. Such information has been included herein in reliance upon B&A Municipal Tax Service, LLC's authority as an expert in the field of tax collection and the Appraisal District's authority as an expert in the field of tax assessing.

## **Certification as to Official Statement**

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

## **Updating of Official Statement**

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

## **CONCLUDING STATEMENT**

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

This Official Statement was approved by the Board of Directors of Montgomery County Municipal Utility District No. 137 as of the date shown on the first page hereof.

/s/ Robert Wempe  
President, Board of Directors  
Montgomery County Municipal Utility District No. 137

ATTEST:

/s/ Christina Cole  
Secretary, Board of Directors  
Montgomery County Municipal Utility District No. 137

**APPENDIX A**  
**FINANCIAL STATEMENTS OF THE DISTRICT**

**MONTGOMERY COUNTY MUNICIPAL  
UTILITY DISTRICT NO. 137**

**MONTGOMERY COUNTY, TEXAS**

**FINANCIAL REPORT**

**February 28, 2021**

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# McGRATH & CO., PLLC

*Certified Public Accountants*  
2500 Tanglewilde, Suite 340  
Houston, Texas 77063

## Independent Auditor's Report

Board of Directors  
Montgomery County Municipal Utility District No. 137  
Montgomery County, Texas

We have audited the accompanying financial statements of the governmental activities and each major fund of Montgomery County Municipal Utility District No. 137, as of and for the year ended February 28, 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 basic financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free of material misstatement.

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

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

***Board of Directors  
Montgomery County Municipal Utility District No. 137  
Montgomery County, Texas***

**Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Montgomery County Municipal Utility District No. 137, as of February 28, 2021, and the respective changes in financial position thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

**Other Matters**

*Required Supplementary Information*

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

*Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The Texas Supplementary Information is presented for purposes of additional analysis and is not a required part of the basic financial statements. The Texas Supplementary Information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied to the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements taken as a whole.

*McGuire & Co, PC*

Houston, Texas  
June 28, 2021

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

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**Montgomery County Municipal Utility District No. 137**  
**Management's Discussion and Analysis**  
**February 28, 2021**

### **Using this Annual Report**

Within this section of the financial report of Montgomery County Municipal Utility District No. 137 (the "District"), the District's Board of Directors provides a narrative discussion and analysis of the financial activities of the District for the fiscal year ended February 28, 2021. This analysis should be read in conjunction with the independent auditor's report and the basic financial statements that follow this section.

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

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

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

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

### **Government-Wide Financial Statements**

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

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

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

**Fund Financial Statements**

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

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

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

The District's net position at February 28, 2021, was negative \$12,806,301. The District's net position is negative because the District incurs debt to construct road facilities which it conveys to Montgomery County. A comparative summary of the District's overall financial position, as of February 28, 2021 and February 29, 2020, is as follows:

	2021	2020
Current and other assets	\$ 2,511,048	\$ 1,616,610
Capital assets	24,562,454	21,640,130
Total assets	<u>27,073,502</u>	<u>23,256,740</u>
Current liabilities	670,311	453,366
Long-term liabilities	39,209,492	33,750,752
Total liabilities	<u>39,879,803</u>	<u>34,204,118</u>
Net position		
Net investment in capital assets	(4,152,561)	(2,986,497)
Restricted	879,182	585,817
Unrestricted	(9,532,922)	(8,546,698)
Total net position	<u>\$ (12,806,301)</u>	<u>\$ (10,947,378)</u>

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The total net position of the District decreased during the current fiscal year by \$1,858,923. A comparative summary of the District's *Statement of Activities* for the past two years is as follows:

	<u>2021</u>	<u>2020</u>
Revenues		
Property taxes, penalties and interest	\$ 1,388,382	\$ 971,845
Water and sewer service	407,215	260,756
Other	372,689	371,887
Total revenues	<u>2,168,286</u>	<u>1,604,488</u>
Expenses		
Current service operations	1,184,038	1,059,095
Debt interest and fees	391,959	283,243
Developer interest	407,797	350,045
Debt issuance costs	342,498	354,862
Depreciation	513,916	427,415
Total expenses	<u>2,840,208</u>	<u>2,474,660</u>
Change in net position before other item	(671,922)	(870,172)
Other items		
Transfers to other governments	<u>(1,187,001)</u>	<u>(2,112,707)</u>
Change in net position	(1,858,923)	(2,982,879)
Net position, beginning of year	<u>(10,947,378)</u>	<u>(7,964,499)</u>
Net position, end of year	<u>\$ (12,806,301)</u>	<u>\$ (10,947,378)</u>

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

The District's combined fund balances, as of February 28, 2021, were \$2,029,401, which consists of \$555,147 in the General Fund, \$830,717 in the Debt Service Fund and \$643,537 in the Capital Projects Fund.

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*General Fund*

A comparative summary of the General Fund's financial position as of February 28, 2021 and February 29, 2020 is as follows:

	2021	2020
Total assets	\$ 988,054	\$ 649,919
Total liabilities	\$ 405,036	\$ 268,366
Total deferred inflows	27,871	18,459
Total fund balance	555,147	363,094
Total liabilities, deferred inflows and fund balance	\$ 988,054	\$ 649,919

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

	2021	2020
Total revenues	\$ 1,308,604	\$ 1,047,643
Total expenditures	(1,116,551)	(876,021)
Revenues over expenditures	\$ 192,053	\$ 171,622

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

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



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*Debt Service Fund*

A comparative summary of the Debt Service Fund's financial position as of February 28, 2021 and February 29, 2020 is as follows:

	2021	2020
Total assets	<u>\$ 879,457</u>	<u>\$ 585,817</u>
Total liabilities	\$ 275	\$ -
Total deferred inflows	48,465	28,320
Total fund balance	<u>830,717</u>	<u>557,497</u>
Total liabilities, deferred inflows and fund balance	<u>\$ 879,457</u>	<u>\$ 585,817</u>

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

	2021	2020
Total revenues	\$ 829,115	\$ 550,265
Total expenditures	<u>(605,169)</u>	<u>(466,912)</u>
Revenues over expenditures	223,946	83,353
Other changes in fund balance	49,274	84,838
Net change in fund balance	<u>\$ 273,220</u>	<u>\$ 168,191</u>

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

*Capital Projects Fund*

A comparative summary of the Capital Projects Fund's financial position as of February 28, 2021 and February 29, 2020 is as follows:

	2021	2020
Total assets	<u>\$ 643,537</u>	<u>\$ 380,874</u>
Total fund balance	<u>\$ 643,537</u>	<u>\$ 380,874</u>

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

	2021	2020
Total revenues	\$ 1,010	\$ 4,070
Total expenditures	(3,471,073)	(3,554,872)
Revenues under expenditures	(3,470,063)	(3,550,802)
Other changes in fund balance	3,732,726	3,826,162
Net change in fund balance	\$ 262,663	\$ 275,360

The District has had considerable capital asset activity in the last two years, which was financed with proceeds from the issuance of its Series 2020 Unlimited Tax Bonds in the current year and the sale of its Series 2019 Unlimited Tax Bonds and Series 2019 Unlimited Tax Road Bonds in the prior year.

**General Fund Budgetary Highlights**

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

Since the District's budget is primarily a planning tool, actual results varied from the budgeted amounts. Actual net change in fund balance was \$124,703 greater than budgeted. The *Budgetary Comparison Schedule* on page 32 of this report provides variance information per financial statement line item.

**Capital Assets**

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

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Capital assets held by the District at February 28, 2021 and February 29, 2020 are summarized as follows:

	<u>2021</u>	<u>2020</u>
Capital assets not being depreciated		
Land and improvements	<u>\$ 6,379,821</u>	<u>\$ 6,155,418</u>
Capital assets being depreciated		
Infrastructure	17,820,558	15,153,277
Landscape improvements	1,870,834	1,626,224
Park and recreational facilities	<u>487,258</u>	<u>187,312</u>
	<u>20,178,650</u>	<u>16,966,813</u>
Less accumulated depreciation		
Infrastructure	(1,627,702)	(1,231,690)
Landscape improvements	(334,586)	(241,045)
Park and recreational facilities	<u>(33,729)</u>	<u>(9,366)</u>
	<u>(1,996,017)</u>	<u>(1,482,101)</u>
Depreciable capital assets, net	<u>18,182,633</u>	<u>15,484,712</u>
Capital assets, net	<u><u>\$ 24,562,454</u></u>	<u><u>\$ 21,640,130</u></u>

Capital asset additions during the current year include the following:

- Northgrove Sections 8B and 12 – landscaping
- Northgrove Section 9 – utilities
- Northgrove Section 12 – park
- Northgrove Section 13 – utilities
- Northgrove Sections 13 and 14 – clearing and grubbing
- Water well no. 2

Montgomery County assumes responsibility for road facilities constructed within the boundaries of the County. Accordingly, these facilities are not considered assets of the District. The estimated value of these assets is recorded as transfers to other governments upon completion of construction. This estimated cost is trued-up when the developers are reimbursed. For the year ended February 28, 2021, capital assets in the amount of \$1,187,001 have been recorded as transfers to other governments in the government-wide statements. Additional information is presented in Note 9.

**Long-Term Debt and Related Liabilities**

As of February 28, 2021, the District owes approximately \$25,424,492 to developers for completed projects and operating advances. The initial cost of the completed project and related liability is estimated based on actual construction costs plus 10-15% for engineering and other fees and is recorded on the District's financial statements upon completion of construction. As discussed in Note

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6, the District has an additional commitment in the amount of \$5,703,669 for projects under construction by the developers. As noted, the District will owe its developer for these projects upon completion of construction. The District intends to reimburse the developers from proceeds of future bond issues or other lawfully available funds. The estimated cost of amounts owed to the developers is trued up when the developers are reimbursed.

At February 28, 2021 and February 29, 2020, the District had total bonded debt outstanding as shown below:

Series	2021	2020
2017 Road	\$ 3,760,000	\$ 3,850,000
2018 Road	2,410,000	2,470,000
2019 Road	1,155,000	1,190,000
2019	2,825,000	2,825,000
2020	3,900,000	
	\$ 14,050,000	\$ 10,335,000

During the current year, the District issued \$3,900,000 in unlimited tax bonds. At February 28, 2021, the District had \$178,275,000 unlimited tax bonds authorized, but unissued for the purposes of acquiring, constructing and improving the water, sanitary sewer and drainage systems within the District and the refunding of such bonds; \$56,000,000 for parks and recreational facilities and the refunding of such bonds; and \$126,330,000 for road improvements and the refunding of such bonds.

**Next Year's Budget**

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

	2021 Actual	2022 Budget
Total revenues	\$ 1,308,604	\$ 1,242,350
Total expenditures	(1,116,551)	(1,010,900)
Revenues over expenditures	192,053	231,450
Beginning fund balance	363,094	555,147
Ending fund balance	\$ 555,147	\$ 786,597

## **Basic Financial Statements**

**Montgomery County Municipal Utility District No. 137**  
**Statement of Net Position and Governmental Funds Balance Sheet**  
**February 28, 2021**

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Net Position
<b>Assets</b>						
Cash	\$ 909,430	\$ 237,564	\$ 7,470	\$ 1,154,464	\$ -	\$ 1,154,464
Investments	181,398	397,434	636,067	1,214,899		1,214,899
Taxes receivable	27,871	48,465		76,336		76,336
Customer service receivables	65,349			65,349		65,349
Internal balances	(195,994)	195,994				
Capital assets not being depreciated					6,379,821	6,379,821
Capital assets, net					18,182,633	18,182,633
<b>Total Assets</b>	<b>\$ 988,054</b>	<b>\$ 879,457</b>	<b>\$ 643,537</b>	<b>\$ 2,511,048</b>	<b>24,562,454</b>	<b>27,073,502</b>
<b>Liabilities</b>						
Accounts payable	\$ 101,599	\$ -	\$ -	\$ 101,599		101,599
Other payables	506	275		781		781
Customer deposits	239,896			239,896		239,896
Unearned revenue	63,035			63,035		63,035
Due to developers					25,424,492	25,424,492
Long-term debt						
Due within one year					265,000	265,000
Due after one year					13,785,000	13,785,000
<b>Total Liabilities</b>	<b>405,036</b>	<b>275</b>		<b>405,311</b>	<b>39,474,492</b>	<b>39,879,803</b>
<b>Deferred Inflows of Resources</b>						
Deferred property taxes	27,871	48,465		76,336	(76,336)	
<b>Fund Balances/Net Position</b>						
<b>Fund Balances</b>						
Restricted		830,717	643,537	1,474,254	(1,474,254)	
Unassigned	555,147			555,147	(555,147)	
<b>Total Fund Balances</b>	<b>555,147</b>	<b>830,717</b>	<b>643,537</b>	<b>2,029,401</b>	<b>(2,029,401)</b>	
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances</b>	<b>\$ 988,054</b>	<b>\$ 879,457</b>	<b>\$ 643,537</b>	<b>\$ 2,511,048</b>		
<b>Net Position</b>						
Net investment in capital assets					(4,152,561)	(4,152,561)
Restricted for debt service					879,182	879,182
Unrestricted					(9,532,922)	(9,532,922)
<b>Total Net Position</b>					<b>\$(12,806,301)</b>	<b>\$(12,806,301)</b>

See notes to basic financial statements.

*Montgomery County Municipal Utility District No. 137*  
*Statement of Activities and Governmental Funds Revenues, Expenditures and Changes in Fund Balances*  
*For the Year Ended February 28, 2021*

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Activities
<b>Revenues</b>						
Water service	\$ 182,963	\$ -	\$ -	\$ 182,963	\$ -	\$ 182,963
Sewer service	224,252			224,252		224,252
Property taxes	530,243	823,358		1,353,601	26,555	1,380,156
Penalties and interest	571	4,653		5,224	3,002	8,226
Pumpage fees	187,195			187,195		187,195
Tap connection and inspection	177,260			177,260		177,260
Miscellaneous	5,540			5,540		5,540
Investment earnings	580	1,104	1,010	2,694		2,694
<b>Total Revenues</b>	<b>1,308,604</b>	<b>829,115</b>	<b>1,010</b>	<b>2,138,729</b>	<b>29,557</b>	<b>2,168,286</b>
<b>Expenditures/Expenses</b>						
Current service operations						
Professional fees	148,356		15,845	164,201		164,201
Contracted services	253,714	25,243		278,957		278,957
Repairs and maintenance	369,781		23,423	393,204		393,204
Utilities	87,560			87,560		87,560
Pumpage fees	195,421			195,421		195,421
Administrative	47,762	2,967	9	50,738		50,738
Other	13,957			13,957		13,957
Capital outlay			2,681,501	2,681,501	(2,681,501)	
Debt service						
Principal		185,000		185,000	(185,000)	
Interest and fees		391,959		391,959		391,959
Developer interest			407,797	407,797		407,797
Debt issuance costs			342,498	342,498		342,498
Depreciation					513,916	513,916
<b>Total Expenditures/Expenses</b>	<b>1,116,551</b>	<b>605,169</b>	<b>3,471,073</b>	<b>5,192,793</b>	<b>(2,352,585)</b>	<b>2,840,208</b>
<b>Revenues Over/(Under)</b>						
<b>Expenditures/Expenses</b>	<b>192,053</b>	<b>223,946</b>	<b>(3,470,063)</b>	<b>(3,054,064)</b>	<b>2,382,142</b>	<b>(671,922)</b>
<b>Other Financing Sources/(Uses)</b>						
Proceeds from sale of bonds		49,274	3,850,726	3,900,000	(3,900,000)	
Repayment of developer advances			(118,000)	(118,000)	118,000	
<b>Other Items</b>						
Transfers to other governments					(1,187,001)	(1,187,001)
<b>Net Change in Fund Balances</b>	<b>192,053</b>	<b>273,220</b>	<b>262,663</b>	<b>727,936</b>	<b>(727,936)</b>	
<b>Change in Net Position</b>					<b>(1,858,923)</b>	<b>(1,858,923)</b>
Fund Balances/Net Position						
Beginning of the year	363,094	557,497	380,874	1,301,465	(12,248,843)	(10,947,378)
<b>End of the year</b>	<b>\$ 555,147</b>	<b>\$ 830,717</b>	<b>\$ 643,537</b>	<b>\$ 2,029,401</b>	<b>\$(14,835,702)</b>	<b>\$(12,806,301)</b>

See notes to basic financial statements.

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

The accounting policies of Montgomery County Municipal Utility District No. 137 (the “District”) conform with accounting principles generally accepted in the United States of America as promulgated by the Governmental Accounting Standards Board (“GASB”). The following is a summary of the most significant policies:

### **Creation**

The District was created by an act by the Texas Legislature under Article XVI, Section 59 and Article III, Section 52, Senate Bill 624, Chapter 551, as passed by the eighty-third (83rd) Texas Legislature on June 14, 2003, and operates in accordance with the Special District Local Laws Code, Chapter 8421, and the Texas Water Code, Chapters 49 and 54. The District was created for the purpose of providing water, sewer and drainage facilities, parks, roads and other public infrastructure to facilitate the development of land within its boundaries. The District is authorized to issue bonds for the purpose of acquiring and constructing the facilities. The Board of Directors held its first meeting on August 6, 2013 and the District issued its first bonds on October 30, 2017.

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

### **Reporting Entity**

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

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

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

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

**Government-Wide and Fund Financial Statements (continued)**

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

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

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

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

**Measurement Focus and Basis of Accounting**

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

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

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

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

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

**Use of Restricted Resources**

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

**Receivables**

All receivables are reported at their gross value and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible. Receivables from and payables to external parties are reported separately and are not offset, unless a legal right of offset exists. At February 28, 2021, an allowance for uncollectible accounts was not considered necessary.

**Interfund Activity**

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

**Capital Assets**

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

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

Assets	Useful Life
Infrastructure	45 years
Landscaping improvements	20 years
Park and recreational facilities	20 years

The District's detention facilities are considered improvements to land and are non-depreciable.

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

**Deferred Inflows and Outflows of Financial Resources**

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

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

**Net Position – Governmental Activities**

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

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

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

Unrestricted – resources not included in the other components.

**Fund Balances – Governmental Funds**

Governmental accounting standards establish the following fund balance classifications:

Nonspendable - amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact. The District 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 externally imposed by creditors, grantors, contributors, or the laws or regulations of other governments. The District’s restricted fund balances consist of unspent bond proceeds in the Capital Projects Fund and property taxes levied for debt service and capitalized interest from the sale of bonds in the Debt Service Fund.

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

*Montgomery County Municipal Utility District No. 137*  
*Notes to Basic Financial Statements*  
*February 28, 2021*

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

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

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

Unassigned - all other spendable amounts in the General Fund.

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

**Use of Estimates**

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

*Montgomery County Municipal Utility District No. 137*  
*Notes to Basic Financial Statements*  
*February 28, 2021*

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

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

Total fund balance, governmental funds	\$ 2,029,401
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in governmental funds.	
Historical cost	\$ 26,558,471
Less accumulated depreciation	<u>(1,996,017)</u>
Change due to capital assets	24,562,454
Amounts due to the District's developers for prefunded construction and operating advances are recorded as a liability in the <i>Statement of Net Position</i> .	
	(25,424,492)
Long-term liabilities are not due and payable in the current period and, therefore, are not reported as liabilities in the governmental funds. The difference consists of bonds payable.	
	(14,050,000)
Property taxes receivable and related penalties and interest have been levied and are due, but are not available soon enough to pay current period expenditures and, therefore, are deferred in the funds.	
	76,336
Total net position - governmental activities	<u>\$ (12,806,301)</u>

**Montgomery County Municipal Utility District No. 137**  
**Notes to Basic Financial Statements**  
**February 28, 2021**

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

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

Net change in fund balances - total governmental funds \$ 727,936

Governmental funds do not report revenues that are not available to pay current obligations. In contrast, such revenues are reported in the *Statement of Activities* when earned. The difference is for property taxes and related penalties and interest. 29,557

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

Capital outlays	\$ 2,681,501	
Depreciation expense	(513,916)	
		2,167,585

The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of principal uses current financial resources. However, neither transaction has any effect on net assets. Other elements of debt financing are reported differently between the fund and government wide statements.

Issuance of long-term debt	(3,900,000)	
Principal payments	185,000	
		(3,715,000)

Amounts repaid to the District's developers for operating advances use financial resources at the fund level, but reduce the liability in the *Statement of Net Position*. 118,000

Montgomery County assumes responsibility for roads upon completion of construction and improvements. Since the improvements are funded by the developers, financial resources are not expended in the fund financial statements; however, in the *Statement of Activities*, these amounts are reported as transfers to other governments. (1,187,001)

Change in net position of governmental activities		\$ (1,858,923)
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**Note 3 – Deposits and Investments**

**Deposit Custodial Credit Risk**

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

**Investments**

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

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

As of February 28, 2021, the District’s investments consist of the following:

Type	Fund	Carrying Value	Rating	Weighted Average Maturity
TexPool	General	\$ 181,398		
	Debt Service	397,434		
	Capital Projects	636,067		
Total		<u>\$ 1,214,899</u>	AAAm	32 days



*Montgomery County Municipal Utility District No. 137*  
*Notes to Basic Financial Statements*  
*February 28, 2021*

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

**TexPool**

The District participates in TexPool, the Texas Local Government Investment Pool. The State Comptroller of Public Accounts exercises oversight responsibility of TexPool, which includes (1) the ability to significantly influence operations, (2) designation of management and (3) accountability for fiscal matters. Additionally, the State Comptroller has established an advisory board composed of both participants in TexPool and other persons who do not have a business relationship with TexPool. The Advisory Board members review the investment policy and management fee structure.

As permitted by GAAP, TexPool uses amortized cost (which excludes unrealized gains and losses) rather than market value to compute share price and seeks to maintain a constant dollar value per share. Accordingly, the fair value of the District’s position in TexPool is the same as the value of TexPool shares. Investments in TexPool may be withdrawn on a same day basis, as long as the transaction is executed by 3:30 p.m.

**Investment Credit and Interest Rate Risk**

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

**Note 4 – Interfund Balances and Transactions**

Amounts due to/from other funds at February 28, 2021, consist of the following:

Receivable Fund	Payable Fund	Amounts	Purpose
General Fund	Debt Service Fund	\$ 31,331	Maintenance tax collections not remitted as of year end
Debt Service Fund	General Fund	227,325	Road debt service tax collections not remitted as of year end

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

**Montgomery County Municipal Utility District No. 137**  
**Notes to Basic Financial Statements**  
**February 28, 2021**

**Note 5 – Capital Assets**

A summary of changes in capital assets, for the year ended February 28, 2021, is as follows:

	Beginning Balances	Additions	Ending Balances
Capital assets not being depreciated			
Land and improvements	\$ 6,155,418	\$ 224,403	\$ 6,379,821
Capital assets being depreciated			
Infrastructure	15,153,277	2,667,281	17,820,558
Landscape improvements	1,626,224	244,610	1,870,834
Park and recreational facilities	187,312	299,946	487,258
	<u>16,966,813</u>	<u>3,211,837</u>	<u>20,178,650</u>
Less accumulated depreciation			
Infrastructure	(1,231,690)	(396,012)	(1,627,702)
Landscape improvements	(241,045)	(93,541)	(334,586)
Park and recreational facilities	(9,366)	(24,363)	(33,729)
	<u>(1,482,101)</u>	<u>(513,916)</u>	<u>(1,996,017)</u>
Subtotal depreciable capital assets, net	<u>15,484,712</u>	<u>2,697,921</u>	<u>18,182,633</u>
Capital assets, net	<u>\$ 21,640,130</u>	<u>\$ 2,922,324</u>	<u>\$ 24,562,454</u>

Depreciation expense for the current year was \$513,916.

**Note 6 – Due to Developers**

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

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

**Montgomery County Municipal Utility District No. 137**  
**Notes to Basic Financial Statements**  
**February 28, 2021**

**Note 6 – Due to Developers (continued)**

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

Due to developers, beginning of year	\$ 23,600,752
Developer reimbursements	(2,681,501)
Repayment of developer advances	(118,000)
Developer funded construction	4,623,241
Due to developers, end of year	<u>\$ 25,424,492</u>

In addition, the District will owe the developers approximately \$5,703,669, which is included in the following schedule of contractual commitments. The exact amount is not known until approved by the TCEQ and verified by the District’s auditor. As previously noted, these projects will be reported in the government-wide financial statements upon completion of construction.

	Contract Amount	Amounts Paid	Remaining Commitment
Wastewater Treatment Plant No. 1 - phase 2 expansion	\$ 998,200	\$ 862,650	\$ 135,550
Water Plant Phase 2	844,600		844,600
Northgrove, Section 9 - landscaping	124,673	108,119	16,555
Northgrove, Section 13 - landscaping	83,067		83,067
Northgrove, Section 14 - landscaping	295,658	203,727	91,931
Northgrove, Section 14 - utilities	2,274,296	1,946,438	327,859
Northgrove, Section 15 - utilities	1,014,325		1,014,325
Northgrove, Section 15 - clearing and grubbing	68,850	37,125	31,725
	<u>\$ 5,703,669</u>	<u>\$ 3,158,058</u>	<u>\$ 2,545,611</u>

**Note 7 – Long-Term Debt**

Long-term debt is comprised of the following:

Bonds payable	<u>\$ 14,050,000</u>
Due within one year	<u>\$ 265,000</u>

**Montgomery County Municipal Utility District No. 137**  
**Notes to Basic Financial Statements**  
**February 28, 2021**

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

The District’s bonds payable at February 28, 2021, consists of unlimited tax bonds as follows:

Series	Amounts Outstanding	Original Issue	Interest Rates	Maturity Date, Serially, Beginning/ Ending	Interest Payment Dates	Call Dates
2017 Road	\$ 3,760,000	\$ 3,940,000	2.00% - 4.15%	September 1, 2019/2043	September 1, March 1	September 1, 2023
2018 Road	2,410,000	2,540,000	2.25% - 4.30%	September 1, 2019/2043	September 1, March 1	September 1, 2024
2019 Road	1,155,000	1,190,000	1.90% - 3.30%	September 1, 2020/2044	September 1, March 1	September 1, 2025
2019	2,825,000	2,825,000	2.00% - 3.375%	September 1, 2021/2044	September 1, March 1	September 1, 2025
2020	3,900,000	3,900,000	1.50% - 3.00%	September 1, 2022/2045	September 1, March 1	September 1, 2025
	<u>\$ 14,050,000</u>					

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

At February 28, 2021, the District had authorized but unissued bonds in the amount of \$178,275,000 for water, sewer and drainage facilities and the refunding of such bonds; \$56,000,000 for park and recreational facilities and the refunding of such bonds; and \$126,330,000 for road facilities and the refunding of such bonds.

On October 28, 2020, the District issued its \$3,900,000 Series 2020 Unlimited Tax Bonds at a net effective interest rate of 2.929940%. Proceeds of the bonds were used to to reimburse developers for the following: (1) the construction of capital assets within the District; engineering, and other costs associated with the construction of capital assets, and operating advances (2) to pay developer interest at the net effective interest rate of the bonds and (3) to pay capitalized interest into the Debt Service Fund.

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

Bonds payable, beginning of year	\$ 10,335,000
Bonds issued	3,900,000
Bonds retired	(185,000)
Bonds payable, end of year	<u>\$ 14,050,000</u>

*Montgomery County Municipal Utility District No. 137*  
*Notes to Basic Financial Statements*  
*February 28, 2021*

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

The debt service payment due March 1 was made during the current fiscal year. The following schedule was prepared presuming this practice will continue. As of February 28, 2021, annual debt service requirements on bonds outstanding are as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Totals</u>
2022	\$ 265,000	\$ 448,681	\$ 713,681
2023	395,000	441,252	836,252
2024	405,000	432,157	837,157
2025	420,000	422,222	842,222
2026	440,000	411,378	851,378
2027	455,000	399,764	854,764
2028	470,000	387,212	857,212
2029	490,000	373,760	863,760
2030	505,000	359,365	864,365
2031	535,000	343,672	878,672
2032	550,000	326,743	876,743
2033	565,000	309,079	874,079
2034	585,000	290,491	875,491
2035	610,000	270,736	880,736
2036	635,000	249,679	884,679
2037	660,000	227,335	887,335
2038	685,000	203,931	888,931
2039	710,000	179,520	889,520
2040	740,000	153,882	893,882
2041	765,000	126,655	891,655
2042	800,000	97,934	897,934
2043	830,000	67,988	897,988
2044	855,000	36,986	891,986
2045	455,000	13,999	468,999
2046	225,000	3,375	228,375
	<u>\$ 14,050,000</u>	<u>\$ 6,577,796</u>	<u>\$ 20,627,796</u>

**Note 8 – Property Taxes**

On November 13, 2013, the voters of the District authorized the District’s Board of Directors to levy taxes annually for use in financing general operations limited to \$1.50 per \$100 of assessed value and an operation and maintenance tax for road facilities limited to \$0.25 per \$100 of assessed value. The District’s bond resolutions require that property taxes be levied for use in paying interest and principal on long-term debt and for use in paying the cost of assessing and collecting taxes. Taxes levied to finance debt service requirements on long-term debt are without limitation as to rate or amount.

**Montgomery County Municipal Utility District No. 137**  
**Notes to Basic Financial Statements**  
**February 28, 2021**

**Note 8 – Property Taxes (continued)**

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

Property taxes are collected based on rates adopted in the year of the levy. The District’s 2021 fiscal year was financed through the 2020 tax levy, pursuant to which the District levied property taxes of \$1.35 per \$100 of assessed value, of which \$0.53 was allocated to maintenance and operations, \$0.46 was allocated to road debt service, and \$0.36 was allocated to debt service. The resulting tax levy was \$1,365,766 on the adjusted taxable value of \$101,167,876.

Total property taxes receivable, at February 28, 2021, consisted of the following:

Current year taxes receivable	\$	70,274
Penalty and interest receivable		6,062
Property taxes receivable	<u>\$</u>	<u>76,336</u>

**Note 9 – Transfers to Other Governments**

Montgomery County assumes responsibility for the maintenance of public roads constructed within the county limits. Accordingly, road facilities are considered to be capital assets of Montgomery County, not the District. The estimated cost of each road project is recorded as a transfer to other government upon completion of construction. This cost is trued-up when the developer is subsequently reimbursed. For the year ended February 28, 2021, the District recorded transfers to other governments in the amount of \$1,187,001 for road facilities constructed by a developer within the District.

**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 personal injuries. The risk of loss is covered by commercial insurance. There have been no significant reductions in insurance coverage from the prior year. Settlement amounts have not exceeded insurance coverage for the current year or the three prior years.

## **Required Supplementary Information**

*Montgomery County Municipal Utility District No. 137  
 Required Supplementary Information - Budgetary Comparison Schedule - General Fund  
 For the Year Ended February 28, 2021*

	Original and Final Budget	Actual	Variance Positive (Negative)
<b>Revenues</b>			
Water service	\$ 110,000	\$ 182,963	\$ 72,963
Sewer service	124,000	224,252	100,252
Property taxes	375,000	530,243	155,243
Penalties and interest	5,500	571	(4,929)
Pumpage fees	150,000	187,195	37,195
Tap connection and inspection	90,750	177,260	86,510
Miscellaneous		5,540	5,540
Investment earnings	2,000	580	(1,420)
Total Revenues	<u>857,250</u>	<u>1,308,604</u>	<u>451,354</u>
<b>Expenditures</b>			
Current service operations			
Professional fees	114,500	148,356	(33,856)
Contracted services	166,200	253,714	(87,514)
Repairs and maintenance	240,600	369,781	(129,181)
Utilities	71,000	87,560	(16,560)
Pumpage fees	150,000	195,421	(45,421)
Administrative	41,100	47,762	(6,662)
Other	6,500	13,957	(7,457)
Total Expenditures	<u>789,900</u>	<u>1,116,551</u>	<u>(326,651)</u>
<b>Revenues Over Expenditures</b>	67,350	192,053	124,703
<b>Fund Balance</b>			
Beginning of the year	363,094	363,094	
<b>End of the year</b>	<u>\$ 430,444</u>	<u>\$ 555,147</u>	<u>\$ 124,703</u>



*Montgomery County Municipal Utility District No. 137*  
*Notes to Required Supplementary Information*  
*February 28, 2021*

**Budgets and Budgetary Accounting**

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

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## **Texas Supplementary Information**

Montgomery County Municipal Utility District No. 137

TSI-1. Services and Rates

February 28, 2021

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

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

2. Retail Service Providers

a. Retail Rates for a 3/4" meter (or equivalent):

	Minimum Charge	Minimum Usage	Flat Rate (Y / N)	Rate per 1,000 Gallons Over Minimum Usage	Usage Levels
Water:	\$ 15.00	6,000	N	\$ 1.75	6,001 to 10,000
				\$ 2.50	10,001 to 15,000
				\$ 3.25	15,001 to 20,000
				\$ 4.00	20,001 to 30,000
				\$ 5.00	30,000 to No limit
Wastewater:	\$ 50.00	N	Y		to _____
SJRA fee:	\$ 2.95	N	N	\$ 2.96	-0- to No limit

District employs winter averaging for wastewater usage?  Yes  No

Total charges per 10,000 gallons usage: Water \$ 51.60 Wastewater \$ 50.00

b. Water and Wastewater Retail Connections:

Meter Size	Total Connections	Active Connections	ESFC Factor	Active ESFC'S
Unmetered			x 1.0	
less than 3/4"	431	429	x 1.0	429
1"	69	69	x 2.5	173
1.5"			x 5.0	
2"	12	12	x 8.0	96
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	513	511		511
Total Wastewater	485	483	x 1.0	483

See accompanying auditor's report.

**Montgomery County Municipal Utility District No. 137**  
**TSI-1. Services and Rates**  
**February 28, 2021**

3. Total Water Consumption during the fiscal year (rounded to the nearest thousand):

Gallons pumped into system:	<u>71,329,000</u>	Water Accountability Ratio:
Gallons billed to customers:	<u>64,896,000</u>	(Gallons billed / Gallons pumped)
		<u>90.98%</u>

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

Does the District have Debt Service standby fees? Yes  No

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

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

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

5. Location of District

Is the District located entirely within one county? Yes  No

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

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

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

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

Entirely  Partly  Not at all

ETJs in which the District is located: City of Houston

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

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

See accompanying auditors' report.

*Montgomery County Municipal Utility District No. 137  
 TSI-2 General Fund Expenditures  
 For the Year Ended February 28, 2021*

Professional fees		
Legal		\$ 72,610
Audit		9,500
Engineering		66,246
		<u>148,356</u>
Contracted services		
Bookkeeping		8,505
Operator		33,196
Garbage collection		104,941
Sludge removal		3,206
Tap connection and inspection		101,366
Tax assessor/collector fees		2,500
		<u>253,714</u>
Repairs and maintenance		<u>369,781</u>
Utilities		<u>87,560</u>
Pumpage fees		<u>195,421</u>
Administrative		
Directors fees		11,850
Printing and office supplies		14,347
Insurance		16,628
Other		4,937
		<u>47,762</u>
Other		<u>13,957</u>
Total expenditures		<u>\$ 1,116,551</u>

Reporting of Utility Services in Accordance with HB 3693:

	<u>Usage</u>	<u>Cost</u>
Electrical	445,270 kWh	\$ 87,560
Water	N/A	N/A
Natural Gas	N/A	N/A

See accompanying auditors' report.

*Montgomery County Municipal Utility District No. 137*  
*TSI-3. Investments*  
*February 28, 2021*

<u>Fund</u>	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Balance at End of Year</u>
General			
TexPool	Variable	N/A	<u>\$ 181,398</u>
Debt Service			
TexPool	Variable	N/A	<u>397,434</u>
Capital Projects			
TexPool	Variable	N/A	<u>636,067</u>
Total - All Funds			<u><u>\$ 1,214,899</u></u>

See accompanying auditors' report.

**Montgomery County Municipal Utility District No. 137**  
**TSI-4. Taxes Levied and Receivable**  
**February 28, 2021**

	Maintenance Taxes	Road Debt Service Taxes	Debt Service Taxes	Totals
Taxes Receivable, Beginning of Year	\$ 18,459	\$ 22,022	\$ 3,238	\$ 43,719
Adjustments to Prior Year Tax Levy	(3,248)	(3,876)	(569)	(7,693)
Adjusted Receivable	15,211	18,146	2,669	36,026
2020 Original Tax Levy	532,538	462,203	361,724	1,356,465
Adjustments	3,652	3,169	2,480	9,301
Adjusted Tax Levy	536,190	465,372	364,204	1,365,766
Total to be accounted for	551,401	483,518	366,873	1,401,792
Tax collections:				
Current year	512,340	444,672	348,004	1,305,016
Prior years	11,190	13,349	1,963	26,502
Total Collections	523,530	458,021	349,967	1,331,518
Taxes Receivable, End of Year	\$ 27,871	\$ 25,497	\$ 16,906	\$ 70,274
Taxes Receivable, By Years				
2020	\$ 23,850	\$ 20,700	\$ 16,200	\$ 60,750
2019	4,021	4,797	706	9,524
Taxes Receivable, End of Year	\$ 27,871	\$ 25,497	\$ 16,906	\$ 70,274
	2020	2019	2018	2017
Property Valuations:				
Land	\$ 37,902,190	\$ 29,174,190	\$ 23,008,890	\$ 18,253,890
Improvements	67,716,150	43,194,840	24,124,490	14,048,250
Personal Property	501,499	986,046	778,395	431,027
Exemptions	(4,951,963)	(3,102,615)	(1,039,817)	(298,916)
Total Property Valuations	\$ 101,167,876	\$ 70,252,461	\$ 46,871,958	\$ 32,434,251
Tax Rates per \$100 Valuation:				
Maintenance tax rates	\$ 0.53	\$ 0.57	\$ 0.90	\$ 1.35
Road debt service tax rates	0.46	0.68	0.45	
WSD debt service tax rates	0.36	0.10		
Total Tax Rates per \$100 Valuation	\$ 1.35	\$ 1.35	\$ 1.35	\$ 1.35
Adjusted Tax Levy:	\$ 1,365,766	\$ 948,408	\$ 632,771	\$ 437,862
Percentage of Taxes Collected to Taxes Levied **	95.55%	99.00%	100.00%	100.00%

\* Maximum Maintenance Tax Rate Approved by Voters: \$1.50 on November 13, 2013.

\* Maximum Road Maintenance Tax Rate Approved by Voters: \$0.25 on November 13, 2013.

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

See accompanying auditors' report.



*Montgomery County Municipal Utility District No. 137*  
*TSI-5. Long-Term Debt Service Requirements*  
*Series 2017 Road--by Years*  
*February 28, 2021*

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due September 1, March 1</u>	<u>Total</u>
2022	\$ 95,000	\$ 137,932	\$ 232,932
2023	100,000	135,491	235,491
2024	105,000	132,721	237,721
2025	110,000	129,601	239,601
2026	115,000	126,226	241,226
2027	120,000	122,641	242,641
2028	125,000	118,781	243,781
2029	130,000	114,636	244,636
2030	135,000	110,196	245,196
2031	145,000	105,364	250,364
2032	150,000	100,108	250,108
2033	155,000	94,579	249,579
2034	165,000	88,635	253,635
2035	170,000	82,270	252,270
2036	180,000	75,440	255,440
2037	185,000	68,140	253,140
2038	195,000	60,540	255,540
2039	205,000	52,540	257,540
2040	215,000	44,140	259,140
2041	225,000	35,171	260,171
2042	235,000	25,626	260,626
2043	245,000	15,666	260,666
2044	255,000	5,291	260,291
	<u>\$ 3,760,000</u>	<u>\$ 1,981,735</u>	<u>\$ 5,741,735</u>

See accompanying auditors' report.

*Montgomery County Municipal Utility District No. 137*  
*TSI-5. Long-Term Debt Service Requirements*  
*Series 2018 Road--by Years*  
*February 28, 2021*

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due September 1, March 1</u>	<u>Total</u>
2022	\$ 65,000	\$ 93,959	\$ 158,959
2023	65,000	92,090	157,090
2024	70,000	90,021	160,021
2025	70,000	87,790	157,790
2026	75,000	85,396	160,396
2027	80,000	82,740	162,740
2028	80,000	79,900	159,900
2029	85,000	76,888	161,888
2030	90,000	73,605	163,605
2031	95,000	69,995	164,995
2032	95,000	66,195	161,195
2033	100,000	62,295	162,295
2034	105,000	58,195	163,195
2035	110,000	53,895	163,895
2036	115,000	49,338	164,338
2037	120,000	44,520	164,520
2038	125,000	39,498	164,498
2039	130,000	34,270	164,270
2040	135,000	28,703	163,703
2041	140,000	22,790	162,790
2042	145,000	16,663	161,663
2043	155,000	10,213	165,213
2044	160,000	3,440	163,440
	<u>\$ 2,410,000</u>	<u>\$ 1,322,399</u>	<u>\$ 3,732,399</u>

See accompanying auditors' report.

*Montgomery County Municipal Utility District No. 137*  
*TSI-5. Long-Term Debt Service Requirements*  
*Series 2019 Road--by Years*  
*February 28, 2021*

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due September 1, March 1</u>	<u>Total</u>
2022	\$ 30,000	\$ 34,155	\$ 64,155
2023	35,000	33,488	68,488
2024	35,000	32,735	67,735
2025	35,000	31,948	66,948
2026	35,000	31,075	66,075
2027	35,000	30,268	65,268
2028	40,000	29,310	69,310
2029	40,000	28,250	68,250
2030	40,000	27,150	67,150
2031	45,000	25,938	70,938
2032	45,000	24,610	69,610
2033	45,000	23,260	68,260
2034	45,000	21,888	66,888
2035	50,000	20,415	70,415
2036	50,000	18,840	68,840
2037	55,000	17,160	72,160
2038	55,000	15,386	70,386
2039	55,000	13,599	68,599
2040	60,000	11,715	71,715
2041	60,000	9,735	69,735
2042	65,000	7,673	72,673
2043	65,000	5,528	70,528
2044	65,000	3,383	68,383
2045	70,000	1,155	71,155
	<u>\$ 1,155,000</u>	<u>\$ 498,664</u>	<u>\$ 1,653,664</u>

See accompanying auditors' report.

*Montgomery County Municipal Utility District No. 137*  
*TSI-5. Long-Term Debt Service Requirements*  
*Series 2019--by Years*  
*February 28, 2021*

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2022	\$ 75,000	\$ 84,087	\$ 159,087
2023	80,000	82,498	162,498
2024	80,000	80,778	160,778
2025	85,000	78,920	163,920
2026	90,000	76,863	166,863
2027	90,000	74,658	164,658
2028	95,000	72,298	167,298
2029	100,000	69,713	169,713
2030	100,000	66,963	166,963
2031	105,000	63,988	168,988
2032	110,000	60,763	170,763
2033	110,000	57,463	167,463
2034	115,000	54,088	169,088
2035	120,000	50,488	170,488
2036	125,000	46,659	171,659
2037	130,000	42,594	172,594
2038	135,000	38,288	173,288
2039	140,000	33,819	173,819
2040	145,000	29,188	174,188
2041	145,000	24,384	169,384
2042	155,000	19,322	174,322
2043	160,000	14,006	174,006
2044	165,000	8,522	173,522
2045	170,000	2,869	172,869
	<u>\$ 2,825,000</u>	<u>\$ 1,233,219</u>	<u>\$ 4,058,219</u>

See accompanying auditors' report.

*Montgomery County Municipal Utility District No. 137*  
*TSI-5. Long-Term Debt Service Requirements*  
*Series 2020--by Years*  
*February 28, 2021*

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2022	\$ -	\$ 98,548	\$ 98,548
2023	115,000	97,685	212,685
2024	115,000	95,902	210,902
2025	120,000	93,963	213,963
2026	125,000	91,818	216,818
2027	130,000	89,457	219,457
2028	130,000	86,923	216,923
2029	135,000	84,273	219,273
2030	140,000	81,451	221,451
2031	145,000	78,387	223,387
2032	150,000	75,067	225,067
2033	155,000	71,482	226,482
2034	155,000	67,685	222,685
2035	160,000	63,668	223,668
2036	165,000	59,402	224,402
2037	170,000	54,921	224,921
2038	175,000	50,219	225,219
2039	180,000	45,292	225,292
2040	185,000	40,136	225,136
2041	195,000	34,575	229,575
2042	200,000	28,650	228,650
2043	205,000	22,575	227,575
2044	210,000	16,350	226,350
2045	215,000	9,975	224,975
2046	225,000	3,375	228,375
	<u>\$ 3,900,000</u>	<u>\$ 1,541,779</u>	<u>\$ 5,441,779</u>

See accompanying auditors' report.

*Montgomery County Municipal Utility District No. 137*  
*TSI-5. Long-Term Debt Service Requirements*  
*All Bonded Debt Series--by Years*  
*February 28, 2021*

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2022	\$ 265,000	\$ 448,681	\$ 713,681
2023	395,000	441,252	836,252
2024	405,000	432,157	837,157
2025	420,000	422,222	842,222
2026	440,000	411,378	851,378
2027	455,000	399,764	854,764
2028	470,000	387,212	857,212
2029	490,000	373,760	863,760
2030	505,000	359,365	864,365
2031	535,000	343,672	878,672
2032	550,000	326,743	876,743
2033	565,000	309,079	874,079
2034	585,000	290,491	875,491
2035	610,000	270,736	880,736
2036	635,000	249,679	884,679
2037	660,000	227,335	887,335
2038	685,000	203,931	888,931
2039	710,000	179,520	889,520
2040	740,000	153,882	893,882
2041	765,000	126,655	891,655
2042	800,000	97,934	897,934
2043	830,000	67,988	897,988
2044	855,000	36,986	891,986
2045	455,000	13,999	468,999
2046	225,000	3,375	228,375
	<u>\$ 14,050,000</u>	<u>\$ 6,577,796</u>	<u>\$ 20,627,796</u>

See accompanying auditors' report.

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*Montgomery County Municipal Utility District No. 137*  
*TSI-6. Change in Long-Term Bonded Debt*  
*February 28, 2021*

	Bond Issue			
	Series 2017 Road	Series 2018 Road	Series 2019 Road	Series 2019
Interest rate	2.00% - 4.15%	2.25% - 4.30%	1.90% - 3.30%	2.00% - 3.375%
Dates interest payable	9/1; 3/1	9/1; 3/1	9/1; 3/1	9/1; 3/1
Maturity dates	9/1/19 - 9/1/43	9/1/19 - 9/1/43	9/1/20 - 9/1/44	9/1/21 - 9/1/44
Beginning bonds outstanding	\$ 3,850,000	\$ 2,470,000	\$ 1,190,000	\$ 2,825,000
Bonds issued				
Bonds retired	(90,000)	(60,000)	(35,000)	
Ending bonds outstanding	\$ 3,760,000	\$ 2,410,000	\$ 1,155,000	\$ 2,825,000
Interest paid during fiscal year	\$ 140,062	\$ 95,603	\$ 34,788	\$ 84,838
Paying agent's name and city All Series	The Bank of New York Mellon Trust Company, N.A., Dallas, Texas			
Bond Authority:	Water, Sewer and Drainage Bonds	Parks and Recreational Facilities Bonds	Road Bonds	
Amount Authorized by Voters	\$ 185,000,000	\$ 56,000,000	\$ 134,000,000	
Amount Issued	(6,725,000)		(7,670,000)	
Remaining To Be Issued	\$ 178,275,000	\$ 56,000,000	\$ 126,330,000	

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

Debt Service Fund cash and investment balances as of February 28, 2021:	\$ 634,998
Average annual debt service payment (principal and interest) for remaining term of all debt:	\$ 825,112

See accompanying auditors' report.



<u>Bond Issue</u>	
<u>Series 2020</u>	<u>Totals</u>
1.50% - 3.00%	
9/1; 3/1	
9/1/22 -	
9/1/45	
\$ -	\$ 10,335,000
3,900,000	3,900,000
	<u>(185,000)</u>
<u>\$ 3,900,000</u>	<u>\$ 14,050,000</u>
<u>\$ 41,061</u>	<u>\$ 396,352</u>

**Montgomery County Municipal Utility District No. 137**  
**TSI-7a. Comparative Schedule of Revenues and Expenditures - General Fund**  
**For the Last Five Fiscal Years**

	Amounts				
	2021	2020	2019	2018	2017
Revenues					
Water service	\$ 182,963	\$ 115,126	\$ 68,234	\$ 61,418	\$ 40,639
Sewer service	224,252	145,630	91,245	49,900	25,750
Property taxes	530,243	417,528	435,047	414,624	325,546
Penalties and interest	571	5,601	3,176	5,104	2,045
Pumpage fees	187,195	132,318	80,920	65,161	50,126
Tap connection and inspection	177,260	158,590	103,280	58,855	72,035
FEMA grants		71,349			
Miscellaneous	5,540		250		
Investment earnings	580	1,501	179	169	59
<b>Total Revenues</b>	<b>1,308,604</b>	<b>1,047,643</b>	<b>782,331</b>	<b>655,231</b>	<b>516,200</b>
Expenditures					
Current service operations					
Professional fees	148,356	147,232	91,147	135,182	70,256
Contracted services	253,714	190,322	126,642	301,232	96,786
Repairs and maintenance	369,781	287,619	246,042	294,284	123,064
Utilities	87,560	73,867	63,634	42,545	38,695
Pumpage fees	195,421	136,178	80,800	69,142	53,109
Administrative	47,762	35,691	28,639	28,084	22,687
Other	13,957	5,112	6,339	2,575	1,882
Capital outlay				321,449	
Intergovernmental					
TxDOT capital contribution			29,660		120,501
<b>Total Expenditures</b>	<b>1,116,551</b>	<b>876,021</b>	<b>672,903</b>	<b>1,194,493</b>	<b>526,980</b>
Revenues Over/(Under) Expenditures	\$ 192,053	\$ 171,622	\$ 109,428	\$ (539,262)	\$ (10,780)
Total Active Retail Water Connections	511	308	197	119	80
Total Active Retail Wastewater Connections	483	283	178	101	62

\*Percentage is negligible

See accompanying auditors' report.

Percent of Fund Total Revenues

2021	2020	2019	2018	2017
14%	11%	9%	9%	8%
17%	14%	12%	8%	5%
41%	39%	56%	63%	63%
*	1%	*	1%	*
14%	13%	10%	10%	10%
14%	15%	13%	9%	14%
	7%			
*		*		
*	*	*	*	*
100%	100%	100%	100%	100%

11%	14%	12%	21%	14%
19%	18%	16%	46%	19%
28%	27%	31%	45%	24%
7%	7%	8%	6%	7%
15%	13%	10%	11%	10%
4%	3%	4%	4%	4%
1%	*	1%	*	*
			49%	
		4%		23%
85%	82%	86%	182%	101%
15%	18%	14%	(82%)	(1%)

*Montgomery County Municipal Utility District No. 137*

*TSI-7b. Comparative Schedule of Revenues and Expenditures - Debt Service Fund  
For the Last Four Fiscal Years*

	Amounts			
	2021	2020	2019	2018
Revenues				
Property taxes	\$ 823,358	\$ 540,913	\$ 197,257	\$ -
Penalties and interest	4,653	5,293	6,770	
Investment earnings	1,104	4,059	795	192
Total Revenues	<u>829,115</u>	<u>550,265</u>	<u>204,822</u>	<u>192</u>
Expenditures				
Tax collection services	28,210	23,669	21,330	58
Debt service				
Principal	185,000	160,000		
Interest and fees	<u>391,959</u>	<u>283,243</u>	<u>177,876</u>	<u>48,764</u>
Total Expenditures	<u>605,169</u>	<u>466,912</u>	<u>199,206</u>	<u>48,822</u>
Revenues Over/(Under) Expenditures	<u>\$ 223,946</u>	<u>\$ 83,353</u>	<u>\$ 5,616</u>	<u>\$ (48,630)</u>

\*Percentage is negligible

See accompanying auditors' report.

Percent of Fund Total Revenues			
2021	2020	2019	2018
99%	98%	96%	
1%	1%	4%	
*	1%	*	100%
100%	100%	100%	100%
3%	4%	10%	30%
22%	29%		
47%	51%	87%	25398%
72%	84%	97%	25428%
28%	16%	3%	(25,328%)

**Montgomery County Municipal Utility District No. 137**  
**TSI-8. Board Members, Key Personnel and Consultants**  
**For the Year Ended February 28, 2021**

Complete District Mailing Address: 3200 Southwest Freeway, Suite 2600, Houston, TX 77027  
District Business Telephone Number: (713) 860-6400  
Submission Date of the most recent District Registration Form  
(TWC Sections 36.054 and 49.054): February 28, 2019  
Limit on Fees of Office that a Director may receive during a fiscal year: \$ 7,200  
(Set by Board Resolution -- TWC Section 49.0600)

Names:	Term of Office (Elected or Appointed) or Date Hired	Fees of Office Paid *	Expense Reimburse- ments	Title at Year End
<b>Board Members</b>				
Robert Wempe	05/18 - 05/22	\$ 3,000	\$ -	President
Jared Fargo	05/20 - 05/24	1,650		Vice President
Christina Cole	05/20 - 05/24	3,600		Secretary
Deborah Arterburn	05/18 - 05/22	1,800		Assistant Secretary
Avi Elfezouaty	05/20 - 05/24	1,800		Assistant Vice President
<b>Consultants</b>				
		<u>Amounts Paid</u>		
Allen Boone Humphries Robinson LLP <i>General legal fees</i>	2013	\$ 87,542		Attorney
<i>Bond counsel fees</i>		116,444		
Municipal District Services, LLC.	2013	367,885		Operator
F. Matuska, Inc.	2013	10,170		Bookkeeper
B&A Municipal Services	2013	14,889		Tax Collector
Montgomery Central Appraisal District	Legislation	8,658		Property Valuation
Perdue, Brandon, Fielder, Collins & Mott, LLP.	2015	1,268		Delinquent Tax Attorney
Costello, Inc.	2013	72,005		Engineer
TBG Partners, Inc.	2013			Landscape Architect
McGrath & Co., PLLC	Annual	15,500		Auditor
Robert W. Baird & Co., Inc.	2018	80,367		Financial Advisor

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

**APPENDIX B**  
**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

SPECIAL MEMBER

**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)

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