OFFICIAL STATEMENT DATED SEPTEMBER 15, 2022

IN THE OPINION OF BOND COUNSEL, THE BONDS ARE VALID OBLIGATIONS OF HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 536, AND INTEREST ON THE BONDS IS EXCLUDABLE FROM GROSS INCOME FOR PURPOSES OF FEDERAL INCOME TAXATION UNDER STATUTES, REGULATIONS, PUBLISHED RULINGS AND COURT DECISIONS EXISTING ON THE DATE OF SUCH OPINION, SUBJECT TO THE MATTERS DESCRIBED UNDER "LEGAL MATTERS" HEREIN, INCLUDING THE ALTERNATIVE MINIMUM TAX ON CERTAIN CORPORATIONS. SEE "LEGAL MATTERS" HEREIN FOR A DISCUSSION OF THE OPINION OF BOND COUNSEL.

THE BONDS HAVE NOT BEEN DESIGNATED "QUALIFIED TAX-EXEMPT OBLIGATIONS" FOR FINANCIAL INSTITUTIONS. SEE "LEGAL MATTERS—Not Qualified Tax-Exempt Obligations."

BOOK-ENTRY-ONLY

Insured Ratings (AGM):	S&P "AA" (stable outlook)
	Moody's "A1" (stable outlook)
Underlying Rating:	Moody's "Baa2"

See "MUNICIPAL BOND RATING" and "MUNICIPAL BOND INSURANCE" herein.

$5,780,000
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 536
(A political subdivision of the State of Texas located within Harris County)
UNLIMITED TAX ROAD BONDS
SERIES 2022A

Dated Date: October 1, 2022 **Due: September 1, as shown below**
Interest Accrual Date: Date of Delivery

Principal of the bonds described above (the "Bonds") will be payable at maturity or earlier redemption at the principal payment office of the Paying Agent/Registrar, initially The Bank of New York Mellon Trust Co., N.A., Dallas, Texas (the "Paying Agent/Registrar"). Interest on the Bonds will accrue from the date of initial delivery (expected to be October 25, 2022) (the "Date of Delivery") and will be payable on March 1 and September 1 of each year, commencing March 1, 2023, until maturity or prior redemption and will be calculated on the basis of a 360-day year consisting of twelve 30-day months. The Bonds will be issued in fully registered form only in denominations of $5,000 each or integral multiples thereof. The Bonds will be subject to redemption prior to their maturity, as shown below.

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

ASSURED GUARANTY MUNICIPAL

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

MATURITIES, PRINCIPAL AMOUNTS, INTEREST RATES AND INITIAL REOFFERING YIELDS

Due (Sept. 1)	Principal Amount	Interest Rate	Initial Reoffering Yield (a)	CUSIP Number (c)	Due (Sept. 1)	Principal Amount	Interest Rate	Initial Reoffering Yield (a)	CUSIP Number (c)
2024	$ 190,000	5.00 %	2.90 %	41428T KF0	2031	190,000 (b)	4.00 %	3.70 %	41428T KN3
2025	190,000	4.00	3.00	41428T KG8	2032	190,000 (b)	4.00	3.85	41428T KP8
2026	190,000	5.00	3.10	41428T KH6	2033	190,000 (b)	4.00	4.00	41428T KQ6
2027	190,000	5.00	3.20	41428T KJ2	2034	190,000 (b)	4.00	4.10	41428T KR4
2028	190,000	5.00	3.30	41428T KK9	***	***	***	***	***
2029	190,000 (b)	4.00	3.40	41428T KL7	2037	190,000 (b)	4.00	4.25	41428T KU7
2030	190,000 (b)	4.00	3.55	41428T KM5					

$380,000 Term Bonds due September 1, 2036 (b), 41428T KT0 (c), 4.00% Interest Rate, 4.20% Yield (a)
$380,000 Term Bonds due September 1, 2039 (b), 41428T KW3 (c), 4.25% Interest Rate, 4.35% Yield (a)
$570,000 Term Bonds due September 1, 2042 (b), 41428T KZ6 (c), 4.50% Interest Rate, 4.50% Yield (a)
$2,170,000 Term Bonds due September 1, 2047 (b), 41428T LE2 (c), 4.50% Interest Rate, 4.60% Yield (a)

(a) Initial reoffering yield represents the initial offering yield to the public, which has been established by the Initial Purchaser for offers to the public and which may be subsequently changed by the Initial Purchaser and is the sole responsibility of the Initial Purchaser. The initial reoffering yields indicated above represent the lower of the yields resulting when priced to maturity or to the first call date.

(b) The Bonds maturing on or after September 1, 2029 are subject to redemption prior to maturity at the option of the District, in whole or, from time to time in part, on September 1, 2028, or on any date thereafter, at a price equal to the principal amount thereof plus accrued interest thereon to the date fixed for redemption. The Term Bonds (as defined herein) are also subject to mandatory sinking fund redemption as more fully described herein. See "THE BONDS—Redemption Provisions."

(c) CUSIP Numbers have been assigned to the Bonds by CUSIP Global Services and are included solely for the convenience of the purchasers of the Bonds. Neither the District nor the Initial Purchaser shall be responsible for the selection or correctness of the CUSIP Numbers set forth herein.

The Bonds, when issued, will constitute valid and legally binding obligations of Harris County Municipal Utility District No. 536 (the "District") and will be payable from the proceeds of an annual ad valorem tax, without legal limitation as to rate or amount, levied upon all taxable property within the District, as further described herein. The Bonds are obligations solely of the District and are not obligations of the State of Texas, Harris County, the City of Houston or any entity other than the District. Investment in the Bonds is subject to special investment considerations described herein. See "INVESTMENT CONSIDERATIONS."

The Bonds are offered when, as and if issued by the District, subject, among other things, to the approval of the Bonds by the Attorney General of Texas and the approval of certain legal matters by Schwartz, Page & Harding, L.L.P., Houston, Texas, Bond Counsel. Delivery of the Bonds in book-entry form through DTC is expected on or about October 25, 2022.

TABLE OF CONTENTS

USE OF INFORMATION IN OFFICIAL STATEMENT

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

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

All of the summaries of the statutes, orders, contracts, audited financial statements, engineering and other related reports set forth in this Official Statement are made subject to all of the provisions of such documents. These summaries do not purport to be complete statements of such provisions, and reference is made to such documents, copies of which are available from Schwartz, Page & Harding, L.L.P., 1300 Post Oak Boulevard, Suite 2400, Houston, Texas, 77056 upon payment of the costs of duplication.

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

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

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

OFFICIAL STATEMENT SUMMARY

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

THE FINANCING

The Issuer .... Harris County Municipal Utility District No. 536 (the "District"), a political subdivision of the State of Texas, is located in Harris County, Texas. See "THE DISTRICT."

The Issue .... $5,780,000 Harris County Municipal Utility District No. 536 Unlimited Tax Road Bonds, Series 2022A, dated October 1, 2022 (the "Bonds"). The Bonds mature serially on September 1 in each year from 2024 through 2034, both inclusive, and in the year 2037 (the "Serial Bonds"), and as term bonds on September 1 in each of the years 2036, 2039, 2042, and 2047 (the "Term Bonds") in the respective amounts and bearing interest at the rates for each maturity shown on the cover page hereof. Interest on the Bonds will accrue from the Date of Delivery and will be payable March 1 and September 1 of each year, commencing March 1, 2023, until maturity or prior redemption and will be calculated on the basis of 360-day year consisting of twelve 30-day months. The Bonds maturing on or after September 1, 2029 are subject to optional redemption, in whole or, from time to time, in part, on September 1, 2028, or on any date thereafter, at a price equal to the principal amount of the Bonds to be redeemed plus accrued interest thereon to the date fixed for redemption. The Term Bonds are also subject to mandatory sinking fund redemption as more fully described herein. If less than all the Bonds are redeemed, the particular maturity or maturities and the amounts thereof to be redeemed shall be selected by the District in integral multiples of $5,000 in any one maturity. If less than all the Bonds within a maturity are redeemed, the Bonds to be redeemed shall be selected by DTC in accordance with its procedures. See "BOOK-ENTRY-ONLY SYSTEM." The Bonds will be issued in fully registered form only, in denominations of $5,000 or any integral multiple thereof. See "THE BONDS."

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

Authority for Issuance .... At an election held within the District on May 9, 2015, voters authorized a total of $76,250,000 in principal amount of unlimited tax bonds for the purpose of acquiring or constructing road facilities. The Bonds constitute the fifth issuance of bonds from such authorization. The Bonds are issued by the District pursuant to the terms and provisions of the Bond Order; Article III, Section 52 of the Texas Constitution; Chapter 8436, Texas Special District Local Laws Code, as amended; the general laws of the State of Texas, including without limitation Chapters 49 and 54 of the Texas Water Code, as amended, and an election held within the District. After the issuance of the Bonds, the District will have $50,620,000 principal amount of unlimited tax bonds authorized and unissued for the purpose of acquiring or constructing road facilities. See "THE BONDS—Authority for Issuance."

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

Use of Proceeds .... Proceeds from the Bonds will be used to reimburse the Developers (hereinafter defined) for: expenditures associated with certain road improvements serving the District. In addition, Bond proceeds will also be used to pay certain costs associated with the issuance of the Bonds. See "USE AND DISTRIBUTION OF BOND PROCEEDS."

Payment Record................ The District has previously issued $35,155,000 principal amount of unlimited tax bonds in five series, including the $9,000,000 Unlimited Tax Bonds, Series 2022 (the "Series 2022 Bonds") which sold on August 18, 2022 and are expected to be issued on September 20, 2022, and $19,850,000 principal amount of unlimited tax road bonds in four series (collectively the "Previously Issued Bonds"), of which $52,440,000 principal amount will be outstanding as of September 20, 2022, including the Series 2022 Bonds (the "Outstanding Bonds"). The District has timely paid its debt service on the Previously Issued Bonds.

Not Qualified Tax-Exempt Obligations .... The District has not designated the Bonds as "qualified tax-exempt obligations" pursuant to Section 265(b) of the Internal Revenue Code of 1986, as amended. See "LEGAL MATTERS—Not Qualified Tax-Exempt Obligations."

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

Engineer .... Edminster, Hinshaw, Russ & Associates, Inc., Houston, Texas.

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

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

Paying Agent/Registrar ... The Bank of New York Mellon Trust Co., N.A., Dallas, Texas.

Municipal Bond Insurance and Municipal Bond Rating..... S&P Global Ratings, a business unit of Standard & Poor's Financial Services LLC, ("S&P") has assigned a municipal bond rating of "AA" (stable outlook) and Moody's Investors Service, Inc. ("Moody's") is expected to assign a municipal bond rating of "A1" (stable outlook), respectively, to the Bonds with the understanding that, upon delivery of the Bonds, a Policy insuring the timely payment of the principal of and interest on the Bonds will be issued by ASSURED GUARANTY MUNICIPAL CORP. ("AGM" or the "Insurer") for the Bonds. Moody's has also assigned an underlying rating of "Baa2" to the Bonds. An explanation of the ratings may be obtained from S&P and Moody's. See "INVESTMENT CONSIDERATIONS—Risk Factors Related to the Purchase of Municipal Bond Insurance," "MUNICIPAL BOND RATING," "MUNICIPAL BOND INSURANCE" and "APPENDIX B."

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

THE DISTRICT

Description........................... The District is a municipal utility district created by an act of the Texas Legislature (Senate Bill No. 564, Regular Session, dated May 20, 2013), under Article XVI, Section 59 of the Texas Constitution, and operates under the provisions of Chapters 49 and 54 of the Texas Water Code, as amended, and other general statutes of Texas applicable to municipal utility districts. The District, which lies wholly within the extraterritorial jurisdiction of the City of Houston, is subject to the continuing supervisory jurisdiction of the Texas Commission on Environmental Quality (the "Commission"). The District contains approximately 610 acres of land, including approximately 75 acres which were recently annexed. See "THE DISTRICT."

Location .... The District is located approximately 30 miles northwest of downtown Houston, north of Clay Road and west of US Highway 99. Access to the District is provided by US Highway 99 and west on Clay Road. Major thoroughfares to the community include Clay Road, Morton Ranch Road, Katy Hockley Cut-off Road, Stockdick School Road and Porter Road. The District is located entirely within the extraterritorial jurisdiction of the City of Houston and the boundaries of the Katy Independent School District. See "THE DISTRICT" and "AERIAL PHOTOGRAPH."

Infectious Disease Outlook (COVID-19)	The purchase and ownership of the Bonds is subject to certain investment considerations, including certain factors related to the current COVID-19 pandemic. See "INVESTMENT CONSIDERATIONS – Infectious Disease Outlook (COVID-19)."
Status of Development	Approximately 351 acres in the District have been developed as Marcello Lakes, Sections 1 through 3, Treviso Gardens, Sections 1 through 5 and Camillo Lakes, Sections 1 through 7, which encompass 2,090 single family lots. As of July 8, 2022, 1,895 homes were complete and occupied, 22 homes were complete and unoccupied, 84 homes were under construction or listed under a builders' name and 89 vacant developed lots available for home construction. Of the 1,895 occupied homes, 629 were leased in Treviso Gardens. A gas station and convenience store have been constructed on approximately one acre within the District. The District also includes approximately 91 acres that remain to be developed and approximately 167 acres that are undevelopable. See "THE DISTRICT."
Homebuilding Program	Legend Classic Homes is building homes in Camillo Lakes, which range in sales price from approximately $283,972 to $328,852. Camillo Properties, Ltd. Is building homes in Treviso Gardens, which have an average value of approximately $151,000.
The Developers	The developer of Marcello Lakes, Sections 1 through 3 is Marcello Lakes Ltd. ("Marcello"), a Texas limited partnership. The developer of Camillo Lakes, Sections 1 through 7 is Camillo Lakes Ltd. ("Camillo"), a Texas limited partnership. The developer of Treviso Gardens, Sections 1 through 5 is Treviso Gardens Ltd. ("Treviso"), a Texas limited partnership. The developer of the commercial tracts within the District is Benchmark Acquisitions, LLC ("Benchmark"), a Texas limited liability company. Benchmark owns approximately 14 acres in the District. The general partner of Marcello, Camillo and Treviso is Camcorp Management Inc. and the limited partner is Camcorp Interests, Ltd. The general partner of Legend Classic Homes, Ltd. (the builder in Camillo Lakes) is Legend Home Corp., which is owned by Camcorp Interests, Ltd. The general partner of Camillo Properties Ltd. (the builder in Treviso Gardens) is Camillo Properties GP, Inc. Camcorp Interests, Ltd. Is also the sole member of Benchmark. All of the above-mentioned entities have the same ownership. Marcello, Camillo, Treviso and Benchmark are collectively referred to herein as the "Developers." See "THE DEVELOPERS."

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

SELECTED FINANCIAL INFORMATION

2022 Taxable Assessed Valuation	$486,387,009	(a)
Estimated Taxable Assessed Valuation as of June 1, 2022	$535,105,884	(b)
Gross Direct Debt Outstanding	$58,220,000	(c)
Estimated Overlapping Debt	15,657,138	
Total Gross Direct Debt and Estimated Overlapping Debt	$73,877,138	
Ratios of Gross Direct Debt to:		
2022 Taxable Assessed Valuation	11.97%	
Estimated Taxable Assessed Valuation as of June 1, 2022	10.88%	
Ratios of Gross Direct and Estimated Overlapping Debt to:		
2022 Taxable Assessed Valuation	15.19%	
Estimated Taxable Assessed Valuation as of June 1, 2022	13.81%	
Operating Funds Available as of August 18, 2022	$4,806,116	
WSD Debt Service Funds Available as of August 18, 2022	$2,000,483	(d)
Road Debt Service Funds Available as of August 18, 2022	$1,589,965	(d)
WSD Capital Project Funds Available as of August 18, 2022	$2,673,619	(e)
Road Capital Project Funds Available as of August 18, 2022	$146,582	(f)
Anticipated 2022 Debt Service Tax Rate	$1.00	
Anticipated 2022 Maintenance Tax Rate	0.40	
Anticipated Total 2022 Tax Rate	$1.40	
Average Annual Debt Service Requirement (2023-2047)	$3,352,422	(h)
Maximum Annual Debt Service Requirement (2024)	$3,684,418	(h)
Tax Rate Required to Pay Average Annual Debt Service (2023-2047) at a 95% Collection Rate Based upon 2022 Taxable Assessed Valuation	$0.73	
Tax Rate Required to Pay Maximum Annual Debt Service (2024) at a 95% Collection Rate Based upon 2022 Taxable Assessed Valuation	$0.80	
Tax Rate Required to Pay Average Annual Debt Service (2023-2047) at a 95% Collection Rate Based upon Estimated Taxable Assessed Valuation as of June 1, 2022	$0.66	
Tax Rate Required to Pay Maximum Annual Debt Service (2024) at a 95% Collection Rate Based upon Estimated Taxable Assessed Valuation as of June 1, 2022	$0.73	
Status of Development as of July 8, 2022:		
Completed Occupied Single-Family Homes	1,895	
Vacant Single-Family Homes	22	
Homes Under Construction or Listed in Builders' Name	84	
Vacant Developed Lots	89	
Estimated Population	6,633	(i)

(a) Value includes $462,658,375 of taxable value as certified by the Harris County Appraisal District (the "Appraisal District") and $23,728,634 of uncertified value, representing the owner's opinion of value on properties in the District not yet certified for 2022, which totals $486,387,009. See "TAX PROCEDURES."

(b) As estimated by the Appraisal District as of June 1, 2022 for information purposes only. The 2021 Certified Taxable Assessed Valuation provided by the Appraisal District has been updated to add the estimated value of improvements constructed from January 1, 2022 to June 1, 2022. This estimate has no official status. Taxes are levied based on value as certified by the Appraisal District as of January 1 of each year, and, therefore, this estimate will not be the basis for any tax levy by the District. See "TAX PROCEDURES."

(c) After giving effect to issuance of the Bonds and taking into account the September 1, 2022 debt service payment on the Outstanding Bonds. Includes the Series 2022 Bonds which sold on August 18, 2022 and are expected to be issued on September 20, 2022.

(d) Although all of the District's debt, including the Outstanding Bonds and the Bonds, is payable from an unlimited tax pledge on parity, a pro rata portion of the District's ad valorem tax revenue will be allocated to the bonds sold for water, sanitary sewer and drainage facilities (the "WSD Bonds"), and a portion will be allocated to the bonds sold for road facilities (the "Road Bonds"), including the Bonds. See "THE BONDS—Funds" and "DEBT SERVICE REQUIREMENTS." Neither the Bond Order nor Texas law requires that the District maintain any particular balance in such fund.

(e) $200,000 of the amount in the WSD Capital Projects Fund will be applied toward the Series 2022 Bonds.

(f) $146,000 in surplus Road Capital Projects funds will be applied toward the Bonds. See "USE AND DISTRIBUTION OF BOND PROCEEDS."

(g) The District has authorized publication of its intent to levy a total tax rate of $1.40 per $100 of taxable assessed valuation for 2022 and expects to adopt such rate in October 2022 with $1.00 per $100 of taxable assessed valuation allocated to debt service and $0.40 per $100 of taxable assessed valuation allocated to maintenance and operations. See "TAX DATA—Tax Rate Distribution."

(h) See "DEBT SERVICE REQUIREMENTS."

(i) Based upon 3.5 persons per occupied single-family residence.

OFFICIAL STATEMENT

$5,780,000

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 536

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

UNLIMITED TAX ROAD BONDS, SERIES 2022A

This Official Statement provides certain information in connection with the issuance by Harris County Municipal Utility District No. 536 (the "District") of its $5,780,000 Unlimited Tax Road Bonds, Series 2022A (the "Bonds").

This Official Statement includes descriptions, among others, of the Bonds and an order authorizing the issuance of the Bonds (the "Bond Order") adopted by the Board of Directors of the District (the "Board"), and certain other information about the District, Marcello Lakes Ltd. ("Marcello"), Camillo Lakes Ltd. ("Camillo"), Treviso Gardens Ltd. ("Treviso"), and Benchmark Acquisitions, LLC ("Benchmark") (collectively referred to as the "Developers"). All descriptions of documents contained herein are only summaries and are qualified in their entirety by reference to each such document. Copies of documents may be obtained from the District c/o Schwartz, Page & Harding, L.L.P., 1300 Post Oak Boulevard, Suite 2400, Houston, Texas 77056, upon payment of the cost of duplication.

THE BONDS

General

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

Description

The Bonds will be dated October 1, 2022, with interest payable each March 1 and September 1 (each an "Interest Payment Date"), commencing March 1, 2023, until the earlier of maturity or redemption. Interest on the Bonds initially accrues from the Date of Delivery, and thereafter, from the most recent Interest Payment Date. The Bonds mature on September 1 of the years and in the amounts shown under "MATURITIES, PRINCIPAL AMOUNTS, INTEREST RATES AND INITIAL REOFFERING YIELDS" on the cover page hereof. The Bonds are issued in fully registered form only in denominations of $5,000 or any integral multiple of $5,000 for any one maturity. The Bonds will be registered and delivered only to The Depository Trust Company, New York, New York ("DTC"), in its nominee name of Cede & Co., pursuant to the book-entry system described herein ("Registered Owners"). No physical delivery of the Bonds will be made to the purchasers thereof. See "BOOK-ENTRY-ONLY SYSTEM." Interest calculations are based upon a three hundred sixty (360) day year comprised of twelve (12) thirty (30) day months.

Authority for Issuance

At an election held within the District on May 9, 2015, voters of the District authorized a total of $76,250,000 principal amount of unlimited tax bonds for the purpose of acquiring and/or constructing road facilities. The Bonds constitute the fifth issuance of bonds from such authorization. After the issuance of the Bonds, a total of $50,620,000 in principal amount of unlimited tax bonds for road facilities will remain authorized but unissued. The Bonds are issued by the District pursuant to the terms and provisions of the Bond Order; Article III, Section 52 of the Texas Constitution; Chapter 8436, Texas Special District Local Laws Code, as amended; the general laws of the State of Texas, including without limitation Chapters 49 and 54 of the Texas Water Code, as amended, and an election held within the District as described above.

Source and Security for Payment

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

Funds

The Bond Order confirms the prior creation of the District's Bond Fund, including the sub-accounts which are used to separate funds received to pay debt service on bonds issued to finance water, sanitary sewer, and storm drainage facilities ("WSD Bonds") from funds received to pay debt service on bonds issued to finance road facilities ("Road Bonds"). The Bond Order also confirms the District's Construction Fund, including the sub-accounts which are used to separate proceeds from WSD Bonds and Road Bonds. All proceeds from the sale of the Bonds will be deposited in the sub-account of the Construction Fund created in respect of Road Bonds.

The proceeds from all taxes levied, appraised and collected for and on account of the Bonds authorized by the Bond Order shall be deposited, as collected, into the sub-account of the Bond Fund created in respect of Road Bonds. The Bond Fund, which constitutes a trust fund for the benefit of the owners of the Outstanding Bonds, the Bonds and any additional tax bonds issued by the District, is to be kept separate from all other funds of the District, and funds in the sub-account created in respect of Road Bonds are to be used for payment of debt service on the Bonds and any of the District's duly authorized Road Bonds, whether heretofore, hereunder, or hereafter issued, payable in whole or in part from taxes. Amounts on deposit in the sub-accounts of the Bond Fund created in respect of Road Bonds 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 Bonds and any of the District's duly authorized Road Bonds, whether heretofore, hereunder, or hereafter issued, payable in whole or in part from taxes, and to pay any tax anticipation notes issued in respect of debt service due or to become due on Road Bonds, together with interest thereon, as such tax anticipation notes become due. Funds otherwise on deposit in the Bond Fund, including funds in the sub-account created in respect of WSD Bonds, will not be allocated to the payment of the Bonds.

Record Date

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

Redemption Provisions

Mandatory Redemption: The Bonds maturing on September 1 in each of the years 2036, 2039, 2042 and 2047 (the "Term Bonds") shall be redeemed, at a price equal to the principal amount thereof, plus accrued interest to the date fixed for redemption, on September 1 in each of the years and in the principal amounts set forth in the following schedule (with each such scheduled principal amount reduced by the principal amount as may have been previously redeemed through the exercise of the District's reserved right of optional redemption, as provided under "Optional Redemption" herein):

$380,000 Term Bonds Due September 1, 2036

Mandatory Redemption Date	Principal Amount
2035	$ 190,000
2036 (maturity)	190,000

$380,000 Term Bonds Due September 1, 2039

Mandatory Redemption Date	Principal Amount
2038	$ 190,000
2039 (maturity)	190,000

$570,000 Term Bonds Due September 1, 2042

Mandatory Redemption Date	Principal Amount
2040	$ 190,000
2041	190,000
2042 (maturity)	190,000

$2,170,000 Term Bonds Due September 1, 2047

Mandatory Redemption Date	Principal Amount
2043	$ 190,000
2044	480,000
2045	500,000
2046	500,000
2047 (maturity)	500,000

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

Optional Redemption: The District reserves the right, at its option, to redeem the Bonds (including any Term Bonds) maturing on or after September 1, 2029 prior to their scheduled maturities, in whole or from time to time in part, in integral multiples of $5,000, on September 1, 2028, or any date thereafter, at a price equal to the principal amount thereof plus accrued interest thereon to the date fixed for redemption. If fewer than all of the Bonds are to be redeemed, the particular maturity or maturities and the amounts thereof to be redeemed shall be determined by the District. If fewer than all of the Serial Bonds of the same maturity are to be redeemed, the particular Bonds shall be selected by DTC in accordance with its procedures, so long as the Bonds are registered in accordance with the Book-Entry-Only System. See "BOOK-ENTRY-ONLY SYSTEM." If less than all of the entire outstanding principal amount of a Term Bond is to be redeemed, the District will notify the Paying Agent/Registrar of the reductions in the remaining mandatory redemption amounts to result from the optional redemption. Notice of each exercise of the reserved right of optional redemption shall be given at least thirty (30) calendar days prior to the redemption date, in the manner specified in the Bond Order.

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

Method of Payment of Principal and Interest

The Board has appointed The Bank of New York Mellon Trust Co., N.A., having its principal corporate trust office and principal payment office in Dallas, Texas, as the initial Paying Agent/Registrar for the Bonds. The principal of and interest on the Bonds shall be paid to DTC, which will make distribution of the amounts so paid. See "BOOK-ENTRY-ONLY SYSTEM."

Registration

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

Replacement of Paying Agent/Registrar

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

Legal Investment and Eligibility to Secure Public Funds in Texas

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

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

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

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

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

Issuance of Additional Debt

The District's voters have authorized the issuance of a total of $76,250,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing road facilities and could authorize additional amounts. After the issuance of the Bonds, the District will have $50,620,000 principal amount of unlimited tax bonds authorized but unissued for road facilities. The District's voters have also authorized the issuance of $125,000,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing water, sanitary sewer and drainage facilities and could authorize additional amounts. After issuance of the Series 2022 Bonds, the District will have $89,845,000 principal amount of unlimited tax bonds authorized but unissued for water, sanitary sewer and drainage facilities. In addition, the District's voters have authorized the issuance of $239,000,000 principal amount of unlimited tax refunding bonds for the purpose of refunding outstanding bonds of the District, all of which are unissued, and $37,750,000 principal amount of unlimited tax bonds for the purpose of acquiring and/or constructing recreational facilities, all of which are unissued and could authorize additional amounts.

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

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

Financing Road Facilities

The District was created by Act of the 83rd legislature of the State of Texas, June 14, 2013, Regular Session, pursuant to Senate Bill 564, codified as Chapter 8436 of the Texas Special District Local Laws Code, as a special district under Article XVI, Section 59 of the Texas Constitution, which included the granting of road powers. At an election held within the District on May 9, 2015, voters of the District authorized a total of $76,250,000 principal amount of unlimited tax bonds for financing and constructing road facilities, of which $50,620,000 principal amount will remain authorized but unissued after the issuance of the Bonds. See "—Issuance of Additional Debt" herein and "INVESTMENT CONSIDERATIONS—Future Debt." Issuance of additional unlimited tax bonds for road facilities may dilute the security for the Bonds.

Financing Recreational Facilities

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

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

At an election held within the District on May 9, 2015, voters of the District authorized a total of $37,750,000 principal amount of unlimited tax bonds for the purpose of acquiring and/or constructing recreational facilities, all of which remains unissued, and could authorize additional amounts.

Issuance of bonds for recreational facilities could dilute the investment security for the Bonds. See "THE BONDS—Issuance of Additional Debt" herein and "INVESTMENT CONSIDERATIONS—Future Debt."

Annexation

Under existing Texas law, since the District lies wholly within the extraterritorial jurisdiction of the City of Houston, the District may be annexed for full purposes by the City of Houston, subject to compliance by the City of Houston with various requirements of Chapter 43 of the Texas Local Government Code, as amended. Such requirements may include the requirement that the City of Houston hold an election in the District whereby the qualified voters of the District approve the proposed annexation. If the District is annexed, the City of Houston must assume the District's assets and obligations (including the Bonds and the Outstanding Bonds) and abolish the District within ninety (90) days of the date of annexation. Annexation of territory by the City of Houston is a policy-making matter within the discretion of the Mayor and City Council of the City of Houston, and, therefore, the District makes no representation that the City of Houston will ever attempt to annex the District for full purposes and assume its debt. Moreover, no representation is made concerning the ability of the City of Houston to make debt service payments should annexation occur. The District could consent to a full purpose annexation prior to that time by agreeing to enter into a strategic partnership agreement to such effect; however, the District currently has no intention to do so.

Consolidation

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

Remedies in Event of Default

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

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Defeasance

The Bond Order 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) for obligations of the District payable from revenues or from ad valorem taxes or both, or a commercial bank or trust company designated in the proceedings authorizing such discharge 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, including obligations that are unconditionally guaranteed by the United States of America, (b) noncallable obligations of an agency or instrumentality of the United States, including obligations that are unconditionally guaranteed or insured by the agency or instrumentality and that, on the date the governing body of the District adopts or approves the proceedings authorizing the issuance of refunding bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent; and (c) noncallable obligations of a state or an agency or a county, municipality, or other political subdivision of a state that have been refunded and that, on the date the governing body of the District adopts or approves the proceedings authorizing the issuance of refunding bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent. The foregoing obligations may be in book entry form and shall mature and/or bear interest payable at such times and in such amounts as will be sufficient to provide for the scheduled payment and/or redemption of the Bonds. If any of such Bonds are to be redeemed prior to their respective dates of maturity, provision must have been made for giving notice of redemption as provided in the Bond Order.

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

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

BOOK-ENTRY-ONLY SYSTEM

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

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

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

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

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

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

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

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

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

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

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

THE DISTRICT

General

The District is a municipal utility district created by an act of the Texas Legislature (Senate Bill No. 564, Regular Session, dated May 20, 2013), and operates under the provisions of Chapters 49 and 54 of the Texas Water Code, as amended, and other general statutes of the State applicable to municipal utility districts. The District, which lies wholly within the extraterritorial jurisdiction of the City of Houston, is subject to the continuing supervisory jurisdiction of the Commission. The District contains approximately 610 acres of land, including approximately 75 acres which were recently annexed.

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

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

Description and Location

The District is located approximately 30 miles northwest of downtown Houston, north of Clay Road and west of US Highway 99. Access to the District is provided by US Highway 99 and west on Clay Road. Major thoroughfares to the community include Clay Road, Morton Ranch Road, Katy Hockley Cut Off Road, Stockdick School Road and Porter Road. The District is located entirely within the extraterritorial jurisdiction of the City of Houston and the boundaries of the Katy Independent School District.

Land Use

The following tables has been provided by the Engineer and represents the current land use within the District.

Single-Family Residential	Approximate Acres	Lots
Marcello Lakes, Section 1…………………………………………	36	148
Marcello Lakes, Section 2…………………………………………	31	134
Marcello Lakes, Section 3…………………………………………	18	86
Treviso Gardens, Section 1 (a)……………………………………	23	147
Treviso Gardens, Section 2 (a)……………………………………	11	86
Treviso Gardens, Section 3 (a)……………………………………	22	153
Treviso Gardens, Section 4 (a)……………………………………	24	166
Treviso Gardens, Section 5 (a)……………………………………	14	93
Camillo Lakes, Section 1…………………………………………	32	179
Camillo Lakes, Section 2…………………………………………	24	144
Camillo Lakes, Section 3…………………………………………	42	255
Camillo Lakes, Section 4…………………………………………	52	331
Camillo Lakes, Section 5…………………………………………	3	25
Camillo Lakes, Section 6…………………………………………	15	119
Camillo Lakes, Section 7…………………………………………	4	24
Subtotal………………………………………………………	351	2,090
Commercial ………………………………………………………	1	---
Future Development ………………………………………………	91	---
Undevelopable (b) ………………………………………………	167	---
	610	2,090

(a) Treviso Gardens is being developed as a rental home community.
(b) Consists of street easements, drainage detention, parks and recreation space and utility sites.

Residential Development

Approximately 351 acres in the District have been developed as Marcello Lakes, Sections 1 through 3, Treviso Gardens, Sections 1 through 6 and Camillo Lakes Sections 1 through 7, which encompass 2,090 single family lots.

As of July 8, 2022, 1,895 homes were complete and occupied, 22 homes were complete and unoccupied, 84 homes were under construction or listed under a builders' name and 89 vacant developed lots available for home construction. Of the 1,895 occupied homes, 629 were leased in Treviso Gardens.

The homes being constructed in Treviso Gardens are being constructed by Camillo Properties, Ltd. as rental properties. Camcorp Management Inc. is the general partner of Treviso and Camcorp Interests, Ltd. is the limited partner. Camillo Properties GP Inc. is the general partner of Camillo Properties, Ltd.

Commercial Development

A gas station and convenience store have been constructed on approximately one acre within the District.

Homebuilding Program

Legend Classic Homes is building homes in Camillo Lakes, which range in sales price from approximately $283,972 to $328,852. Camillo Properties is building homes in Treviso Gardens, which have an average value of approximately $151,000.

Undeveloped Acreage

There are approximately 91 acres that remain to be developed with water, sanitary sewer and drainage facilities and approximately 167 acres that are undevelopable.

THE DEVELOPERS

In general, the activities of a landowner or developer in a municipal utility district such as the District include designing the project, defining a marketing program and setting building schedules; securing necessary governmental approvals and permits for development; arranging for the construction of streets and the installation of utilities; and selling or leasing improved tracts or commercial reserves to other developers or third parties. While a developer is generally required by the Commission to advance funds to pave streets (in areas where District facilities are being financed with bonds) and finance the construction of the water, wastewater and storm drainage facilities, such advances to be reimbursed (except for paving costs) from the sale of District bonds to the extent allowed by the Commission, a developer is under no obligation to a district to undertake development activities according to any particular plan or schedule. Furthermore, there is no restriction on a developer's right to sell any or all of the land which the developer owns within a district. In addition, the developer is ordinarily the major taxpayer within the district during the early stages of development. The relative success or failure of a developer to perform in the above-described capacities may affect the ability of a district to collect sufficient taxes to pay debt service and retire bonds.

Camcorp Management Inc, Camcorp Interests Ltd. and Consolidated Subsidiaries

Camcorp Management Inc., a Texas corporation, is the general partner and Camcorp Interests, Ltd. a Texas limited partnership, is the limited partner of Marcello, Camillo, and Treviso. Camcorp Interests, Ltd. is the sole member of Benchmark. Marcello, Camillo, Treviso and Benchmark are collectively referred to as the “Developers.” Legend Classic Homes Ltd. is building homes in the District. The general partner of Legend Classic Homes Ltd. is Legend Home Corp., which is 100% owned by Camcorp Interests, Ltd. Camillo Properties, Ltd. is also building homes in the District and the general partner is Camillo Properties GP Inc., which is a related company to Camcorp Management Inc. All current development activities within the District are funded by Camcorp Interests, Ltd.. Camcorp Interests, Ltd. through other limited partnerships, has developed subdivisions including, but not limited to, Windsor Park Estates, Katy Creek Ranch, Austinville and Bear Creek Meadows.

Marcello

The developer of Marcello Lakes, Section 1 (148 lots on approximately 36 acres), Section 2 (134 lots on approximately 31 acres) and Section 3 (86 lots on approximately 18 acres) is Marcello. Marcello’s only assets are the land it owns in the District.

Camillo

The developer of Camillo Lakes, Section 1 (179 lots on approximately 32 acres), Section 2 (144 lots on approximately 24 acres), Section 3 (255 lots on approximately 42 acres), Section 4 (331 lots on approximately 52 acres), Section 5 (25 lots on approximately 3 acres), Section 6 (119 lots on approximately 15 acres) and Section 7 (24 lots on approximately 4 acres) is Camillo.

Treviso

The developer of Treviso Gardens, Section 1 (147 lots on approximately 23 acres), Section 2 (86 lots on approximately 11 acres), Section 3 (153 lots on approximately 22 acres), Section 4 (166 lots on approximately 24 acres) and Section 5 (93 lots on approximately 14 acres) is Treviso. The homes being constructed in Treviso Gardens are being constructed by Camillo Properties, Ltd., as rental properties. Camcorp Management Inc. is the general partner of Treviso and Camcorp Interests, Ltd. is the limited partner. Camillo Properties GP Inc. is the general partner of Camillo Properties, Ltd.

Benchmark

The developer of the commercial tracts within the District is Benchmark. Benchmark owns approximately 14 acres in the District.

MANAGEMENT

Board of Directors

The District is governed by the Board, consisting of five (5) directors, which has control over and management supervision of all affairs of the District. Directors are elected to staggered four-year terms in May of even numbered years only. None of the members of the Board reside in the District; however, all of the members own land within the District, subject to a note and deed of trust in favor of one of the Developers. The current members and officers of the Board along with their titles and terms, are listed as follows:

Name	Title	Term Expires
Joseph Forrester	President	May 2026
Alan Cantone	Vice President	May 2026
Kimberly Carroll	Secretary	May 2024
Rebecca Janik	Asst. Secretary	May 2024
Sylvia King	Asst. Secretary	May 2026

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

Tax Assessor/Collector

Land and improvements in the District are being appraised for taxation by the Harris County Appraisal District. The District contracts with Assessments of the Southwest, Inc. to act as Tax Assessor/Collector for the District.

System Operator

The District contracts with Si Environmental, LLC for maintenance and operation of the District's system (the "Operator").

Bookkeeper

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

Engineer

The District's consulting engineer is Edminster, Hinshaw, Russ & Associates, Inc. (the "Engineer").

Auditor

The financial statements of the District as of September 30, 2021, and for the year then ended, included in this offering document, have been audited by BKD, LLP, independent auditors, as stated in their report appearing herein. See "APPENDIX A."

Bond Counsel and General Counsel

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

Financial Advisor

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

Disclosure Counsel

McCall, Parkhurst & Horton L.L.P. ("Disclosure Counsel") has been engaged by the District to serve as disclosure counsel. Fees for services rendered by Disclosure Counsel in connection with the issuance of the Bonds are contingent upon the sale and delivery of the Bonds.

THE ROAD SYSTEM

A portion of the proceeds of Previously Issued Bonds were used to finance the road system (the "Roads") which serves the residents of the District by providing roads and thoroughfares within the District and the surrounding area. Upon completion, the District intends that the Roads are or will be accepted by Harris County for operation and maintenance in accordance with the procedures of Harris County.

THE SYSTEM

Regulation

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

Water Distribution and Sanitary Sewer Collection and Drainage System

The District's System includes water, sanitary sewer and drainage facilities to serve the land described under the section "THE DISTRICT—Residential Development."

Water Supply

The District owns and operates Water Plant No.1 (the "Water Plant"). The Water Plant includes a 1,800 gallon per minute ("gpm") water well, two 15,000 gallon pressure tanks, a 150,000 gallon ground storage tank, a 330,000 gallon ground storage tank and booster pump capacity of 4,000 gpm. According to the Engineer, the District's current Water Plant facilities are sufficient to serve 2,400 single family connections. An expansion of the Water Plant is expected to be completed by the end of the third quarter of 2022.

The District has two emergency water supply interconnects with Harris County Municipal Utility District No. 449 and Harris County Municipal Utility District No. 495.

Subsidence District Requirements

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

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

Under the Subsidence District regulations and the GRP, the Authority is required: (i) through the year 2024, to limit groundwater withdrawals to no more than 70% of the total annual water demand of the water users within the Authority's GRP; (ii) beginning in the year 2025, to limit groundwater withdrawals to no more than 40% of the total annual water demand of the water users within the Authority's GRP; and (iii) beginning in the year 2035, and continuing thereafter, to limit groundwater withdrawals to no more than 20% of the total annual water demand of the water users within the Authority's GRP. If the Authority fails to comply with the above Subsidence District regulations or its GRP, the Authority is subject to a disincentive fee penalty of $9.80 per 1,000 gallons ("Disincentive Fees") imposed by the Subsidence District for any groundwater withdrawn in excess of 20% of the total water demand in the Authority's GRP. In the event of such Authority failure to comply, the Subsidence District may also seek to collect Disincentive Fees from the District. If the District failed to comply with surface water conversion requirements mandated by the Authority, the Authority would likely impose monetary or other penalties against the District.

The District cannot predict the amount or level of fees and charges, that may be due the Authority in the future, but anticipates the need to continue passing such fees through to its customers: (i) through higher water rates and/or (ii) with portions of maintenance tax proceeds, if any. In addition, conversion to surface water could necessitate improvements to the System which could require the issuance of additional bonds by the District. No representation is made that the Authority: (i) will build the necessary facilities to meet the requirements of the Subsidence District for conversion to surface water, (ii) will comply with the Subsidence District's surface water conversion requirements, or (iii) will comply with its GRP. In the event the Authority fails to reduce groundwater withdrawal to the levels specified by and deadline set by the Subsidence District, then the District and others within the Authority's GRP group will be required to pay a disincentive fee on withdrawn groundwater, This fee is expected to be substantial and the District expects it would need to pass such fee through to its customers as described above. This fee would be in addition to the Authority's fee.

Wastewater Treatment Facilities

Currently, the District's wastewater treatment is provided by the District's 280,000 gallons per day ("gpd") interim wastewater treatment plant owned and operated by the District. Monthly lease payments of $11,508 per month began on April 1, 2017 and will continue for a term of 60 months. According to the Engineer, the wastewater treatment plant is sufficient capacity to serve 2,880 equivalent single-family connections, based upon 250 gpd per single family connection. An expansion of 440,000 gpd to the wastewater treatment plant was completed in August of 2022.

Stormwater Drainage Facilities

The southern portion of the District (approximately 239 acres) drains into the adjacent Harris County Flood Control Unit No. T101-13-00 drainage channel. The northern portion of the District (approximately 371 acres) drains into the adjacent Harris County Flood Control Unit No. U101-08-00 drainage channel. Areas that have been developed within the District include storm water collection facilities. These facilities include a storm sewer and inlet collection system that has been designed to discharge storm water runoff from the development to the existing detention facilities. Developed runoff from two-year storm event is conveyed using a storm sewer system consisting of inlets, storm manholes, and storm sewer pipes as requested by Harris County and the City of Houston. The 100-year storm event is conveyed through the storm sewer system with excess runoff conveyed over the paved streets. The pavement design, which includes cascading high and low points to an extreme event outfall, allows all overland flow to be conveyed to the detention facilities.

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 rainstorm of such intensity to statistically have a one percent chance of occurring in any given year. Generally speaking, homes must be built above the 100-year flood plain in order to meet local regulatory requirements and to be eligible for federal flood insurance. An engineering or regulatory determination that an area is above the 100-year flood plain is not an assurance that homes built in such area will not be flooded, and a number of neighborhoods in the greater Houston area that are above the 100-year flood plain have flooded multiple times in the last several years. According to the Engineer, no areas within the District are located within the 100-year flood plain. See "INVESTMENT CONSIDERATIONS—Extreme Weather Events."

Atlas 14

In 2018, the National Weather Service 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. 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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

USE AND DISTRIBUTION OF BOND PROCEEDS

Proceeds from the Bonds will be used to reimburse the Developer for expenditures associated with certain road improvements serving the District. In addition, Bond proceeds will also be used to pay certain costs associated with the issuance of the Bonds.

The construction costs below were compiled by the District's Engineer. Non-construction costs are based upon either contract amounts or estimates of various costs by the Engineer and Financial Advisor. The actual amounts to be reimbursed by the District and the non-construction costs will be finalized after the sale of the Bonds and completion of agreed-upon procedures by the District's Auditor. The surplus funds may be expended for any lawful purpose for which surplus road bond construction funds may be used.

CONSTRUCTION RELATED COSTS		
Construction Costs……………………………………………………	$	3,853,783
Land Acquistion………………………………………………………		771,682
Engineering & Geotechnical…………………………………………		248,629
Less: Surplus Funds………………………………………………….		(146,000)
Total Construction Related Costs…………………………………………	**$**	**4,728,094**
NON-CONSTRUCTION COSTS		
Underwriter's Discount (a)……………………………………………	$	170,980
Developer Interest……………………………………………………...		533,933
Total Nonconstruction Costs…………………………………………………	**$**	**704,913**
ISSUANCE COSTS AND FEES		
Issuance Costs and Professional Fees…………………………………	$	308,793
Bond Application Fees………………………………………………..		30,000
State Regulatory Fees…………………………………………………		5,780
Contingency (a)………………………………………………………..		2,420
Total Issuance Costs and Fees……………………………………………	**$**	**346,993**
TOTAL BOND ISSUE……………………………………………………	**$**	**5,780,000**

(a) Contingency represents surplus funds resulting from the sale of the Bonds at a lower underwriter's discount than estimated and can be used for any lawful purpose for which surplus road bond construction funds may be used.

Future Debt

With the consent of the District, the Developers have financed the design and construction of water, sanitary sewer and drainage facilities to serve Marcello Lakes, Sections 1 through 3, Treviso Gardens, Sections 1 through 5 and Camillo Lakes, Sections 1 through 7, as well as other District facilities and operating expenditures for which the Developers have not been reimbursed. After issuance of the Series 2022 Bonds, approximately $8,205,000 will be owed to the Developer for the costs of water, sanitary sewer and drainage facilities. Following the issuance of the Bonds, the Developers will have been fully reimbursed for road improvements and facilities. In addition, the Developers have financed approximately $10,600,000 for park and recreational facilities which have not been reimbursed. The District also contains approximately 91 acres of developable land not presently served with water distribution, wastewater collection and storm drainage facilities. It is anticipated that additional bonds will be issued to reimburse the Developers and to finance the construction of District facilities to serve the undeveloped acreage within the District as well as additionally required wastewater treatment plant capacity and/or water plant capacity, if any.

The District can make no representation that any additional development will occur within the District. The Engineer has stated that the District's authorized but unissued bonds should be adequate, under present land use projections, to finance such improvements.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

WATER AND SANITARY SEWER OPERATIONS

General

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

Waterworks and Sanitary Sewer System Operating Statement

The following statement sets forth in condensed form the historical results of operation of the District's General Fund. Accounting principles customarily employed in the determination of net revenues have been observed and, in all instances, exclude depreciation. Such summary is based upon information obtained from the District's audited financial statements for the fiscal years ended September 30, 2018 through 2021 and an unaudited summary for the ten-month period ended July 31, 2022, prepared by the Bookkeeper. Reference is made to such records and statements for further and more complete information.

		Fiscal Year Ended September 30,			
	10/1/2021 to 7/31/2022 (a)	2021	2020	2019	2018
Revenues					
Property Taxes	$ 1,435,578	$ 922,262	$ 519,896	$ 519,257	$ 353,399
Water Service	1,027,703	988,531	670,924	410,186	214,309
Sewer Service	677,834	673,352	420,405	260,587	145,472
Regional Water Fees	565,739	550,596	336,163	154,840	71,626
Tap Connection & Inspection Fees	218,586	748,423	687,720	483,982	418,900
Penalty and Interest	100,109	79,597	54,270	34,539	9,309
Investment Income	12,434	5,982	9,338	10,268	363
Other Income	48,999	470,093	31,497	10,747	2,100
Total Revenues	$ 4,086,981	$ 4,438,836	$ 2,730,213	$ 1,884,406	$ 1,215,478
Expenditures					
Regional Water Fees	$ 726,592	$ 529,635	$ 377,849	$ 223,618	$ 45,650
Professional Fees	122,567	135,778	127,128	159,586	126,106
Constracted Services	545,149	538,543	384,676	253,684	153,524
Utilities	81,774	76,382	60,922	48,051	27,364
Repairs and Maintenance	353,822	950,778	573,169	361,669	235,855
Other Expenditures	268,880	109,655	69,062	54,149	48,889
Tap Connections	77,664	294,304	274,099	175,086	177,839
Debt Service, Bond Issuance Costs	1,063	-	-	30,000	19,794
Capital Outlay	677,954	14,056	-	44,253	-
Lease Payments	125,686	176,076	176,076	153,921	138,096
Total Expenditures	$ 2,981,149	$ 2,825,207	$ 2,042,981	$ 1,504,017	$ 973,117
Revenues Over (Under) Expenditures	$ 1,105,832	$ 1,613,629	$ 687,232	$ 380,389	$ 242,361
Other Sources (Uses)					
Interfund Transfers In (Out)	$ 1,701	$ -	$ (15,000)	$ (30,573)	$ -
Insurance Proceeds	4,055	258,285	-	-	-
Developer Operating Advances	-	-	-	-	-
Total Other Financing Sources (Uses)	$ 5,756	$ 258,285	$ (15,000)	$ (30,573)	$ -
Fund Balance (Beginning of Year)	$ 3,174,515	$ 1,302,601	$ 630,369	$ 280,553	$ 38,192
Fund Balance (End of Year)	$ 4,286,103	$ 3,174,515	$ 1,302,601	$ 630,369	$ 280,553

(a) Unaudited. Prepared by the Bookkeeper.

FINANCIAL STATEMENT

2022 Taxable Assessed Valuation	$486,387,009 (a)
Estimated Taxable Assessed Valuation as of June 1, 2022	$535,105,884 (b)
Gross Direct Debt Outstanding	$58,220,000 (c)
Estimated Overlapping Debt	15,657,138
Total Gross Direct Debt and Estimated Overlapping Debt	$73,877,138
Ratios of Gross Direct Debt to:	
2022 Taxable Assessed Valuation	11.97%
Estimated Taxable Assessed Valuation as of June 1, 2022	10.88%
Ratios of Gross Direct Debt and Estimated Overlapping Debt to:	
2022 Taxable Assessed Valuation	15.19%
Estimated Taxable Assessed Valuation as of June 1, 2022	13.81%

Area of District – 610 Acres
Estimated 2022 Population – 6,633 (d)

(a) Value includes $462,658,375 of taxable value as certified by the Harris County Appraisal District (the "Appraisal District") and $23,728,634 of uncertified value, representing the owner's opinion of value on properties in the District not yet certified for 2022, which totals $486,387,009. See "TAX PROCEDURES."
(b) As estimated by the Appraisal District as of June 1, 2022 for information purposes only. The 2021 Certified Taxable Assessed Valuation provided by the Appraisal District has been updated to add the estimated value of improvements constructed from January 1, 2022 to June 1, 2022. This estimate has no official status. Taxes are levied based on value as certified by the Appraisal District as of January 1 of each year, and, therefore, this estimate will not be the basis for any tax levy by the District. See "TAX PROCEDURES."
(c) After giving effect to issuance of the Bonds and taking into account the September 1, 2022 debt service payment on the Outstanding Bonds. Includes the Series 2022 Bonds which sold on August 18, 2022 and are expected to be issued on September 20, 2022.
(d) Based upon 3.5 persons per occupied single-family residence.

Cash and Investment Balances (unaudited as of August 18, 2022)

Operating Fund	Cash and Temporary Investments	$4,806,116	
WSD Debt Service Fund	Cash and Temporary Investments	$2,000,483	(a) (b)
Road Debt Service Fund	Cash and Temporary Investments	$1,589,965	(a) (b)
WSD Capital Projects Fund	Cash and Temporary Investments	$2,673,619	(c)
Road Capital Projects Fund	Cash and Temporary Investments	$ 146,582	(d)

(a) Neither the Bond Order nor Texas law requires that the District maintain any particular balance in the Bond Fund.
(b) Although all of the District's debt, including the Outstanding Bonds and the Bonds, is payable from an unlimited tax pledge on parity, a pro rata portion of the District's ad valorem tax revenue will be allocated to the bonds sold for water, sanitary sewer and drainage facilities (the "WSD Bonds"), and a portion will be allocated to the bonds sold for road facilities (the "Road Bonds"), including the Bonds. See "THE BONDS—Funds" and "DEBT SERVICE REQUIREMENTS." Neither the Bond Order nor Texas law requires that the District maintain any particular balance in such fund.
(c) $200,000 of the amount in the WSD Capital Projects Fund will be applied toward the Series 2022 Bonds.
(d) $146,000 in surplus Road Capital Projects funds will be applied towards the Bonds. See "USE AND DISTRIBUTION OF BOND PROCEEDS."

District Investment Policy

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

Outstanding Bonds

Series	Original Principal Amount	Outstanding Bonds (as of 9/20/22)
Unlimited Tax Bonds, Series 2018	$ 9,000,000	$ 8,180,000
Unlimited Tax Road Bonds, Series 2018A	4,000,000	3,715,000
Unlimited Tax Bonds, Series 2019	4,155,000	3,855,000
Unlimited Tax Road Bonds, Series 2019A	4,000,000	3,670,000
Unlimited Tax Bonds, Series 2020	5,500,000	5,175,000
Unlimited Tax Road Bonds, Series 2020A	4,350,000	4,025,000
Unlimited Tax Bonds, Series 2021	7,500,000	7,320,000
Unlimited Tax Road Bonds, Series 2021A	7,500,000	7,500,000
Unlimited Tax Bonds, Series 2022 (a)	9,000,000	9,000,000
Total	$ 55,005,000	$ 52,440,000

(a) Sold on August 18, 2022 and expected to be issued on September 20, 2022.

ESTIMATED OVERLAPPING DEBT STATEMENT

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

Taxing Jurisdiction	Outstanding Bonds	As of	Overlapping Percent	Overlapping Amount
Harris County……………………………………	$ 1,882,537,125	7/31/2022	0.06%	$ 1,129,522
Harris County Flood Control District……………	584,900,000	7/31/2022	0.06%	356,789
Harris County Hospital District…………………	76,385,000	7/31/2022	0.06%	46,595
Harris County Department of Education……….	20,185,000	7/31/2022	0.06%	12,111
Port of Houston Authority………………………	469,434,397	7/31/2022	0.06%	286,355
Katy ISD…………………………………………	2,140,211,367	7/31/2022	0.65%	13,825,765
Total Estimated Overlapping Debt………………				$ 15,657,138
The District……………………………………	58,220,000 (a)	Current	100.00%	58,220,000
Total Direct and Estimated Overlapping Debt…				$ 73,877,138

Ratio of Estimated Direct and Overlapping Debt to 2022 Taxable Assessed Valuation……………………………….	15.19%
Ratio of Estimated Direct and Overlapping Debt to June 1, 2022 Estimated Taxable Assessed Valuation………….	13.81%

(a) Includes the Bonds and the Outstanding Bonds and takes into account the September 1, 2022 debt service payment on the Outstanding Bonds.

Overlapping Taxes for 2021

	Tax Rate per $100 of Taxable Assessed Valuation
Harris County(a)……………………………….	$ 0.58634
Katy ISD……………………………………….	1.35170
Harris Co. ESD No. 48…………………………	0.09523
Total Overlapping Tax Rate…………………	$ 2.03327
The District (b)…………………………………	1.40000
Total Tax Rate……………………………….	$ 3.43327

(a) Includes Harris County, Harris County Flood Control District, Harris County Hospital District, Harris County Department of Education and the Port of Houston Authority.
(b) The District has authorized publication of its intent to levy a total tax rate of $1.40 per $100 of taxable assessed valuation for 2022 and expects to adopt such rate in October 2022 with $1.00 per $100 of taxable assessed valuation allocated to debt service and $0.40 per $100 of taxable assessed valuation allocated to maintenance and operations.

TAX DATA

Tax Collections

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

Tax Year	Certified Taxable Assessed Valuation	Tax Rate	Total Tax Levy	Total Collections as of July 31, 2022	
				Amount	Percent
2017	$ 20,062,705	$ 1.50	$ 300,941	$ 300,941	100.00%
2018	56,177,201	1.50	842,658	842,658	100.00%
2019	104,286,017	1.50	1,564,290	1,563,935	99.98%
2020	184,482,396	1.50	2,767,236	2,766,119	99.96%
2021	310,789,518	1.50	4,661,843	4,577,009	98.18%

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

Tax Rate Distribution

	Anticipated 2022 (a)	2021	2020	2019	2018
Debt Service	$ 1.00	$ 1.03	$ 1.00	$ 1.00	$ 0.78
Maintenance and Operations	0.40	0.47	0.50	0.50	0.72
Total	$ 1.40	$ 1.50	$ 1.50	$ 1.50	$ 1.50

(a) The District has authorized publication of its intent to levy a total tax rate of $1.40 per $100 of taxable assessed valuation for 2022 and expects to adopt such rate in October 2022 with $1.00 per $100 of taxable assessed valuation allocated to debt service and $0.40 per $100 of taxable assessed valuation allocated to maintenance and operations.

Tax Rate Limitations

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

Debt Service Tax

The Board will covenant in the Bond Order to levy and assess, for each year that all or any part of the Bonds and the Outstanding Bonds remain outstanding and unpaid, a tax which, when added to other funds legally available to the District for payment of outstanding debt obligations, is adequate to provide funds to pay the principal of and interest on the Bonds and the Outstanding Bonds. The District levied a debt service tax for 2021 in the amount of $1.03 per $100 assessed valuation and has authorized publication of its intent to levy a total tax rate of $1.40 per taxable assessed valuation, of which $1.00 per $100 of taxable assessed valuation is allocated to debt service, and expects to adopt such rate in October 2022. See "THE BONDS—Authority for Issuance."

Maintenance and Operations Tax

The Board of Directors of the District has the statutory authority to levy and collect an annual ad valorem tax for maintenance of the District's improvements, if such maintenance tax is authorized by a vote of the District's electors. On May 9, 2015, voters in the District authorized the Board to levy such a maintenance tax in an amount not to exceed $1.50 per $100 assessed valuation. Such tax is in addition to taxes which the District is authorized to levy for paying principal of and interest on the Bonds, the Outstanding Bonds, and any additional unlimited tax bonds which may be issued in the future. The District levied a maintenance tax for 2021 in the amount of $0.47 per $100 assessed valuation and has authorized publication of its intent to levy a total tax rate of $1.40 per taxable assessed valuation, of which $0.40 per $100 of taxable assessed valuation is allocated to maintenance and operations, and expects to adopt such rate in October 2022.

Principal Taxpayers

The following lists of principal taxpayers were provided by the District's Tax Assessor/Collector based upon the certified portion ($462,658,375) of the 2022 Taxable Assessed Valuation of $486,387,009, which reflects ownership at January 1, 2022. Principal taxpayer lists related to the uncertified portion of the 2022 Taxable Assessed Valuation and the Estimated Taxable Assessed Valuation as of June 1, 2022 are not available.

Taxpayer	Type of Property	2022 Certified Taxable Assessed Valuation	% of 2022 Certified Taxable Assessed Valuation
Camillo Houses CV No 6 LLC (a)	Land & Improvements	$ 25,842,086	5.59%
Camillo A-1 Property Owner LLC (a)	Land & Improvements	16,592,957	3.59%
Camillo Houses CV 4 LLC (a)	Land & Improvements	14,960,373	3.23%
Legend Classic Homes Ltd. (a)	Land & Improvements	10,149,291	2.19%
Camillo ML 2021 SFR LLC (a)	Land & Improvements	9,649,649	2.09%
Camillo Houses CV 3 LLC (a)	Land & Improvements	7,821,206	1.69%
Camillo Houses CV No 5 LLC (a)	Land & Improvements	4,480,757	0.97%
Treviso Gardens LTD (a)	Land & Improvements	4,166,844	0.90%
Camillo Properties Ltd. (a)	Land & Improvements	3,693,500	0.80%
Centerpoint Energy Houston Electric	Utilities	1,914,800	0.41%
Total		$ 99,271,463	21.46%

(a) Related entities. See "THE DEVELOPERS."

Summary of Assessed Valuation

The following breakdown of the 2018 through 2022 Taxable Assessed Valuation has been provided by the District's Tax Assessor/Collector based on information contained in the 2018 through 2022 tax rolls of the District. Differences in values from other information herein are due to differences in dates of information provided. Breakdowns of the uncertified portion of the 2022 Taxable Assessed Valuation and Estimated Taxable Assessed Valuation as of June 1, 2022 are not available.

	2022	2021	2020	2019	2018
Land	$ 91,351,677	$ 74,962,701	$ 60,596,447	$ 38,573,417	$ 35,848,338
Improvements	398,790,085	242,811,699	127,382,909	67,032,832	21,390,655
Personal Property	3,381,650	3,080,389	1,853,625	842,565	257,138
Exemptions	(30,865,037)	(10,048,068)	(5,350,585)	(1,995,438)	(1,319,099)
Uncertified Value	23,728,634	-	-	-	-
Total	$486,387,009	$310,806,721	$184,482,396	$104,453,376	$ 56,177,032

Tax Adequacy for Debt Service

The calculations shown below assume, solely for purposes of illustration, no increase or decrease in assessed valuation over the 2022 Taxable Assessed Valuation and the Estimated Taxable Assessed Valuation as of June 1, 2022 and no use of bond funds on hand, and utilize tax rates necessary to pay the District's maximum and average annual debt service requirement. See "INVESTMENT CONSIDERATIONS—Factors Affecting Taxable Values and Tax Payments."

Average Annual Debt Service Requirement (2023-2047)........ $3,352,422
$0.73 Tax Rate on 2022 Taxable Assessed Valuation at 95% collections $3,373,094
$0.66 Tax Rate on Estimated Taxable Assessed Valuation as of June 1, 2022 at 95% collections...... $3,355,114

Maximum Annual Debt Service Requirement (2024)........ $3,684,418
$0.80 Tax Rate on 2022 Taxable Assessed Valuation at 95% collections $3,696,541
$0.73 Tax Rate on Estimated Taxable Assessed Valuation as of June 1, 2022 at 95% collections...... $3,710,959

No representation or suggestion is made that the uncertified portion of the 2022 Taxable Assessed Valuation or the estimated values of land and improvements provided by the Appraisal District as of June 1, 2022 for the District will be certified as taxable value by the Appraisal District, and no person should rely upon such amounts or their inclusion herein as assurance of their attainment. See "TAXING PROCEDURES."

TAX PROCEDURES

Property Tax Code and County-Wide Appraisal District

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

Property Subject to Taxation by the District

Except for certain exemptions provided by Texas law, all real property and tangible personal property in the District is subject to taxation by the District; however, it is expected that no effort will be made by the District to collect taxes on personal property other than on personal property rendered for taxation, business inventories and the property of privately owned utilities. Principal categories of exempt property include: property owned by the State of Texas or its political subdivisions if the property is used for public purposes; property exempt from ad valorem taxation by federal law; certain household goods, family supplies, and personal effects; farm products owned by the producer; all oil, gas and mineral interests owned by an institution of higher education; certain property owned by exclusively charitable organizations, youth development associations, religious organizations, and qualified schools; designated historical sites; solar and wind-powered energy devices; and most individually owned automobiles. In addition, the District may by its own action exempt residential homesteads of persons sixty-five (65) years or older or under a disability for purposes of payment of disability insurance benefits under the Federal Old-Age Survivors and Disability Insurance Act to the extent deemed advisable by the Board. The District would be required to call an election on such residential homestead exemption upon petition by at least twenty percent (20%) of the number of qualified voters who voted in the District's preceding election and would be required to offer such an exemption if a majority of voters approve it at such election. For the 2022 tax year, the District has not granted any such exemptions. The District must grant exemptions to disabled veterans or certain surviving dependents of disabled veterans, if requested, of between $5,000 and $12,000 of assessed valuation depending upon the disability rating of the veteran, if such rating is less than 100%. A veteran who receives a disability rating of 100% is entitled to an exemption for the full value of the veteran's residence homestead. Additionally, subject to certain conditions, the surviving spouse of a disabled veteran who is entitled to an exemption for the full value of the veteran's residence homestead is also entitled to an exemption from taxation of the total appraised value of the same property to which the disabled veteran's exemption applied. A partially disabled veteran or certain surviving spouses of partially disabled veterans are entitled to an exemption from taxation of a percentage of the appraised value of their residence homestead in an amount equal to the partially disabled veteran's disability rating if (i) the residence homestead was donated by a charitable organization at no cost to the disabled veteran or (ii) the residence was donated by a charitable organization at some cost to the disabled veteran if such cost is less than or equal to fifty percent (50%) of the total good faith estimate of the market value of the residence as of the date the donation is made. Also, the surviving spouse of a member of the armed forces or a first responder (as defined under Texas law), who was (i) killed in action, or (ii) fatally injured in the line of duty, is, subject to certain conditions, entitled to an exemption of the total appraised value of the surviving spouse's residence homestead, and subject to certain conditions, an exemption up to the same amount may be transferred to a subsequent residence homestead of the surviving spouse.

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

General Residential Homestead Exemption

Texas law authorizes the governing body of each political subdivision in the State of Texas to exempt up to twenty percent (20%) of the appraised value of residential homesteads, but not less than $5,000 if any exemption is granted, from ad valorem taxation. The law provides, however, that where ad valorem taxes have previously been pledged for the payment of debt, the governing body of a political subdivision may continue to levy and collect taxes against the exempt value of the homesteads until the debt is discharged, if the cessation of the levy would impair the obligations of the contract by which the debt was created. For the 2022 tax year, the District has not granted a general residential homestead exemption.

Valuation of Property for Taxation

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

The Property Tax Code provides for a temporary exemption from ad valorem taxation of a portion of the appraised value of certain property that is at least 15% 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 l of the first year in which the property is reappraised.

District and Taxpayer Remedies

Under certain circumstances, taxpayers and taxing units, including the District, may appeal orders of the Appraisal Review Board by filing a petition for review in district court within forty-five (45) days after notice is received that a final order has been entered. In such event, the property value in question may be determined by the court, or by a jury, if requested by any party. Additionally, taxing units may bring suit against the Appraisal District to comply with the Property Tax Code. The District may challenge the exclusion of property from the appraisal rolls or the grant, in whole or in part, of an exemption.

Texas law provides for notice and hearing procedures prior to the adoption of an ad valorem tax rate by the District. Additionally, under certain circumstances, an election would be required to determine whether to approve the adopted total tax rate. See “Rollback of Operation and Maintenance Tax Rate” herein. The Property Tax Code also establishes a procedure for notice to property owners of reappraisals reflecting increased property values, appraisals that are higher than renditions and appraisals of property not previously on an appraisal roll.

Agricultural, Open Space, Timberland and Inventory Deferment

The Property Tax Code permits land designated for agricultural use (including wildlife management), open space, or timberland to be appraised at its value based on the land's capacity to produce agriculture or timber products rather than at its fair market value. The Property Tax Code permits, under certain circumstances, that residential real property inventory held by a person in the trade or business be valued at the price all such property would bring if sold as a unit to a purchaser who would continue the business. Landowners wishing to avail themselves of any of such designations must apply for the designation, and the Appraisal District is required by the Property Tax Code to act on each claimant's right to the designation individually. A claimant may waive the special valuation as to taxation by some political subdivisions and not as to others. If a claimant receives the designation and later loses it by changing the use of the property or selling it to an unqualified owner, the District can collect taxes based on the new use for the three (3) years prior to the loss of the designation for agricultural, timberland or open space land. According to the District's Tax Assessor/Collector, as of January 1, 2022, no land within the District was designated for agricultural use, open space, inventory deferment, or timberland.

Tax Abatement

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

Levy and Collection of Taxes

The District is responsible for the collection of its taxes, unless it elects to transfer such functions to another governmental entity. The District adopts its tax rate each year after it receives a tax roll certified by the Appraisal District. Taxes are due upon receipt of a bill therefor, and become delinquent after January 31 of the following year or 30 days after the date billed, whichever is later, or, if billed after January 10, they are delinquent on the first day of the month next following the 21st day after such taxes are billed. A delinquent tax accrues interest at a rate of one percent (1%) for each month or portion of a month the tax remains unpaid beginning the first calendar month it is delinquent. A delinquent tax also incurs a penalty of six percent (6%) of the amount of the tax for the first calendar month it is delinquent plus a one percent (1%) penalty for each additional month or portion of a month the tax remains unpaid prior to July 1 of the year in which it becomes delinquent. However, a tax delinquent on July 1 incurs a total penalty of twelve percent (12%) of the amount of the delinquent tax without regard to the number of months the tax has been delinquent, which penalty remains at such rate without further increase. If the tax is not paid by July 1, an additional penalty of up to the amount of the compensation specified in the District's contract with its delinquent tax collection attorney, but not to exceed twenty percent (20%) of the total tax, penalty and interest, may, under certain circumstances, be imposed by the District. With respect to personal property taxes that become delinquent on or after February 1 of a year and that remain delinquent sixty (60) days after the date on which they become delinquent, as an alternative to the penalty described in the foregoing sentence, an additional penalty on personal property of up to the amount specified in the District's contract with its delinquent tax attorney, but not to exceed twenty percent (20%) of the total tax, penalty and interest, may, under certain circumstances, be imposed by the District prior to July 1. The District's contract with its delinquent tax collection attorney currently specifies a twenty percent (20%) additional penalty. The District may waive penalties and interest on delinquent taxes only for the items specified in the Texas Property Tax Code. The Property Tax Code also makes provision for the split payment of taxes, discounts for early payment and the postponement of the delinquency of taxes under certain circumstances. The owner of a residential homestead property who (i) is a person sixty-five (65) years of age or older, (ii) is under a disability for purpose of payment of disability insurance benefits under the Federal Old Age Survivors and Disability Insurance Act, or (iii) qualifies as a disabled veteran under Texas law, is also entitled by law to pay current taxes on a residential homestead in installments or to defer the payment of taxes without penalty during the time of ownership. Additionally, a person who is delinquent on taxes for a residential homestead is entitled to an agreement with the District to pay such taxes in installments over a period of between 12 and 36 months (as determined by the District) when such person has not entered into another installment agreement with respect to delinquent taxes with the District in the preceding 24 months.

Rollback of Operation and Maintenance Tax Rate

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

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

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

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

The District: A determination as to a district's status as a Low Tax Rate District, Developed District or Developing District will be made by the Board on an annual basis. The District has been designated as a Developing District for the 2022 tax year. The District cannot give any assurances as to what its classification will be at any point in time or whether the District's future tax rates will result in a total tax rate that will reclassify the District into a new classification and new election calculation.

District's Rights in the Event of Tax Delinquencies

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

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

DEBT SERVICE REQUIREMENTS

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

Year	Outstanding Bonds Debt Service Requirements (a)	Debt Service on the Bonds			Total Debt Service Requirements
		Principal	Interest	Total	
2023	$ 3,244,410		$ 215,433	$ 215,433	$ 3,459,842
2024	3,240,968	$ 190,000	253,450	443,450	3,684,418
2025	3,222,980	190,000	243,950	433,950	3,656,930
2026	3,197,686	190,000	236,350	426,350	3,624,036
2027	3,185,079	190,000	226,850	416,850	3,601,929
2028	3,173,379	190,000	217,350	407,350	3,580,729
2029	3,170,649	190,000	207,850	397,850	3,568,499
2030	3,167,218	190,000	200,250	390,250	3,557,468
2031	3,181,661	190,000	192,650	382,650	3,564,311
2032	3,183,043	190,000	185,050	375,050	3,558,093
2033	3,191,793	190,000	177,450	367,450	3,559,243
2034	3,196,873	190,000	169,850	359,850	3,556,723
2035	3,193,905	190,000	162,250	352,250	3,546,155
2036	3,198,601	190,000	154,650	344,650	3,543,251
2037	3,208,224	190,000	147,050	337,050	3,545,274
2038	3,209,289	190,000	139,450	329,450	3,538,739
2039	3,211,794	190,000	131,375	321,375	3,533,169
2040	3,215,331	190,000	123,300	313,300	3,528,631
2041	3,215,381	190,000	114,750	304,750	3,520,131
2042	3,221,300	190,000	106,200	296,200	3,517,500
2043	3,222,750	190,000	97,650	287,650	3,510,400
2044	2,735,725	480,000	89,100	569,100	3,304,825
2045	1,952,669	500,000	67,500	567,500	2,520,169
2046	1,559,388	500,000	45,000	545,000	2,104,388
2047	603,200	500,000	22,500	522,500	1,125,700
Total	$ 74,103,292	$ 5,780,000	$ 3,927,258	$ 9,707,258	$ 83,810,550

(a) Includes the Series 2022 Bonds which sold on August 18, 2022 and are expected to be issued on September 20, 2022.

Maximum Annual Debt Service Requirement (2024) $3,684,418
Average Annual Debt Service Requirements (2023-2047) $3,352,422

INVESTMENT CONSIDERATIONS

General

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

Infectious Disease Outlook (COVID-19)

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

There are currently no COVID-19 related operating limits imposed by the Governor for any business or other establishment in the State. 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.

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.

Potential Effects of Oil Price Fluctuations on the Houston Area

The economy of the Houston area has, in the past, been particularly affected by adverse conditions in the oil and gas industry, and such conditions and their spillover effects into other industries could result in declines in the demand for residential and commercial property in the Houston area and could reduce or negatively affect property values or homebuilding activity within the District. The District cannot predict the impact that negative conditions in the oil and gas industry will have on property values in the District.

Extreme Weather Events

The greater Houston area, including the District, is subject to the possibility of 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, which made landfall along the Texas Gulf Coast on August 26, 2017, and brought historic levels of rainfall during the successive four days. According to the Operator, there was no interruption of water and sanitary sewer service as a result of Hurricane Harvey. According to the Engineer and Operator, the District's system did not sustain any material damage from Hurricane Harvey. To the knowledge of the District and the Developers, no homes within the District experienced structural flooding or other damage as a result of Hurricane Harvey.

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

Specific Flood Type Risks

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

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

Economic Factors and Interest Rates

A substantial percentage of the taxable value of the District results from the current market value of single-family residences, undeveloped land and developed lots which are currently being marketed by the Developers to the builders for the construction of primary residences. The market value of such homes and lots is related to general economic conditions affecting the demand for residences and, in the case of Treviso, rental homes. Demand for lots of this type and the construction of residential dwellings thereon can be significantly affected by factors such as interest rates, credit availability, construction costs, energy availability and the prosperity and demographic characteristics of the urban center toward which the marketing of lots is directed. Decreased levels of construction activity would tend to restrict the growth of property values in the District or could adversely impact such values. See "THE DISTRICT."

Interest rates and the availability of mortgage and development funding have a direct impact on the construction activity, particularly short-term interest rates at which developers are able to obtain financing for development costs. Interest rate levels may affect the ability of a landowner with undeveloped property to undertake and complete construction activities within the District. Because of the numerous and changing factors affecting the availability of funds, particularly liquidity in the national credit markets, the District is unable to assess the future availability of such funds for continued construction within the District. In addition, since the District is located approximately 30 miles from the central downtown business district of the City of Houston, the success of development within the District and growth of District taxable property values are, to a great extent, a function of the Houston metropolitan and regional economies and national credit and financial markets. A downturn in the economic conditions of Houston and the nation could adversely affect development and home-building plans in the District and restrain the growth of the District's property tax base or reduce it from current levels.

Competition

The demand for and construction of single-family homes and rental homes in the District, which is approximately 30 miles from the central downtown business district of the City of Houston, could be affected by competition from other residential developments including other residential developments located in the northwestern portion of the Houston metropolitan area. In addition to competition for new home sales from other developments, there are numerous previously owned homes in the area of the District and in more established neighborhoods closer to downtown Houston. Such homes could represent additional competition for new homes proposed to be sold within the District.

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

Landowner Obligation to the District

There are no commitments from or obligations of the Developers or other landowners to the District to proceed at any particular rate or according to any specified plan with the development of land or the 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 lots or developed tracts of land 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 value.

Undeveloped Acreage and Vacant Lots

There are approximately 91 developable acres of land within the District that have not been provided with water, sanitary sewer, storm sewer, road and other facilities necessary for the construction of taxable improvements. The District makes no representation as to when or if development of the undeveloped acreage will occur or that the lot sales and building program will be successful. See "THE DISTRICT—Residential Development."

Rental Homes

The homes being constructed in all sections of Treviso Gardens (approximately 645 lots) are being constructed by Camillo Properties, Ltd., as rental properties. It is anticipated that Camillo Houses CV No 6 LLC, Camillo A-1 Property Owner LLC, Camillo Houses CV 4 LLC, Camillo ML 2021 SFR LLC, Camillo Houses CV 3 LLC, Camillo Houses CV No 5 LLC, Treviso Gardens LTD and Camillo Properties Ltd. (collectively "Camilo Properties Ltd.") will continue to own all of the homes constructed in Treviso Gardens and will continue to be approximately eight of the principal taxpayers. On the 2022 certified tax roll, such taxpayers collectively represent $87,207,372 or 18.85% of the certified portion ($462,658,375) of the 2022 Taxable Assessed Valuation of $486,387,009. See "TAX DATA—Principal Taxpayers."

Camillo Properties, Ltd., as the owner of the homes in Treviso Gardens, is responsible for the payment of property taxes, maintenance of the homes and the landscape maintenance of the front yards.

Dependence on Major Taxpayers and the Developer

The principal taxpayers represent $99,271,463, or approximately 21.46% of the certified portion ($462,658,375) of the 2022 Taxable Assessed Valuation of $486,387,009, which represents ownership as of January 1, 2022. The Developers represent $97,356,663, or approximately 21.04% of the certified portion of the 2022 Taxable Assessed Valuation. See "TAX DATA—Principal Taxpayers." If the Developers or another principal taxpayer were to default in the payment of taxes in an amount which exceeds the balance in the District's Debt Service Fund, the ability of the District to make timely payment of debt service on the Bonds would be dependent on the ability of the District to enforce and liquidate its tax lien, which is a time-consuming process. Failure to recover or borrow funds in a timely fashion could result in the District being forced to set an excessive tax rate, hindering growth and leading to further defaults in the payment of taxes. The District is not required by law or the Bond Order to maintain any specified amount of surplus in its Debt Service Fund. See "Tax Collection Limitations and Foreclosure Remedies" in this section, "TAX PROCEDURES—Levy and Collection of Taxes."

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

Impact on District Tax Rates

Assuming no further development, the value of the land and improvements currently within the District will be the major determinant of the ability or willingness of District property owners to pay their ad valorem taxes. The 2022 Taxable Assessed Valuation of the District is $486,387,009. See "FINANCIAL STATEMENT." After issuance of the Bonds, the maximum annual debt service requirement will be $3,684,418 (2024) and the average annual debt service requirement will be $3,352,422 (2023-2047). Assuming no increase or decrease from the 2022 Taxable Assessed Valuation and no use of funds other than tax collections, a tax rate of $0.80 per $100 assessed valuation at a 95% collection rate would be necessary to pay the maximum annual debt service requirement and a tax rate of $0.73 per $100 assessed valuation at a 95% collection rate would be necessary to pay the average annual debt service requirement. See "DEBT SERVICE REQUIREMENTS." The Estimated Taxable Assessed Valuation as of June 1, 2022 is $535,105,884. Assuming no increase or decrease from the Estimated Taxable Assessed Valuation as of June 1, 2022 and no use of other funds other than tax collections, a tax rate of $0.73 per $100 assessed valuation at a 95% collection rate would be necessary to pay the maximum annual debt service requirement and a tax rate of $0.66 per $100 assessed valuation at a 95% collection rate would be necessary to pay the average annual debt service requirement. Although calculations have been made regarding average and maximum tax rates necessary to pay the debt service on the Bonds based upon the 2022 Taxable Assessed Valuation and the Estimated Taxable Assessed Valuation as of June 1, 2022, the District can make no representations regarding the future level of assessed valuation within the District. Increases in the tax rate may be required in the event major taxpayers do not pay their District taxes timely. See "TAX PROCEDURES" and "TAX DATA—Tax Adequacy for Debt Service."

Future Debt

After the issuance of the Bonds and the Series 2022 Bonds, the District reserves in the Bond Order the right to issue the remaining $50,620,000 in principal amount of authorized but unissued unlimited tax bonds for the purpose of financing or constructing road facilities, the $89,845,000 in principal amount of authorized but unissued unlimited tax bonds for the purpose of acquiring or constructing water, sanitary sewer and drainage facilities for the District, the $239,000,000 in principal amount of authorized but unissued unlimited tax bonds for the purpose of refunding the outstanding bonds of the District, the $37,750,000 in principal amount of authorized but unissued unlimited tax bonds for the purpose of acquiring and/or constructing recreational facilities, and any additional bonds which may be voted hereafter. After the issuance of the Bonds, it is estimated that the Developers will have expended funds for water, sanitary sewer and drainage, park and recreational and road facilities in the amount of approximately $18,805,000 which have not been reimbursed. See "THE BONDS—Issuance of Additional Debt," "Financing Recreational Facilities" and "Financing Road Facilities." The District is authorized to issue bonds payable from an ad valorem tax to pay for the development and maintenance of recreational facilities if (i) the District duly adopts a plan for the facilities; (ii) the bonds are authorized at an election; (iii) the bonds payable from any source do not exceed 1% of the value of the taxable property in the District at the time of issuance of the bonds, or in the event the District meets certain conditions, 3% of the value of the taxable property in the District at the time of issuance of the bonds, but in no event in an amount greater than the estimated cost in the plan; (iv) the District obtains any necessary governmental consents allowing the issuance of such bonds; (v) the issuance of the bonds is approved by the Commission in accordance with its rules with respect to same; and (vi) the bonds are approved by the Attorney General of Texas. The issuance of such obligations may adversely affect the investment security of the Bonds. The District does not employ any formula with regard to assessed valuations or tax collections or otherwise to limit the amount of bonds which may be issued. Any bonds issued by the District, however, must be approved by the Attorney General of Texas and the Board and any bonds issued to acquire or construct water, sanitary sewer and drainage facilities or recreational facilities must be approved by the Commission. The District can make no representation that any additional development will occur within the District. The Engineer has stated that the District's authorized but unissued bonds and other available District funds are adequate, under present land use projections, to finance the improvements necessary to serve such development. The District has no plans to call an election to authorize additional bonds at this time.

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

Environmental and Air Quality Regulations

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

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

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

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

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

In February 2018, the U.S. Court of Appeals for the District of Columbia Circuit issued an opinion in South Coast Air Quality Management District v. EPA, 882 F.3d 1138 (D.C. Cir. 2018) vacating the EPA redesignation substitute rule that provided the basis for the EPA's decision to eliminate the anti-backsliding requirements that had applied in the HGB Area under the 1997 Ozone Standard. The court has not responded to the EPA's April 2018 request for rehearing of the case. To address the uncertainty created by the South Coast court's ruling, the TCEQ developed a formal request that the HGB Area be redesignated to attainment under the 1997 Ozone Standards. The TCEQ Commissioners adopted the request and maintenance plan for the 1997 one-hour and eight-hour standards on December 12, 2018. On May 16, 2019, the EPA proposed a determination that the HGB Area has met the redesignation criteria and continues to attain the 1997 one-hour and eight-hour standards, the termination of the anti-backsliding obligations, and approval of the proposed maintenance plan.

The HGB Area is currently designated as a "serious" nonattainment area under the 2008 Ozone Standard, with an attainment deadline of July 20, 2021. If the EPA ultimately determines that the HGB Area has failed to meet the attainment deadline based on the relevant data, the area is subject to reclassification to a nonattainment classification that provides for more stringent controls on emissions from the industrial sector. In addition, the EPA may impose a moratorium on the awarding of federal highway construction grants and other federal grants for certain public works construction projects if it finds that an area fails to demonstrate progress in reducing ozone levels.

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

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

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

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

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

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

The District 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 in the form of a waiver under the MS4 Permit and is awaiting final approval from the TCEQ. If the District's waiver is denied, the District could incur substantial costs to develop, implement, and maintain the necessary plans as well as to install or implement best management practices to minimize or eliminate unauthorized pollutants that may otherwise be found in stormwater runoff in order to comply with the MS4 Permit.

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

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

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

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

On June 9, 2021, the EPA and USACE announced plans to further revise the definition of "waters of the United States." On August 30, 2021, the United States District Court for the District of Arizona issued an order vacating the NWPR while the EPA and USACE make plans to replace it. On November 18, 2021, the EPA and USACE issued a Notice of Proposed Rulemaking to put back into place the pre-2015 definition of "waters of the United States," and on December 7, 2021, the proposed rule was published in the Federal Register, with the public comment period closing on February 7, 2022. 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.

Tax Collection Limitations

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

Registered Owners Remedies

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

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

Bankruptcy Limitation to Registered Owners' Rights

Subject to the requirements of Texas law, the District may voluntarily proceed under Chapter 9 of the Federal Bankruptcy Code, 11 U.S.C. Section 901-946, if the District: (1) is authorized to file for federal bankruptcy protection by Texas law; (2) is insolvent or unable to meet its debts as they mature; (3) desires to effect a plan to adjust such debts; and (4) has either obtained the agreement of or negotiated in good faith with its creditors or is unable to negotiate with its creditors because negotiation is impracticable. Under Texas law, the District must also obtain the approval of the Commission prior to filing bankruptcy. Such law requires that the Commission investigate the financial conditions of the District and authorize the District to proceed only if the District has fully exercised its rights and powers under Texas law and remains unable to meet its debts and other obligations as they mature.

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

If the District decides in the future to proceed voluntarily under the federal Bankruptcy Code, the District could develop and file a plan for the adjustment of its debts. If such a plan were confirmed by the bankruptcy court, it could, among other things, affect the Registered Owners by reducing or eliminating the interest rate or the principal amount, modifying or abrogating collateral or security arrangements, substituting (in whole or in part) other securities, and otherwise compromising and modifying the rights and remedies of such Registered Owner's claim against the District.

A district may not be forced into bankruptcy involuntarily.

Continuing Compliance with Certain Covenants

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

Marketability

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

Future and Proposed Legislation

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

Risk Factors Related to the Purchase of Municipal Bond Insurance

The Initial Purchaser has entered into an agreement with Assured Guaranty Municipal Corp. ("AGM" or the "Insurer") for the purchase of a municipal bond insurance policy (the "Policy"). At the time of entering into the agreement, the Insurer was rated "AA" (stable outlook) by S&P and "A1" (stable outlook) by Moody's. See "MUNICIPAL BOND INSURANCE."

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

The obligations of the insurer are contractual obligations and in an event of default by the insurer, the remedies available may be limited by applicable bankruptcy law or state law related to insolvency of insurance companies. Neither the District nor the Initial Purchaser has made independent investigation into the claims paying ability of the insurer and no assurance or representation regarding the financial strength or projected financial strength of the insurer is given. Thus, when making an investment decision, potential investors should carefully consider the ability of the District to pay principal and interest on the Bonds and the claims paying ability of the insurer, particularly over the life of the investment. See "MUNICIPAL BOND RATING" and "MUNICIPAL BOND INSURANCE" for further information provided by the insurer and the Policy, which includes further instructions for obtaining current financial information concerning the insurer.

LEGAL MATTERS

Legal Opinions

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

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

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

Legal Review

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

Tax Exemption

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

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

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

Not Qualified Tax-Exempt Obligations

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

The District has NOT designated the Bonds as “qualified tax-exempt obligations” within the meaning of Section 265(b) of the Internal Revenue Code of 1986.

Collateral Federal Income Tax Consequences

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

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

Interest on the Bonds may be includable in certain corporation’s “adjusted financial statement income” determined under Section 56A of the Code to calculate the alternative minimum tax imposed by Section 55 of the Code.

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

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

State, Local and Foreign Taxes

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

Tax Accounting Treatment of Original Issue Discount and Premium Bonds

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

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

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

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

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

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

REGISTRATION AND QUALIFICATION UNDER SECURITIES LAWS

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

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

NO MATERIAL ADVERSE CHANGE

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

MUNICIPAL BOND RATING

S&P Global Ratings, a business unit of Standard & Poor's Financial Services LLC, ("S&P") has assigned a municipal bond rating of "AA" (stable outlook) and Moody's Investors Service, Inc. ("Moody's") is expected to assign a municipal bond rating of "A1" (stable outlook), respectively, to the Bonds with the understanding that, upon delivery of the Bonds, a Policy insuring the timely payment of the principal of and interest on the Bonds will be issued by Assured Guaranty Municipal Corp. Moody's has also assigned an underlying rating of "Baa2" to the Bonds. An explanation of the ratings may be obtained from S&P and Moody's. See "INVESTMENT CONSIDERATIONS—Risk Factors Related to the Purchase of Municipal Bond Insurance" and "MUNICIPAL BOND INSURANCE."

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

MUNICIPAL BOND INSURANCE

Bond Insurance Policy

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

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

Assured Guaranty Municipal Corp.

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

AGM's financial strength is rated "AA" (stable outlook) by S&P Global Ratings, a business unit of Standard & Poor's Financial Services LLC ("S&P"), "AA+" (stable outlook) by Kroll Bond Rating Agency, Inc. ("KBRA") and "A1" (stable outlook) by Moody's Investors Service, Inc. ("Moody's"). Each rating of AGM should be evaluated independently. An explanation of the significance of the above ratings may be obtained from the applicable rating agency. The above ratings are not recommendations to buy, sell or hold any security, and such ratings are subject to revision or withdrawal at any time by the rating agencies, including withdrawal initiated at the request of AGM in its sole discretion. In addition, the rating agencies may at any time change AGM's long-term rating outlooks or place such ratings on a watch list for possible downgrade in the near term. Any downward revision or withdrawal of any of the above ratings, the assignment of a negative outlook to such ratings or the placement of such ratings on a negative watch list may have an adverse effect on the market price of any security guaranteed by AGM. AGM only guarantees scheduled principal and scheduled interest payments payable by the issuer of bonds insured by AGM on the date(s) when such amounts were initially scheduled to become due and payable (subject to and in accordance with the terms of the relevant insurance policy), and does not guarantee the market price or liquidity of the securities it insures, nor does it guarantee that the ratings on such securities will not be revised or withdrawn.

Current Financial Strength Ratings

On July 8, 2022, S&P announced it had affirmed AGM's financial strength rating of "AA" (stable outlook). AGM can give no assurance as to any further ratings action that S&P may take.

On March 18, 2022, Moody's announced it had upgraded AGM's insurance financial strength rating to "A1" (stable outlook) from "A2" (stable outlook). AGM can give no assurance as to any further ratings action that Moody's may take.

On October 20, 2021, KBRA announced it had affirmed AGM's insurance financial strength rating of "AA+" (stable outlook). AGM can give no assurance as to any further ratings action that KBRA may take.

For more information regarding AGM's financial strength ratings and the risks relating thereto, see AGL's Annual Report on Form 10-K for the fiscal year ended December 31, 2021.

Capitalization of AGM

At June 30, 2022:

- The policyholders' surplus of AGM was approximately $2,779 million.
- The contingency reserve of AGM was approximately $905 million.
- The net unearned premium reserves and net deferred ceding commission income of AGM and its subsidiaries (as described below) were approximately $2,114 million. Such amount includes (i) 100% of the net unearned premium reserve and deferred ceding commission income of AGM, and (ii) the net unearned premium reserves and net deferred ceding commissions of AGM's wholly owned subsidiaries Assured Guaranty UK Limited ("AGUK") and Assured Guaranty (Europe) SA ("AGE").

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

Incorporation of Certain Documents by Reference

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

(i) the Annual Report on Form 10-K for the fiscal year ended December 31, 2021 (filed by AGL with the SEC on February 25, 2022);

(ii) the Quarterly Report on Form 10-Q for the quarterly period ended March 31, 2022 (filed by AGL with the SEC on May 6, 2022); and

(iii) the Quarterly Report on Form 10-Q for the quarterly period ended June 30, 2022 (filed by AGL with the SEC on August 4, 2022).

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

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

Miscellaneous Matters

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

NO-LITIGATION CERTIFICATE

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

SALE AND DISTRIBUTION OF THE BONDS

After requesting competitive bids for the Bonds, the District accepted the bid resulting in the lowest net interest cost, which bid was rendered by SAMCO Capital Markets, Inc. (the "Initial Purchaser") bearing the interest rates shown on the cover page of this Official Statement, at a price of 97.0419% of the principal amount thereof, which resulted in a net effective interest rate of 4.584517% as calculated pursuant to Chapter 1204, Texas Government Code (the "IBA" method).

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

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

PREPARATION OF OFFICIAL STATEMENT

Sources and Compilation of Information

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

Financial Advisor

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

"THE DISTRICT"—Edminster, Hinshaw, Russ & Associates, Inc.; "THE DEVELOPERS"- Marcello, Camillo, Treviso, and Benchmark; "TAX PROCEDURES"— Assessments of the Southwest, Inc. and Schwartz, Page & Harding, L.L.P.; "THE SYSTEM"— Edminster, Hinshaw, Russ & Associates, Inc.; "THE BONDS" and "LEGAL MATTERS"— Schwartz, Page & Harding, L.L.P.; "FINANCIAL STATEMENT" and "TAX DATA"—Harris County Appraisal District, Assessments of the Southwest, Inc. and the Municipal Advisory Council of Texas.

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

Consultants

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

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

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

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

Auditor: The financial statements of the District as of September 30, 2021 and for the year then ended, included in this offering document, have been audited by BKD, LLP, independent auditors, as stated in their report appearing herein. See "APPENDIX A."

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

UPDATING OF OFFICIAL STATEMENT

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

CERTIFICATION OF OFFICIAL STATEMENT

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

CONTINUING DISCLOSURE OF INFORMATION

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

Annual Reports

The District will provide annually to the MSRB certain updated financial information and operating data. The information to be updated with respect to the District includes all quantitative financial information and operating data of the general type included in this Official Statement under the headings "THE SYSTEM," "WATER AND SANITARY SEWER OPERATIONS," FINANCIAL STATEMENT," "TAX DATA," "DEBT SERVICE REQUIREMENTS" (most of which information is contained in the District's audited financial statements) and in Appendix A (District Audited Financial Statements for the fiscal year ended September 30, 2021 and Certain Supplemental Schedules). The District will update and provide this information within six (6) months after the end of each fiscal year ending in or after 2022.

The District may provide updated information in full text or may incorporate by reference certain other publicly available documents, as permitted by SEC Rule 15c2-12. The updated information will include audited financial statements, if the District commissions an audit and the audit is completed by the required time. If the audit of such financial statements is not complete within such period, then the District will provide unaudited financial statements by the required time, and audited financial statements when and if such audited financial statements become available. Any such financial statements will be prepared in accordance with the accounting principles described in the Bond Order or such other accounting principles as the District may be required to employ from time to time pursuant to state law or regulation.

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

Specified Event Notices

The District will provide timely notices of certain events to the MRSB, but in no event will such notices be provided to the MSRB in excess of ten business days after the occurrence of an event. The District will provide notice of any of the following events with respect to the Bonds: (1) principal and interest payment delinquencies; (2) non-payment related defaults, if material; (3) unscheduled draws on debt service reserves reflecting financial difficulties; (4) unscheduled draws on credit enhancements reflecting financial difficulties; (5) substitution of credit or liquidity providers, or their failure to perform; (6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701 TEB) or other material notices or determinations with respect to the tax-exempt status of the Bonds, or other events affecting the tax-exempt status of the Bonds; (7) modifications to rights of beneficial owners of the Bonds, if material; (8) bond calls, if material, and tender offers; (9) defeasances; (10) release, substitution, or sale of property securing repayment of the Bonds, if material; (11) rating changes; (12) bankruptcy, insolvency, receivership or similar event of the District or other obligated person within the meaning of CFR § 240.15c2-12 (the "Rule"); (13) consummation of a merger, consolidation, or acquisition involving the District or other obligated person within the meaning of the Rule or the sale of all or substantially all of the assets of the District or other obligated person within the meaning of the Rule, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material; (14) appointment of a successor or additional trustee or the change of name of a trustee, if material to a decision to purchase or sell Bonds; (15) incurrence of a financial obligation of the District or other obligated person within the meaning of the Rule, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the District or other obligated person within the meaning of the Rule, any of which affect Beneficial Owners of the Bonds, if material; and (16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of the financial obligation of the District or other obligated person within the meaning of the Rule, any of which reflect financial difficulties. The terms "financial obligation" and "material" when used in this paragraph shall have the meaning ascribed to them under federal securities laws. Neither the Bonds nor the Bond Order makes any provision for debt service reserves or liquidity enhancement. In addition, the District will provide timely notice of any failure by the District to provide financial information, operating data, or financial statements in accordance with its agreement described above under "Annual Reports."

Availability of Information from the MSRB

The District has agreed to provide the foregoing information only to the MSRB. Investors can access continuing disclosure information filed with the MSRB at www.emma.msrb.org.

Limitations and Amendments

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

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

Compliance With Prior Undertakings

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

MISCELLANEOUS

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

This Official Statement was approved by the Board of Directors of Harris County Municipal Utility District No. 536, as of the date shown on the cover page.

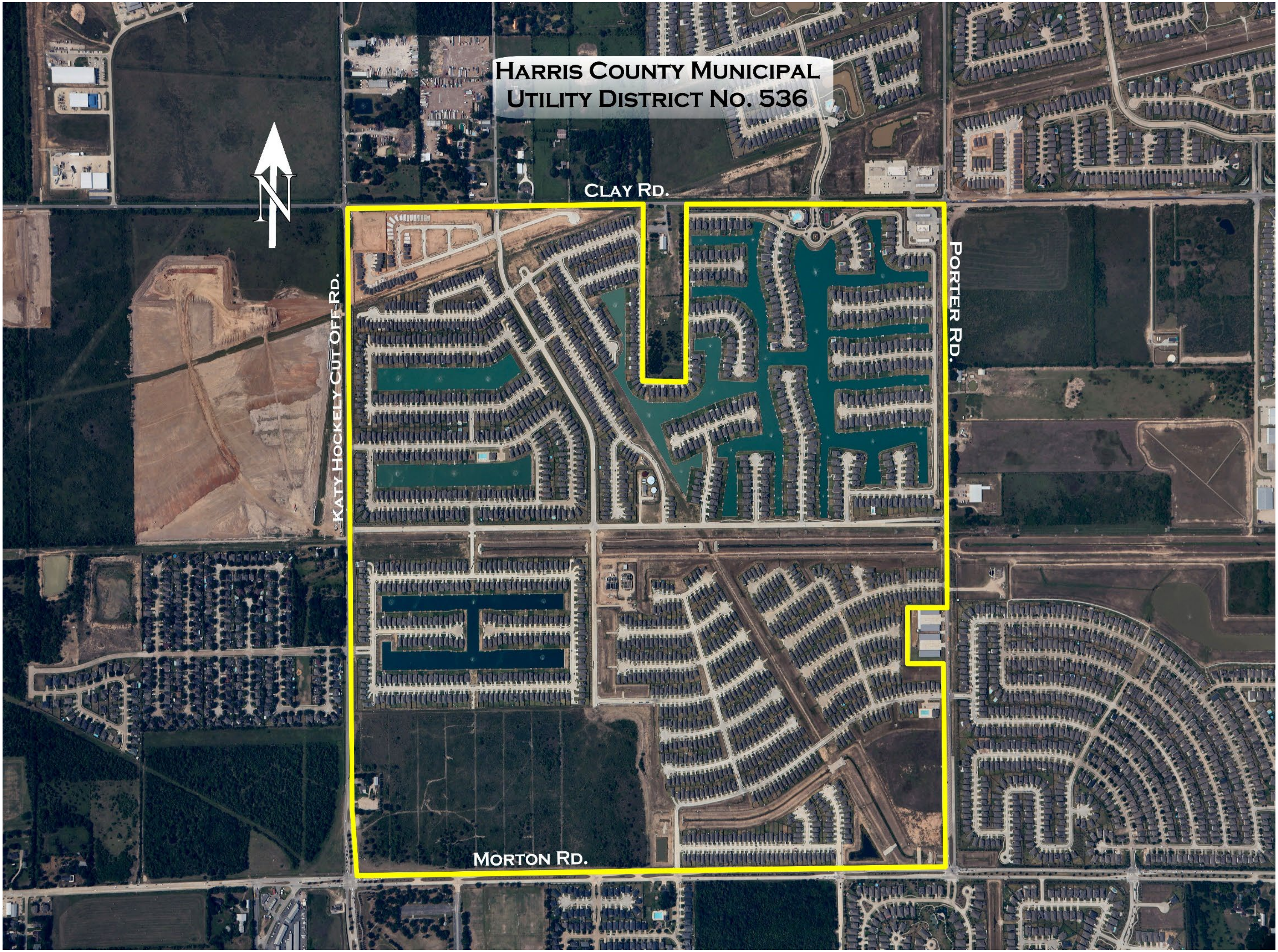
/s/Joseph Forrester
President, Board of Directors
Harris County Municipal Utility District No. 536

ATTEST:

/s/Kimberly Carroll
Secretary, Board of Directors
Harris County Municipal Utility District No. 536

AERIAL PHOTO

(Approximate boundaries as of June 2022)


Harris County Municipal
Utility District No. 536
N
Clay Rd.
Katy Hockley Cut Off Rd.
Porter Rd.
Morton Rd.

PHOTOGRAPHS

The following photographs were taken in the District in June 2022 solely to illustrate the type of improvements which have been constructed in the District. The District cannot predict if additional improvements will be constructed in the future.


757167


3514


Dream


PRINCETON
SOLD


Chevron
Mr. C's
10
8
6

APPENDIX A

District Audited Financial Statements for the fiscal year ended September 30, 2021

The information contained in this appendix includes the Independent Auditor's Report and Financial Statements of Harris County Municipal Utility District No. 536 and certain supplemental information for the fiscal year ended September 30, 2021.

Harris County Municipal Utility District No. 536

Harris County, Texas

Independent Auditor's Report and Financial Statements

September 30, 2021

BKD

CPAs & Advisors

Harris County Municipal Utility District No. 536
September 30, 2021

Contents

BKD
CPAs & Advisors

2700 Post Oak Boulevard, Suite 1500 | Houston, TX 77056-5829
713.499.4600 | Fax 713.499.4699 | bkd.com

Independent Auditor's Report

Board of Directors
Harris County Municipal Utility District No. 536
Harris County, Texas

We have audited the accompanying financial statements of the governmental activities and each major fund of Harris County Municipal Utility District No. 536 (the District), as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2021, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Information

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

BKD, LLP

Houston, Texas
February 14, 2022

Overview of the Financial Statements

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

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

Government-wide Financial Statements

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

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

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

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

Fund Financial Statements

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

Governmental Funds

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

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

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

Notes to Financial Statements

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

Financial Analysis of the District as a Whole

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

Summary of Net Position

	2021	2020
Current and other assets	$ 5,558,272	$ 3,528,302
Capital assets	47,398,762	37,285,835
Total assets	$ 52,957,034	$ 40,814,137
Long-term liabilities	$ 63,059,014	$ 49,183,368
Other liabilities	633,512	477,538
Total liabilities	63,692,526	49,660,906
Net position:		
Net investment in capital assets	(14,935,079)	(10,947,763)
Restricted	1,019,743	794,023
Unrestricted	3,179,844	1,306,971
Total net position	$ (10,735,492)	$ (8,846,769)

The total net position of the District decreased by $1,888,723 or about 21 percent. The majority of the decrease in net position is related to the conveyance of capital assets to another governmental entity for maintenance. Although the District's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

Summary of Changes in Net Position

	2021	2020
Revenues:		
Property taxes	$ 2,769,665	$ 1,561,139
Charges for services	2,212,479	1,427,492
Other revenues	1,602,107	834,827
Total revenues	6,584,251	3,823,458

Summary of Changes in Net Position (Continued)

	2021	2020
Expenses:		
Services	$ 2,909,346	$ 2,104,557
Depreciation	1,420,938	871,906
Conveyance of capital assets	2,800,170	3,008,192
Debt service	1,342,520	1,327,986
Total expenses	8,472,974	7,312,641
Change in net position	(1,888,723)	(3,489,183)
Net position, beginning of year	(8,846,769)	(5,357,586)
Net position, end of year	$ (10,735,492)	$ (8,846,769)

Financial Analysis of the District's Funds

The District's combined fund balances as of the end of the fiscal year ended September 30, 2021, were $4,984,736, an increase of $1,885,002 from the prior year.

The general fund's fund balance increased by $1,871,914, primarily due to other income, property taxes, services and tap connection and inspection fee revenues exceeding service operation expenditures.

The debt service fund's fund balance increased by $180,959, primarily due to property tax revenues exceeding current year bond principal and interest requirements.

The capital projects fund's fund balance decreased by $167,871 due to capital outlay expenditures and debt issuance costs exceeding proceeds received from the sale of bonds.

General Fund Budgetary Highlights

There were several differences between the final budgetary amounts and actual amounts. The major differences between budget and actual were due to other income, water and sewer service, regional water fee and tap connection and inspection fees revenues, as well as regional water fee, contracted services and repairs and maintenance expenditures being greater than anticipated. In addition, insurance proceeds were not budgeted. The fund balance as of September 30, 2021, was expected to be $2,453,819 and the actual end-of-year fund balance was $3,174,515.

<u>Capital Assets and Related Debt</u>

<u>Capital Assets</u>

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

<u>Capital Assets (Net of Accumulated Depreciation)</u>

		2021		2020
Land and improvements	$	15,024,562	$	13,292,016
Construction in progress		210,311		3,034,523
Water facilities		8,138,977		6,231,754
Wastewater facilities		8,289,464		6,815,546
Roads		15,735,448		7,911,996
Total capital assets	$	47,398,762	$	37,285,835

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

Land acquisitions at Marcello Lakes, Section 3; Camillo Lakes, Sections 3, 4, and 5; and Treviso Gardens, Sections 1 and 5, and Lift Station No. 1 site	$	1,576,687
Construction in progress related to wastewater treatment plant, Phase 3		210,311
Water supply and storage facility expansion and painting		1,452,647
Marcello Lakes Lift Station No. 1		185,996
Water and sewer facilities to serve Marcello Lakes, Section 3; Camillo Lakes, Sections 3 and 5; and Treviso Gardens, Sections 1 and 5		1,348,845
Paving improvements at Marcello Lakes, Section 3; Camillo Lakes, Sections 3, 4 and 5, and Treviso Gardens, Sections 1 and 5		7,422,899
Total additions to capital assets	$	12,197,385

The developers within the District have constructed water, sewer, drainage, and road and paving facilities on behalf of the District under the terms of contracts with the District. The District has agreed to purchase these facilities from the proceeds of future bond issues subject to the approval of the Commission. As of September 30, 2021, a liability for developer-constructed capital assets of $33,982,200 was recorded in the government-wide financial statements and depreciation was recorded on those assets.

<u>Debt</u>

The changes in the debt position of the District during the fiscal year ended September 30, 2021, are summarized as follows.

Long-term debt payable, beginning of year	$	49,183,368
Increases in long-term debt		18,617,545
Decreases in long-term debt		(4,741,899)
Long-term debt payable, end of year	$	63,059,014

At September 30, 2021, the District had $106,345,000 of unlimited tax bonds authorized, but unissued, for the purposes of acquiring, constructing and improving the water, sanitary sewer and drainage systems; $37,750,000 for financing and constructing recreational facilities; and $63,900,000 for financing and constructing roads within the District.

The District's bonds carry an underlying rating of "Baa3" from Moody's Investors Service. The Series 2019, Road Series 2019A, and Road Series 2020A bonds carry a "AA" rating from Standard & Poor's by virtue of bond insurance issued by Build America Mutual Assurance Company. The Series 2020 bonds carry a "AA" rating from Standard & Poor's and an "A2" rating from Moody's Investors Service by virtue of bond insurance issued by Assured Guaranty Municipal Corp.

Other Relevant Factors

Relationship to the City of Houston

Under existing Texas law, since the District lies wholly within the extraterritorial jurisdiction of the City of Houston (the City), the District must conform to the City ordinance consenting to the creation of the District. In addition, the District may be annexed by the City without the District's consent if the municipality complies with the procedures and requirements of Chapter 43, Texas Local Government Code, as amended. If the District is annexed, the City must assume the District's assets and obligations (including the bonded indebtedness) and abolish the District within 90 days of the date of annexation.

Contingencies

The developers of the District are constructing water, sewer, drainage, and road and paving facilities within the boundaries of the District. The District has agreed to reimburse the developers for a portion of these costs, plus interest, from the proceeds of future bond sales, to the extent approved by the Commission. The District's engineer has stated that current construction contract amounts are approximately $4,305,000. This amount has not been recorded in the financial statements since the facilities are not complete or operational.

Subsequent Events

On October 26, 2021, the District issued $7,500,000 in unlimited tax bonds, Series 2021, at a net effective interest rate of approximately 2.43 percent. The bonds were sold to reimburse developers for construction costs and interest on facilities constructed within the boundaries of the District.

On November 23, 2021, the District issued $7,500,000 in unlimited tax road bonds, Series 2021A, at a net effective interest rate of approximately 2.83 percent. The bonds were sold to reimburse developers for construction costs and interest on facilities constructed within the boundaries of the District.

Harris County Municipal Utility District No. 536
Statement of Net Position and Governmental Funds Balance Sheet
September 30, 2021

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Net Position
Assets						
Cash	$ 854,265	$ 42,847	$ 100	$ 897,212	$ -	$ 897,212
Certificates of deposit	1,800,000	595,000	-	2,395,000	-	2,395,000
Short-term investments	675,653	464,067	855,190	1,994,910	-	1,994,910
Receivables:						
Property taxes	5,329	10,659	-	15,988	-	15,988
Service accounts	233,278	-	-	233,278	-	233,278
Accrued interest	1,932	992	-	2,924	-	2,924
Due from others	1,122	-	-	1,122	-	1,122
Prepaid expenditures	17,838	-	-	17,838	-	17,838
Interfund receivable	126,946	-	-	126,946	(126,946)	-
Capital assets (net of accumulated depreciation):						
Land	-	-	-	-	15,024,562	15,024,562
Construction in progress	-	-	-	-	210,311	210,311
Roads	-	-	-	-	15,735,448	15,735,448
Infrastructure	-	-	-	-	16,428,441	16,428,441
Total assets	$ 3,716,363	$ 1,113,565	$ 855,290	$ 5,685,218	$ 47,271,816	$ 52,957,034

Harris County Municipal Utility District No. 536
Statement of Net Position and Governmental Funds Balance Sheet (Continued)
September 30, 2021

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Net Position
Liabilities						
Accounts payable	$ 270,958	$ -	$ 21,029	$ 291,987	$ -	$ 291,987
Accrued interest payable	-	-	-	-	75,964	75,964
Customer deposits	200,575	-	-	200,575	-	200,575
Interfund payable	-	39,517	87,429	126,946	(126,946)	-
Due to others	21,526	-	-	21,526	-	21,526
Unearned tap connection fees	43,460	-	-	43,460	-	43,460
Long-term liabilities:						
Due within one year	-	-	-	-	1,185,000	1,185,000
Due after one year	-	-	-	-	61,874,014	61,874,014
Total liabilities	536,519	39,517	108,458	684,494	63,008,032	63,692,526
Deferred Inflows of Resources						
Deferred property tax revenues	5,329	10,659	0	15,988	(15,988)	0
Fund Balances/Net Position						
Fund balances:						
Nonspendable, prepaid expenditures	17,838	-	-	17,838	(17,838)	-
Restricted:						
Unlimited tax bonds	-	582,814	-	582,814	(582,814)	-
Water, sewer and drainage	-	-	550,050	550,050	(550,050)	-
Roads	-	480,575	196,782	677,357	(677,357)	-
Unassigned	3,156,677	-	-	3,156,677	(3,156,677)	-
Total fund balances	3,174,515	1,063,389	746,832	4,984,736	(4,984,736)	0
Total liabilities, deferred inflows of resources and fund balances	$ 3,716,363	$ 1,113,565	$ 855,290	$ 5,685,218		
Net position:						
Net investment in capital assets					(14,935,079)	(14,935,079)
Restricted for debt service					998,084	998,084
Restricted for capital projects					21,659	21,659
Unrestricted					3,179,844	3,179,844
Total net position					$ (10,735,492)	$ (10,735,492)

Harris County Municipal Utility District No. 536

Statement of Activities and Governmental Funds Revenues, Expenditures and Changes in Fund Balances

Year Ended September 30, 2021

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Activities
Revenues						
Property taxes	$ 922,262	$ 1,844,525	$ -	$ 2,766,787	$ 2,878	$ 2,769,665
Water services	988,531	-	-	988,531	-	988,531
Sewer service	673,352	-	-	673,352	-	673,352
Regional water fee	550,596	-	-	550,596	-	550,596
Tap connection and inspection fees	748,423	-	-	748,423	-	748,423
Penalty and interest	79,597	33,282	-	112,879	-	112,879
Investment income	5,982	5,557	888	12,427	-	12,427
Other income	470,093	-	-	470,093	258,285	728,378
Total revenues	4,438,836	1,883,364	888	6,323,088	261,163	6,584,251
Expenditures/Expenses						
Service operations:						
Regional water fee	529,635	-	-	529,635	-	529,635
Professional fees	135,778	9,254	-	145,032	19,278	164,310
Contracted services	538,543	40,223	-	578,766	620	579,386
Utilities	76,382	-	-	76,382	-	76,382
Repairs and maintenance	950,778	-	-	950,778	14,056	964,834
Other expenditures	109,655	14,756	8	124,419	-	124,419
Tap connections	294,304	-	-	294,304	-	294,304
Lease payments	176,076	-	-	176,076	-	176,076
Capital outlay	14,056	-	4,066,314	4,080,370	(4,080,370)	-
Depreciation	-	-	-	-	1,420,938	1,420,938
Conveyance of capital assets	-	-	-	-	2,800,170	2,800,170
Debt service:						
Principal retirement	-	720,000	-	720,000	(720,000)	-
Interest and fees	-	918,172	-	918,172	38,401	956,573
Debt issuance costs	-	-	385,947	385,947	-	385,947
Total expenditures/expenses	2,825,207	1,702,405	4,452,269	8,979,881	(506,907)	8,472,974
Excess (Deficiency) of Revenues Over Expenditures	1,613,629	180,959	(4,451,381)	(2,656,793)	768,070	
Other Financing Sources (Uses)						
Insurance proceeds	258,285	-	-	258,285	(258,285)	
General obligation bonds issued	-	-	4,350,000	4,350,000	(4,350,000)	
Discount on debt issued	-	-	(66,490)	(66,490)	66,490	
Total other financing sources	258,285	0	4,283,510	4,541,795	(4,541,795)	
Excess (Deficiency) of Revenues and Other Financing Sources Over Expenditures and Other Financing Uses	1,871,914	180,959	(167,871)	1,885,002	(1,885,002)	
Change in Net Position					(1,888,723)	(1,888,723)
Fund Balances/Net Position						
Beginning of year	1,302,601	882,430	914,703	3,099,734	-	(8,846,769)
End of year	$ 3,174,515	$ 1,063,389	$ 746,832	$ 4,984,736	$ 0	$ (10,735,492)

Harris County Municipal Utility District No. 536
Notes to Financial Statements
September 30, 2021

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

Harris County Municipal Utility District No. 536 (the District) was created and is operating pursuant to a special act of the 83rd Texas Legislature, now codified at Chapter 8436 of the Texas Special District Local Laws Code, effective June 14, 2013, in accordance with the Texas Water Code, Chapters 49 and 54. The District operates in accordance with Chapters 49 and 54 of the Texas Water Code and is subject to the continuing supervision of the Texas Commission on Environmental Quality (the Commission). The principal functions of the District are to finance and construct waterworks, wastewater, drainage, roads and recreational facilities and to provide such facilities and services to the customers of the District.

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

Reporting Entity

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

Government-wide and Fund Financial Statements

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

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

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

The District presents the following major governmental funds:

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

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

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

Fund Balances – Governmental Funds

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

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

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

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

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

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

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

Measurement Focus and Basis of Accounting

Government-wide Financial Statements

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

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

Fund Financial Statements

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

Deferred Outflows and Inflows of Resources

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

Interfund Transactions

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

Pension Costs

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

Use of Estimates

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

Investments and Investment Income

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

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

Property Taxes

An appraisal district annually prepares appraisal records listing all property within the District and the appraised value of each parcel or item as of January 1. Additionally, on January 1, a tax lien attaches to property to secure the payment of all taxes, penalty and interest ultimately imposed for the year on the property. After the District receives its certified appraisal roll from the appraisal district, the rate of taxation is set by the Board of the District based upon the aggregate appraisal value. Taxes are due and payable October 1 or when billed, whichever is later, and become delinquent after January 31 of the following year.

In the governmental funds, property taxes are initially recorded as receivables and deferred inflows of resources at the time the tax levy is billed. Revenues recognized during the fiscal year ended September 30, 2021, include collections during the current period or within 60 days of year-end related to the 2020 and prior years' tax levies.

In the government-wide statement of net position, property taxes are considered earned in the budget year for which they are levied. For the District's fiscal year ended September 30, 2021, the 2020 tax levy is considered earned during the current fiscal year. In addition to property taxes levied, any delinquent taxes are recorded net of amounts considered uncollectible.

Capital Assets

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

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

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

	Years
Water production and distribution facilities	10-45
Wastewater collection and treatment facilities	10-45
Roads	20

Debt Issuance Costs

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

Long-term Obligations

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

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

Net Position/Fund Balances

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

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

Reconciliation of Government-wide and Fund Financial Statements

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

Capital assets used in governmental activities are not financial resources and are not reported in the funds.	$ 47,398,762
Property taxes revenue recognition and the related reduction of deferred inflows of resources are subject to availability of funds in the fund financial statements.	15,988
Accrued interest on long-term liabilities is not payable with current financial resources and is not reported in the funds.	(75,964)
Long-term debt obligations are not due and payable in the current period and are not reported in the funds.	(63,059,014)
Adjustment to fund balances to arrive at net position.	$ (15,720,228)

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

Change in fund balances.	$ 1,885,002
Governmental funds report capital outlays as expenditures. However, for government-wide financial statements, the cost of capitalized assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation expense, conveyance of capital assets and noncapitalized costs exceeded capital outlay expenditures in the current year.	(174,692)
Governmental funds report the effect of premiums and discounts when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.	66,490
Governmental funds report proceeds from the sale of bonds because they provide current financial resources to governmental funds. Principal payments on debt are recorded as expenditures. None of these transactions, however, have any effect on net position.	(3,630,000)
Revenues that do not provide current financial resources are not reported as revenues for the funds, but are reported as revenues in the statement of activities.	2,878
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	(38,401)
Change in net position of governmental activities.	$ (1,888,723)

Note 2: Deposits, Investments and Investment Income

Deposits

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

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

At September 30, 2021, none of the District's bank balances were exposed to custodial credit risk.

Investments

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

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

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

At September 30, 2021, the District had the following investments and maturities:

	Maturities in Years				
Type	**Fair Value**	**Less Than 1**	**1-5**	**6-10**	**More Than 10**
Texas CLASS	$ 1,994,910	$ 1,994,910	$ 0	$ 0	$ 0

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

Credit Risk. Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. At September 30, 2021, the District's investments in Texas CLASS were rated "AAAm" by Standard & Poor's.

Summary of Carrying Values

The carrying values of deposits and investments shown previously are included in the balance sheet at September 30, 2021, as follows:

Carrying value:		
Deposits	$	3,292,212
Investments		1,994,910
Total	$	5,287,122

Included in the following statement of net position captions:

Cash	$	897,212
Certificates of deposit		2,395,000
Short-term investments		1,994,910
Total	$	5,287,122

Investment Income

Investment income of $12,427 for the year ended September 30, 2021, consisted of interest income.

Fair Value Measurements

The District has the following recurring fair value measurements as of September 30, 2021:

- Pooled investments of $1,994,910 are valued at fair value per share of the pool's underlying portfolio.

Note 3: Capital Assets

A summary of changes in capital assets for the year ended September 30, 2021, is presented below.

Governmental Activities	Balances, Beginning of Year	Additions	Reclassi-fications and Retirements	Balances, End of Year
Capital assets, non-depreciable:				
Land and improvements	$ 13,292,016	$ 1,576,687	$ 155,859	$ 15,024,562
Construction in progress	3,034,523	210,311	(3,034,523)	210,311
Total capital assets, non-depreciable	16,326,539	1,786,998	(2,878,664)	15,234,873
Capital assets, depreciable:				
Water production and distribution facilities	6,925,397	1,870,535	314,738	9,110,670
Wastewater collection and treatment facilities	7,322,462	1,116,953	611,937	9,051,352
Roads	8,960,373	7,422,899	1,288,469	17,671,741
Total capital assets, depreciable	23,208,232	10,410,387	2,215,144	35,833,763
Less accumulated depreciation:				
Water production and distribution facilities	(693,643)	(278,050)	-	(971,693)
Wastewater collection and treatment facilities	(506,916)	(254,972)	-	(761,888)
Roads	(1,048,377)	(887,916)	-	(1,936,293)
Total accumulated depreciation	(2,248,936)	(1,420,938)	0	(3,669,874)
Total governmental activities, net	$ 37,285,835	$ 10,776,447	$ (663,520)	$ 47,398,762

Note 4: Long-term Liabilities

Changes in long-term liabilities for the year ended September 30, 2021, were as follows:

Governmental Activities	Balances, Beginning of Year	Increases	Decreases	Balances, End of Year	Amounts Due in One Year
Bonds payable:					
General obligation bonds	$ 26,175,000	$ 4,350,000	$ 720,000	$ 29,805,000	$ 1,185,000
Less discounts on bonds	686,213	66,490	24,517	728,186	-
	25,488,787	4,283,510	695,483	29,076,814	1,185,000
Due to developers - construction	23,694,581	14,334,035	4,046,416	33,982,200	-
Total governmental activities long-term liabilities	$ 49,183,368	$ 18,617,545	$ 4,741,899	$ 63,059,014	$ 1,185,000

General Obligation Bonds

	Series 2018	Road Series 2018A
Amounts outstanding, September 30, 2021	$8,400,000	$3,815,000
Interest rates	3.00% to 4.25%	2.75% to 4.50%
Maturity dates, serially beginning/ending	September 1, 2022/2043	September 1, 2022/2043
Interest payment dates	March 1/September 1	March 1/September 1
Callable dates*	September 1, 2024	September 1, 2024

	Series 2019	Road Series 2019A
Amounts outstanding, September 30, 2021	$4,005,000	$3,835,000
Interest rates	2.00% to 4.00%	2.00% to 4.00%
Maturity dates, serially beginning/ending	September 1, 2022/2044	September 1, 2022/2044
Interest payment dates	March 1/September 1	March 1/September 1
Callable dates*	September 1, 2025	September 1, 2025

	Series 2020	Road Series 2020A
Amounts outstanding, September 30, 2021	$5,400,000	$4,350,000
Interest rates	2.00% to 2.25%	2.00% to 4.00%
Maturity dates, serially beginning/ending	September 1, 2022/2045	September 1, 2022/2045
Interest payment dates	March 1/September 1	March 1/September 1
Callable dates*	September 1, 2026	September 1, 2026

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

Annual Debt Service Requirements

The following schedule shows the annual debt service requirements to pay principal and interest on general obligation bonds outstanding at September 30, 2021:

Year	Principal	Interest	Total
2022	$ 1,185,000	$ 911,567	$ 2,096,567
2023	1,055,000	871,743	1,926,743
2024	1,070,000	837,130	1,907,130
2025	1,090,000	803,468	1,893,468
2026	1,105,000	768,724	1,873,724
2027-2031	5,835,000	3,392,347	9,227,347
2032-2036	6,450,000	2,540,964	8,990,964
2037-2041	7,265,000	1,492,625	8,757,625
2042-2045	4,750,000	296,062	5,046,062
Total	$ 29,805,000	$ 11,914,630	$ 41,719,630

The bonds are payable from the proceeds of an ad valorem tax levied upon all property within the District subject to taxation, without limitation as to rate or amount.

Bonds voted:	
Water, sewer and drainage facilities	$ 125,000,000
Road facilities	76,250,000
Recreational facilities	37,750,000
Refunding bonds voted	239,000,000
Bonds sold:	
Water, sewer and drainage facilities	18,655,000
Road facilities	12,350,000

Due to Developers – Construction

The developers within the District have constructed water, sewer, drainage, and road and paving facilities on behalf of the District. The District has agreed to reimburse the developers for these construction costs and interest to the extent approved by the Commission from the proceeds of future bond sales. The District's engineer estimates reimbursable costs for completed projects are $33,982,200. These amounts have been recorded in the financial statements as long-term liabilities.

Note 5: Significant Bond Order and Commission Requirements

A. The Bond Orders require that the District levy and collect an ad valorem debt service tax sufficient to pay interest and principal on bonds when due. During the year ended September 30, 2021, the District levied an ad valorem debt service tax at the rate of $0.5700 per $100 of assessed valuation, which resulted in a tax levy of $1,051,397 on the taxable valuation of $184,455,583 for the 2020 tax year. The interest and principal requirements paid from tax revenues and available resources were $1,013,038.

   In addition, during the year ended September 30, 2021, the District levied an ad valorem road debt service tax at the rate of $0.4300 per $100 of assessed valuation, which resulted in a tax levy of $793,159 on the taxable valuation of $184,455,583 for 2020 tax year. This road tax is used to pay for principal and interest on the District's road bonds when due. The principal and interest requirements paid from road debt service tax revenues and available resources were $633,067.

B. In accordance with the Series 2018 Bond Order, a portion of the bond proceeds was deposited into the debt service fund and reserved for the payment of bond interest during the construction period. This bond interest reserve is reduced as the interest is paid. The balance of $55,846 in the bond interest reserve was fully utilized in the current year.

Note 6: Maintenance Taxes

At an election held May 9, 2015, voters authorized a maintenance tax not to exceed $1.50 per $100 of assessed valuation on all property within the District subject to taxation. During the year ended September 30, 2021, the District levied an ad valorem maintenance tax at the rate of $0.5000 per $100 of assessed valuation, which resulted in a tax levy of $922,278 on the taxable valuation of $184,455,583 for the 2020 tax year. The maintenance tax is being used by the general fund to pay expenditures of operating the District.

Note 7: Regional Water Authority

The District is within the boundaries of the West Harris County Regional Water Authority (the Authority), which was created by the Texas Legislature. The Authority was created to provide a regional entity to acquire surface water and build the necessary facilities to convert from groundwater to surface water in order to meet conversion requirements mandated by the Harris-Galveston Subsidence District, which regulates groundwater withdrawal. As of September 30, 2021, the Authority was billing the District $3.45 per 1,000 gallons of water pumped from its wells. This amount is subject to future increases.

Note 8: Lease Agreements

On June 21, 2016, the District entered into a contract to lease a 140,000 gallons-per-day capacity wastewater treatment plant from AUC Group, L.P. Monthly lease payments of $11,508 per month began April 1, 2017, upon completion of the installation and setup, and continue for a term of 60 months. During the current year, the District recorded $11,508 in prepaid expenditures and incurred costs of $138,096 related to this lease. The District entered into a second 60-month lease agreement during the prior year for additional capacity at the wastewater treatment plant. Monthly lease payments of $3,165 began May 1, 2019. The District recorded $6,330 in prepaid expenditures and incurred costs of $37,980 related to this lease. Future minimum annual lease payments are: 2022 - $107,028; 2023 - $37,980; and 2024 - $22,155.

Note 9: Risk Management

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the District carries commercial insurance. The District has not significantly reduced insurance coverage or had settlements which exceeded coverage amounts in the past three fiscal years.

Note 10: Contingencies

The developers of the District are constructing water, sewer, drainage, and road and paving facilities within the boundaries of the District. The District has agreed to reimburse the developers for these costs, plus interest, from the proceeds of future bond sales, to the extent approved by the Commission. The District's engineer has stated that current construction contract amounts are approximately $4,305,000. This amount has not been recorded in the financial statements since the facilities are not complete or operational.

Note 11: Subsequent Events

On October 26, 2021, the District issued $7,500,000 in unlimited tax bonds, Series 2021, at a net effective interest rate of approximately 2.43 percent. The bonds were sold to reimburse developers for construction costs and interest on facilities constructed within the boundaries of the District.

On November 23, 2021, the District issued $7,500,000 in unlimited tax road bonds, Series 2021A, at a net effective interest rate of approximately 2.83 percent. The bonds were sold to reimburse developers for construction costs and interest on facilities constructed within the boundaries of the District.

Note 12: Uncertainties

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

Required Supplementary Information

Harris County Municipal Utility District No. 536

Budgetary Comparison Schedule – General Fund

Year Ended September 30, 2021

	Original Budget	Actual	Variance Favorable (Unfavorable)
Revenues			
Property taxes	$ 906,822	$ 922,262	$ 15,440
Water service	764,500	988,531	224,031
Sewer service	478,800	673,352	194,552
Regional water fee	376,200	550,596	174,396
Tap connection and inspection fees	626,800	748,423	121,623
Penalty and interest	50,000	79,597	29,597
Investment income	5,775	5,982	207
Other income	30,500	470,093	439,593
Total revenues	3,239,397	4,438,836	1,199,439
Expenditures			
Service operations:			
Regional water fee	376,200	529,635	(153,435)
Professional fees	149,700	135,778	13,922
Contracted services	422,810	538,543	(115,733)
Utilities	58,000	76,382	(18,382)
Repairs and maintenance	559,643	950,778	(391,135)
Other expenditures	80,750	109,655	(28,905)
Tap connections	240,000	294,304	(54,304)
Lease payments	176,076	176,076	-
Capital outlay	25,000	14,056	10,944
Total expenditures	2,088,179	2,825,207	(737,028)
Excess of Revenues Over Expenditures	1,151,218	1,613,629	462,411
Other Financing Sources			
Insurance proceeds	-	258,285	258,285
Excess of Revenues and Other Financing Sources Over Expenditures and Other Financing Uses	1,151,218	1,871,914	720,696
Fund Balance, Beginning of Year	1,302,601	1,302,601	-
Fund Balance, End of Year	$ 2,453,819	$ 3,174,515	$ 720,696

Harris County Municipal Utility District No. 536

Notes to Required Supplementary Information

September 30, 2021

Budgets and Budgetary Accounting

An annual operating budget is prepared for the general fund by the District's consultants. The budget reflects resources expected to be received during the year and expenditures expected to be incurred. The Board of Directors is required to adopt the budget prior to the start of its fiscal year. The budget is not a spending limitation (a legally restricted appropriation). The original budget of the general fund was not amended during fiscal 2021.

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

Other Information

Harris County Municipal Utility District No. 536

Other Schedules Included Within This Report

September 30, 2021

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

[X] Notes Required by the Water District Accounting Manual
See "Notes to Financial Statements," Pages 13-27

[X] Schedule of Services and Rates

[X] Schedule of General Fund Expenditures

[X] Schedule of Temporary Investments

[X] Analysis of Taxes Levied and Receivable

[X] Schedule of Long-term Debt Service Requirements by Years

[X] Changes in Long-term Bonded Debt

[X] Comparative Schedule of Revenues and Expenditures – General Fund and Debt Service Fund

[X] Board Members, Key Personnel and Consultants

Harris County Municipal Utility District No. 536

Schedule of Services and Rates

Year Ended September 30, 2021

1. Services provided by the District:

X Retail Water	___ Wholesale Water	X Drainage
X Retail Wastewater	___ Wholesale Wastewater	___ Irrigation
X Parks/Recreation	___ Fire Protection	___ Security
X Solid Waste/Garbage	___ Flood Control	X Roads

___ Participates in joint venture, regional system and/or wastewater service (other than emergency interconnect)
___ Other ___

2. Retail service providers

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

	Minimum Charge	Minimum Usage	Flat Rate Y/N	Rate Per 1,000 Gallons Over Minimum	Usage Levels		
Water:	$ 50.00	10,000	N	$ 1.50	10,001	to	15,000
				$ 2.00	15,001	to	30,000
				$ 2.50	30,001	to	No Limit
Wastewater:	$ 35.61	0	Y				
Regional water fee:	$ 3.45	0	N	$ 3.45	1	to	No Limit

Does the District employ winter averaging for wastewater usage? Yes ___ No X

Total charges per 10,000 gallons usage (including fees): Water $ 84.50 Wastewater $ 35.61

b. Water and wastewater retail connections:

Meter Size	Total Connections	Active Connections	ESFC Factor	Active ESFC*
Unmetered	-	-	x1.0	-
≤ 3/4"	1,879	1,856	x1.0	1,856
1"	33	33	x2.5	83
1 1/2"	1	1	x5.0	5
2"	26	26	x8.0	208
3"	-	-	x15.0	-
4"	-	-	x25.0	-
6"	-	-	x50.0	-
8"	-	-	x80.0	-
10"	-	-	x115.0	-
Total water	1,939	1,916		2,152
Total wastewater	1,879	1,856	x1.0	1,856

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

Gallons pumped into the system:	179,027
Gallons billed to customers:	169,964
Water accountability ratio (gallons billed/gallons pumped):	94.94%

*"ESFC" means equivalent single-family connections

Harris County Municipal Utility District No. 536
Schedule of General Fund Expenditures
Year Ended September 30, 2021

Personnel (including benefits)		$ -
Professional Fees		
Auditing	$ 15,800	
Legal	88,526	
Engineering	31,452	
Financial advisor	-	135,778
Purchased Services for Resale		
Bulk water and wastewater service purchases		-
Regional Water Fee		529,635
Contracted Services		
Bookkeeping	30,436	
General manager	-	
Appraisal district	-	
Tax collector	-	
Security	-	
Other contracted services	298,638	329,074
Utilities		76,382
Repairs and Maintenance		950,778
Administrative Expenditures		
Directors' fees	7,350	
Office supplies	20,187	
Insurance	23,680	
Other administrative expenditures	58,438	109,655
Capital Outlay		
Capitalized assets	-	
Expenditures not capitalized	14,056	14,056
Tap Connection Expenditures		294,304
Solid Waste Disposal		209,469
Lease Payments		176,076
Parks and Recreation		-
Other Expenditures		-
Total expenditures		$ 2,825,207

Harris County Municipal Utility District No. 536

Schedule of Temporary Investments

September 30, 2021

	Interest Rate	Maturity Date	Face Amount	Accrued Interest Receivable
General Fund				
Certificates of Deposit				
No. 5000032093	0.15%	01/22/22	$ 200,000	$ 128
No. 12545	0.50%	05/29/22	200,000	329
No. 440011885	0.30%	03/25/22	200,000	311
No. 4191188	0.35%	04/24/22	200,000	305
No. 36001967	0.25%	06/15/22	200,000	147
No. 3216000585	0.25%	04/26/22	200,000	218
No. 6000045556	0.40%	07/20/22	200,000	158
No.2004498	0.25%	02/16/22	200,000	261
No. 1001100478	0.30%	08/14/22	200,000	75
Texas CLASS	0.04%	Demand	675,653	-
			2,475,653	1,932
Debt Service Fund				
Certificates of Deposit				
No. 12703	0.50%	02/18/22	175,000	537
No. 4191390	0.35%	02/19/22	175,000	374
No. 6000037868	0.30%	02/17/22	245,000	81
Texas CLASS	0.04%	Demand	304,634	-
Texas CLASS	0.04%	Demand	159,433	-
			1,059,067	992
Capital Projects Fund				
Texas CLASS	0.04%	Demand	194,423	-
Texas CLASS	0.04%	Demand	463,985	-
Texas CLASS	0.04%	Demand	196,782	-
			855,190	0
Totals			$ 4,389,910	$ 2,924

Harris County Municipal Utility District No. 536

Analysis of Taxes Levied and Receivable

Year Ended September 30, 2021

	Maintenance Taxes	Road Taxes	Debt Service Taxes
Receivable, Beginning of Year	$ 4,370	$ 3,933	$ 4,807
Additions and corrections to prior years' taxes	943	850	1,038
Adjusted receivable, beginning of year	5,313	4,783	5,845
2020 Original Tax Levy	633,750	545,025	722,475
Additions and corrections	288,528	248,134	328,922
Adjusted tax levy	922,278	793,159	1,051,397
Total to be accounted for	927,591	797,942	1,057,242
Tax collections: Current year	(917,067)	(788,678)	(1,045,457)
Prior years	(5,195)	(4,676)	(5,714)
Receivable, end of year	$ 5,329	$ 4,588	$ 6,071
Receivable, by Years			
2020	$ 5,211	$ 4,481	$ 5,940
2019	118	107	131
Receivable, end of year	$ 5,329	$ 4,588	$ 6,071

Harris County Municipal Utility District No. 536

Analysis of Taxes Levied and Receivable (Continued)

Year Ended September 30, 2021

	2020	2019	2018	2017
Property Valuations				
Land	$ 60,596,447	$ 38,334,927	$ 35,848,507	$ 20,316,556
Improvements	127,382,909	67,032,832	21,390,655	-
Personal property	1,811,118	793,972	257,139	-
Exemptions	(5,334,891)	(1,897,044)	(1,128,613)	(255,720)
Total property valuations	$ 184,455,583	$ 104,264,687	$ 56,367,688	$ 20,060,836
Tax Rates per $100 Valuation				
Debt service tax rates	$ 0.5700	$ 0.5500	$ 0.6006	$ -
Road tax rates	0.4300	0.4500	0.1794	-
Maintenance tax rates*	0.5000	0.5000	0.7200	1.5000
Total tax rates per $100 valuation	$ 1.5000	$ 1.5000	$ 1.5000	$ 1.5000
Tax Levy	$ 2,766,834	$ 1,563,970	$ 845,513	$ 300,913
Percent of Taxes Collected to Taxes Levied**	99%	99%	100%	100%

*Maximum tax rate approved by voters: $1.50 on May 9, 2015

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

Harris County Municipal Utility District No. 536
Schedule of Long-term Debt Service Requirements by Years
September 30, 2021

	Series 2018		
Due During Fiscal Years Ending September 30	Principal Due September 1	Interest Due March 1, September 1	Total
2022	$ 220,000	$ 322,606	$ 542,606
2023	230,000	316,006	546,006
2024	240,000	309,106	549,106
2025	255,000	301,907	556,907
2026	265,000	293,938	558,938
2027	280,000	285,324	565,324
2028	290,000	275,875	565,875
2029	305,000	265,725	570,725
2030	320,000	255,050	575,050
2031	340,000	243,450	583,450
2032	355,000	230,700	585,700
2033	375,000	216,944	591,944
2034	390,000	201,944	591,944
2035	410,000	186,344	596,344
2036	430,000	169,943	599,943
2037	455,000	152,744	607,744
2038	475,000	134,544	609,544
2039	500,000	115,544	615,544
2040	525,000	94,918	619,918
2041	550,000	73,263	623,263
2042	580,000	50,575	630,575
2043	610,000	25,925	635,925
Totals	$ 8,400,000	$ 4,522,375	$ 12,922,375

Harris County Municipal Utility District No. 536

Schedule of Long-term Debt Service Requirements by Years (Continued)

September 30, 2021

Due During Fiscal Years Ending September 30	Road Series 2018A Principal Due September 1	Interest Due March 1, September 1	Total
2022	$ 100,000	$ 156,355	$ 256,355
2023	105,000	153,230	258,230
2024	110,000	149,818	259,818
2025	115,000	146,105	261,105
2026	120,000	142,080	262,080
2027	125,000	137,760	262,760
2028	135,000	133,135	268,135
2029	140,000	128,005	268,005
2030	145,000	122,405	267,405
2031	155,000	116,605	271,605
2032	160,000	110,405	270,405
2033	170,000	104,005	274,005
2034	180,000	97,035	277,035
2035	185,000	89,655	274,655
2036	195,000	82,070	277,070
2037	205,000	73,880	278,880
2038	215,000	65,270	280,270
2039	225,000	56,025	281,025
2040	240,000	46,350	286,350
2041	250,000	35,550	285,550
2042	265,000	24,300	289,300
2043	275,000	12,375	287,375
Totals	$ 3,815,000	$ 2,182,418	$ 5,997,418

Harris County Municipal Utility District No. 536

Schedule of Long-term Debt Service Requirements by Years (Continued)

September 30, 2021

	Series 2019		
Due During Fiscal Years Ending September 30	Principal Due September 1	Interest Due March 1, September 1	Total
2022	$ 150,000	$ 105,037	$ 255,037
2023	155,000	99,038	254,038
2024	155,000	92,837	247,837
2025	155,000	88,188	243,188
2026	155,000	83,537	238,537
2027	155,000	80,438	235,438
2028	155,000	77,337	232,337
2029	155,000	74,238	229,238
2030	155,000	71,137	226,137
2031	155,000	67,844	222,844
2032	155,000	64,550	219,550
2033	155,000	61,062	216,062
2034	155,000	57,575	212,575
2035	155,000	53,700	208,700
2036	155,000	49,825	204,825
2037	155,000	45,950	200,950
2038	155,000	42,075	197,075
2039	155,000	37,813	192,813
2040	155,000	33,550	188,550
2041	155,000	29,287	184,287
2042	155,000	25,025	180,025
2043	155,000	20,763	175,763
2044	600,000	16,500	616,500
Totals	$ 4,005,000	$ 1,377,306	$ 5,382,306

Harris County Municipal Utility District No. 536

Schedule of Long-term Debt Service Requirements by Years (Continued)

September 30, 2021

	Road Series 2019A		
Due During Fiscal Years Ending September 30	Principal Due September 1	Interest Due March 1, September 1	Total
2022	$ 165,000	$ 105,912	$ 270,912
2023	165,000	99,313	264,313
2024	165,000	92,713	257,713
2025	165,000	86,112	251,112
2026	165,000	79,513	244,513
2027	165,000	76,212	241,212
2028	165,000	72,913	237,913
2029	165,000	69,611	234,611
2030	165,000	66,106	231,106
2031	165,000	62,394	227,394
2032	165,000	58,681	223,681
2033	165,000	54,969	219,969
2034	165,000	51,050	216,050
2035	165,000	46,925	211,925
2036	165,000	42,800	207,800
2037	170,000	38,675	208,675
2038	170,000	34,213	204,213
2039	170,000	29,750	199,750
2040	170,000	25,075	195,075
2041	170,000	20,400	190,400
2042	170,000	15,300	185,300
2043	170,000	10,200	180,200
2044	170,000	5,100	175,100
Totals	$ 3,835,000	$ 1,243,937	$ 5,078,937

Harris County Municipal Utility District No. 536

Schedule of Long-term Debt Service Requirements by Years (Continued)

September 30, 2021

	Series 2020		
Due During Fiscal Years Ending September 30	Principal Due September 1	Interest Due March 1, September 1	Total
2022	$ 225,000	$ 111,094	$ 336,094
2023	225,000	106,594	331,594
2024	225,000	102,094	327,094
2025	225,000	97,593	322,593
2026	225,000	93,093	318,093
2027	225,000	88,594	313,594
2028	225,000	84,094	309,094
2029	225,000	79,594	304,594
2030	225,000	75,093	300,093
2031	225,000	70,594	295,594
2032	225,000	66,094	291,094
2033	225,000	61,594	286,594
2034	225,000	57,093	282,093
2035	225,000	52,594	277,594
2036	225,000	48,094	273,094
2037	225,000	43,594	268,594
2038	225,000	39,093	264,093
2039	225,000	34,594	259,594
2040	225,000	29,813	254,813
2041	225,000	25,031	250,031
2042	225,000	20,250	245,250
2043	225,000	15,187	240,187
2044	225,000	10,125	235,125
2045	225,000	5,063	230,063
Totals	$ 5,400,000	$ 1,416,656	$ 6,816,656

Harris County Municipal Utility District No. 536
Schedule of Long-term Debt Service Requirements by Years (Continued)
September 30, 2021

	Road Series 2020A		
Due During Fiscal Years Ending September 30	**Principal Due September 1**	**Interest Due March 1, September 1**	**Total**
2022	$ 325,000	$ 110,563	$ 435,563
2023	175,000	97,562	272,562
2024	175,000	90,562	265,562
2025	175,000	83,563	258,563
2026	175,000	76,563	251,563
2027	175,000	69,563	244,563
2028	175,000	66,062	241,062
2029	175,000	62,563	237,563
2030	175,000	59,063	234,063
2031	175,000	55,563	230,563
2032	175,000	52,063	227,063
2033	175,000	48,563	223,563
2034	175,000	45,062	220,062
2035	175,000	41,563	216,563
2036	175,000	38,062	213,062
2037	175,000	34,562	209,562
2038	175,000	30,844	205,844
2039	175,000	27,125	202,125
2040	175,000	23,406	198,406
2041	175,000	19,687	194,687
2042	175,000	15,750	190,750
2043	175,000	11,812	186,812
2044	175,000	7,875	182,875
2045	175,000	3,937	178,937
Totals	$ 4,350,000	$ 1,171,938	$ 5,521,938

Harris County Municipal Utility District No. 536

Schedule of Long-term Debt Service Requirements by Years (Continued)

September 30, 2021

	Annual Requirements For All Series		
Due During Fiscal Years Ending September 30	Total Principal Due	Total Interest Due	Total Principal and Interest Due
2022	$ 1,185,000	$ 911,567	$ 2,096,567
2023	1,055,000	871,743	1,926,743
2024	1,070,000	837,130	1,907,130
2025	1,090,000	803,468	1,893,468
2026	1,105,000	768,724	1,873,724
2027	1,125,000	737,891	1,862,891
2028	1,145,000	709,416	1,854,416
2029	1,165,000	679,736	1,844,736
2030	1,185,000	648,854	1,833,854
2031	1,215,000	616,450	1,831,450
2032	1,235,000	582,493	1,817,493
2033	1,265,000	547,137	1,812,137
2034	1,290,000	509,759	1,799,759
2035	1,315,000	470,781	1,785,781
2036	1,345,000	430,794	1,775,794
2037	1,385,000	389,405	1,774,405
2038	1,415,000	346,039	1,761,039
2039	1,450,000	300,851	1,750,851
2040	1,490,000	253,112	1,743,112
2041	1,525,000	203,218	1,728,218
2042	1,570,000	151,200	1,721,200
2043	1,610,000	96,262	1,706,262
2044	1,170,000	39,600	1,209,600
2045	400,000	9,000	409,000
Totals	$ 29,805,000	$ 11,914,630	$ 41,719,630

Harris County Municipal Utility District No. 536

Changes in Long-term Bonded Debt

Year Ended September 30, 2021

	Bond		
	Series 2018	Road Series 2018A	Series 2019
Interest rates	3.00% to 4.25%	2.75% to 4.50%	2.00% to 4.00%
Dates interest payable	March 1/ September 1	March 1/ September 1	March 1/ September 1
Maturity dates	September 1, 2022/2043	September 1, 2022/2043	September 1, 2022/2044
Bonds outstanding, beginning of current year	$ 8,610,000	$ 3,910,000	$ 4,155,000
Bonds sold during current year	-	-	-
Retirements, principal	210,000	95,000	150,000
Bonds outstanding, end of current year	$ 8,400,000	$ 3,815,000	$ 4,005,000
Interest paid during current year	$ 328,906	$ 159,205	$ 111,038

Paying agent's name and address:

Series 2018 - The Bank of New York Mellon Trust Company, N.A., Dallas, Texas
Series 2018A - The Bank of New York Mellon Trust Company, N.A., Dallas, Texas
Series 2019 - The Bank of New York Mellon Trust Company, N.A., Dallas, Texas
Series 2019A - The Bank of New York Mellon Trust Company, N.A., Dallas, Texas
Series 2020 - The Bank of New York Mellon Trust Company, N.A., Dallas, Texas
Series 2020A - The Bank of New York Mellon Trust Company, N.A., Dallas, Texas

Bond authority:

	Tax Bonds	Other Bonds	Refunding Bonds
Amount authorized by voters	$ 125,000,000	$ 114,000,000	$ 239,000,000
Amount issued	$ 18,655,000	$ 12,350,000	$ -
Remaining to be issued	$ 106,345,000	$ 101,650,000	$ 239,000,000

Debt service fund cash and temporary investment balances as of September 30, 2021:	$ 1,101,914
Average annual debt service payment (principal and interest) for remaining term of all debt:	$ 1,738,318

Issues

Road Series 2019A	Series 2020	Road Series 2020A	Totals
2.00% to 4.00%	2.00% to 2.25%	2.00% to 4.00%	
March 1/ September 1	March 1/ September 1	March 1/ September 1	
September 1, 2022/2044	September 1, 2022/2045	September 1, 2022/2045	
$ 4,000,000	$ 5,500,000	$ -	$ 26,175,000
-	-	4,350,000	4,350,000
165,000	100,000	-	720,000
$ 3,835,000	$ 5,400,000	$ 4,350,000	$ 29,805,000
$ 112,513	$ 113,094	$ 101,349	$ 926,105

Harris County Municipal Utility District No. 536

Comparative Schedule of Revenues and Expenditures – General Fund

Five Years Ended September 30,

	Amounts				
	2021	2020	2019	2018	2017
General Fund					
Revenues					
Property taxes	$ 922,262	$ 519,896	$ 519,257	$ 353,399	$ 1,149
Water service	988,531	670,924	410,186	214,309	8,519
Sewer service	673,352	420,405	260,587	145,472	6,960
Regional water fee	550,596	336,163	154,840	71,626	468
Tap connection and inspection fees	748,423	687,720	483,982	418,900	186,700
Penalty and interest	79,597	54,270	34,539	9,309	8
Investment income	5,982	9,338	10,268	363	59
Other income	470,093	31,497	10,747	2,100	800
Total revenues	4,438,836	2,730,213	1,884,406	1,215,478	204,663
Expenditures					
Service operations:					
Regional water fee	529,635	377,849	223,618	45,650	3,499
Professional fees	135,778	127,128	159,586	126,106	97,286
Contracted services	538,543	384,676	253,684	153,524	34,462
Utilities	76,382	60,922	48,051	27,364	18,562
Repairs and maintenance	950,778	573,169	361,669	235,855	38,316
Other expenditures	109,655	69,062	54,149	48,889	31,959
Tap connections	294,304	274,099	175,086	177,839	69,820
Lease payments	176,076	176,076	153,921	138,096	69,048
Capital outlay	14,056	-	44,253	-	-
Debt service, debt issuance costs	-	-	30,000	19,794	-
Total expenditures	2,825,207	2,042,981	1,504,017	973,117	362,952
Excess (Deficiency) of Revenues Over Expenditures	1,613,629	687,232	380,389	242,361	(158,289)
Other Financing Sources (Uses)					
Insurance proceeds	258,285	-	-	-	-
Interfund transfers out	-	(15,000)	(30,573)	-	-
Developer advances	-	-	-	-	213,016
Total other financing sources (uses)	258,285	(15,000)	(30,573)	0	213,016
Excess of Revenues and Other Financing Sources Over Expenditures and Other Financing Uses	1,871,914	672,232	349,816	242,361	54,727
Fund Balance (Deficit), Beginning of Year	1,302,601	630,369	280,553	38,192	(16,535)
Fund Balance, End of Year	$ 3,174,515	$ 1,302,601	$ 630,369	$ 280,553	$ 38,192
Total Active Retail Water Connections	1,916	1,368	856	495	219
Total Active Retail Wastewater Connections	1,856	1,325	833	484	213

Percent of Fund Total Revenues				
2021	2020	2019	2018	2017
20.7 %	19.1 %	27.6 %	29.1 %	0.6 %
22.3	24.6	21.8	17.6	4.2
15.2	15.4	13.8	11.9	3.4
12.4	12.3	8.2	5.9	0.2
16.9	25.2	25.7	34.5	91.2
1.8	2.0	1.8	0.8	0.0
0.1	0.3	0.5	0.0	0.0
10.6	1.1	0.6	0.2	0.4
100.0	100.0	100.0	100.0	100.0
11.9	13.9	11.9	3.8	1.7
3.1	4.6	8.5	10.4	47.5
12.1	14.1	13.5	12.6	16.8
1.7	2.2	2.5	2.3	9.1
21.4	21.0	19.2	19.4	18.7
2.5	2.5	2.9	4.0	15.6
6.6	10.0	9.3	14.6	34.1
4.0	6.5	8.2	11.4	33.8
0.3	-	2.3	-	-
-	-	1.5	1.6	-
63.6	74.8	79.8	80.1	177.3
36.4 %	25.2 %	20.2 %	19.9 %	(77.3) %

Harris County Municipal Utility District No. 536

Comparative Schedule of Revenues and Expenditures – Debt Service Fund

Three Years Ended September 30,

	Amounts			Percent of Fund Total Revenues		
	2021	2020	2019	2021	2020	2019
Debt Service Fund						
Revenues						
Property taxes	$ 1,844,525	$ 1,037,064	$ 435,023	97.9 %	96.1 %	93.7 %
Penalty and interest	33,282	23,980	10,485	1.8	2.2	2.3
Investment income	5,557	17,797	18,694	0.3	1.7	4.0
Total revenues	1,883,364	1,078,841	464,202	100.0	100.0	100.0
Expenditures						
Current:						
Professional fees	9,254	3,559	6,454	0.5	0.3	1.4
Contracted services	40,223	25,237	15,987	2.1	2.4	3.4
Other expenditures	14,756	13,138	4,615	0.8	1.2	1.0
Debt service:						
Principal retirement	720,000	290,000	190,000	38.2	26.9	40.9
Interest and fees	918,172	688,727	417,412	48.8	63.8	89.9
Total expenditures	1,702,405	1,020,661	634,468	90.4	94.6	136.6
Excess (Deficiency) of Revenues Over Expenditures	180,959	58,180	(170,266)	9.6 %	5.4 %	(36.6) %
Other Financing Sources						
General obligation bonds issued	-	56,256	842,893			
Interfund transfers in	-	45,000	50,367			
Total other financing sources	0	101,256	893,260			
Excess of Revenues and Other Financing Sources Over Expenditures and Other Financing Uses	180,959	159,436	722,994			
Fund Balance, Beginning of Year	882,430	722,994	-			
Fund Balance, End of Year	$ 1,063,389	$ 882,430	$ 722,994			

Harris County Municipal Utility District No. 536
Board Members, Key Personnel and Consultants
Year Ended September 30, 2021

Complete District mailing address:	Harris County Municipal Utility District No. 536 c/o Schwartz, Page & Harding, L.L.P. 1300 Post Oak Boulevard, Suite 2400 Houston, Texas 77056	
District business telephone number:	713.623.4531	
Submission date of the most recent District Registration Form (TWC Sections 36.054 and 49.054):		June 29, 2018
Limit on fees of office that a director may receive during a fiscal year:		$ 7,200

Board Members	Term of Office Elected & Expires	Fees*	Expense Reimbursements	Title at Year-end
Joseph Forrester	Elected 05/18-05/22	$ 1,350	$ 39	President
Joseph D. Radzwill	Elected 05/18-05/22	1,350	2	Vice President
Alan M. Cantone	Elected 05/18-05/22	1,350	0	Secretary
Kimberly Carroll	Elected 05/20-05/24	1,500	24	Assistant Secretary
Rebecca Roberts Janik	Elected 05/20-05/24	1,800	403	Assistant Secretary

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

Harris County Municipal Utility District No. 536

Board Members, Key Personnel and Consultants (Continued)

Year Ended September 30, 2021

Consultants	Date Hired	Fees and Expense Reimbursements	Title
Assessments of the Southwest, Inc.	09/17/15	$ 31,052	Tax Assessor/ Collector
BKD, LLP	10/19/17	38,400	Auditor
Edminster, Hinshaw, Russ & Associates, Inc.	01/08/15	131,524	Engineer
Harris County Appraisal District	Legislative Action	17,626	Appraiser
Masterson Advisors LLC	04/19/18	89,329	Financial Advisor
Municipal Accounts & Consulting, L.P.	01/08/15	37,050	Bookkeeper
Perdue, Brandon, Fielder, Collins & Mott, L.L.P.	01/21/16	9,254	Delinquent Tax Attorney
Schwartz, Page & Harding, L.L.P.	01/08/15	223,011	Attorney
Si Environmental, LLC	01/21/16	1,028,966	Operator
Investment Officers			
Mark M. Burton and Ghia Lewis	01/08/15	0	Bookkeepers

APPENDIX B

Specimen Municipal Bond Insurance Policy

MUNICIPAL BOND INSURANCE POLICY

ISSUER: Policy No: -N

BONDS: $ in aggregate principal amount of Effective Date:

Premium: $

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

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

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

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

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

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

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

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

ASSURED GUARANTY MUNICIPAL CORP.

By ______________________________
Authorized Officer

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