OFFICIAL STATEMENT DATED JUNE 4, 2024

IN THE OPINION OF BOND COUNSEL, THE BONDS ARE VALID OBLIGATIONS OF HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 284, OF HARRIS COUNTY, TEXAS, 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 District has designated the Bonds as "qualified tax-exempt obligations" for financial institutions. See "LEGAL MATTERS - Qualified Tax-Exempt Obligations."

NEW ISSUE - Book-Entry Only

Ratings: S&P Global Ratings (AGM Insured) …. "AA" (stable outlook)
S&P Global Ratings (Underlying) ….“BBB+" (stable outlook)
See "BOND INSURANCE" and "RATINGS" herein

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 284, OF HARRIS COUNTY, TEXAS
(A Political Subdivision of the State of Texas located within Harris County, Texas)

$3,150,000
Unlimited Tax Bonds
Series 2024
(the "Series 2024 Bonds")

$2,550,000
Unlimited Tax Park Bonds
Series 2024A
(the "Series 2024A Park Bonds")

Dated: July 1, 2024
Interest Accrual Date: Date of Delivery

Due: September 1, as shown on the inside cover

Principal of the above described Series 2024 Bonds and Series 2024A Park Bonds (together, the "Bonds") is payable to the registered owners thereof (the "Registered Owners") by the paying agent/registrar, initially, The Bank of New York Mellon Trust Company, N. A., currently in Dallas, Texas, or any successor paying agent/registrar (the "Paying Agent," "Registrar" or "Paying Agent/Registrar"). Interest on the Bonds accrues from the date of initial delivery (expected July 17, 2024) (the "Date of Delivery"), and is payable on March 1, 2025, and on each September 1 and March 1 thereafter until the earlier of maturity or redemption. The Bonds are issued in denominations of $5,000 or any integral multiple thereof in fully registered form only. The Bonds are subject to redemption prior to maturity at the option of Harris County Municipal Utility District No. 284, of Harris County, Texas (the "District"), as a whole or in part, on September 1, 2029, or any date thereafter, at a price equal to the principal amount of the Bonds or the portions thereof so called for redemption plus accrued interest from the most recent interest payment date to the date fixed for redemption. If fewer than all of the Bonds are redeemed at any time, the particular maturities and amounts of the Bonds to be redeemed shall be selected by the District in integral multiples of $5,000 within any one maturity. If fewer than all of the Bonds of any given maturity are to be redeemed at any time, the particular Bonds to be redeemed shall be selected by such method of random selection as determined by the Registrar (or by DTC in accordance with its procedures while the Bonds are in book-entry-only form). The Registered Owner of any Bond, all or a portion of which has been called for redemption, shall be required to present same to the Registrar for payment of the redemption price on the portion of the Bond so called for redemption and issuance of a new Bond in the principal amount equal to the portion of such Bond not redeemed.

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 defined herein) directly to DTC, which will, in turn, remit such principal and interest to its participants for subsequent disbursement to the Beneficial Owners. In reading this Official Statement, it should be understood that while the Bonds are in the Book-Entry-Only System, references in other sections of this Official Statement to Registered Owners should be read to include the person for which the Direct or Indirect Participant (as defined under "BOOK-ENTRY-ONLY SYSTEM") acquires an interest in the Bonds, but (i) all rights or ownership must be exercised through DTC and the Book-Entry Only System, and, (ii) except as described herein, notices that are to be given to Registered Owners under the Bond Order (defined herein) will be given only to DTC. See "BOOK-ENTRY-ONLY SYSTEM."

The scheduled payment of principal of and interest on the Bonds when due will be guaranteed under separate insurance policies (each a "Bond Insurance Policy and collectively, the "Bond Insurance Policies") to be issued concurrently with the delivery of the Bonds by Assured Guaranty Municipal Corp. ("AGM" or the "Insurer").

ASSURED GUARANTY® MUNICIPAL

See Maturity Schedule on the inside cover

The Bonds, when issued, will constitute valid and legally binding obligations of 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 located within the District, as further described herein. See "THE BONDS – Source of Payment." 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 July 17, 2024.

MATURITY SCHEDULE

CUSIP Prefix (a): 413956

SERIES 2024 BONDS

$2,570,000 Serial Bonds

Principal Amount	Maturity (Due September 1)	Interest Rate	Initial Reoffering Yield (b)	CUSIP Suffix (a)
2040[c]	$220,000	5.000%	4.00%	LQ4
2041[c]	235,000	4.250	4.35	LR2
2042[c]	245,000	4.250	4.36	LS0
2043[c]	255,000	4.250	4.37	LT8
2044[c]	270,000	4.250	4.40	LU5
****	****			
2047[c]	310,000	4.375	4.47	LX9
2048[c]	330,000	4.375	4.48	LY7
2049[c]	345,000	4.375	4.49	LZ4
2050[c]	360,000	4.500	4.50	MA8

$580,000 Term Bonds, Due September 1, 2046(c)(d), CUSIP Suffix: LW1 (a), Interest Rate 4.375% (Yield 4.46%)(b)

SERIES 2024A PARK BONDS

$1,570,000 Serial Bonds

Principal Amount	Maturity (Due September 1)	Interest Rate	Initial Reoffering Yield (b)	CUSIP Suffix (a)
2040[c]	$175,000	5.000%	4.00%	MB6
2041[c]	185,000	4.250	4.35	MC4
****	****			
2044[c]	220,000	4.250	4.40	MF7
2045[c]	230,000	4.250	4.43	MG5
2046[c]	240,000	4.375	4.46	MH3
2047[c]	255,000	4.375	4.47	MJ9
2048[c]	265,000	4.375	4.48	MK6

$410,000 Term Bonds, Due September 1, 2043(c)(d), CUSIP Suffix: ME0 (a), Interest Rate 4.25% (Yield 4.37%)(b)
$570,000 Term Bonds, Due September 1, 2050(c)(d), CUSIP Suffix: MM2 (a), Interest Rate 4.50% (Yield 4.50%)(b)

(a) CUSIP is a registered trademark of the American Bankers Association. CUSIP data is provided by CUSIP Global Services, managed by FactSet Research Systems Inc. on behalf of the American Bankers Association. CUSIP numbers have been assigned to this issue by the CUSIP Service Bureau and are included solely for the convenience of the owners of the Bonds. This data is not intended to create a database and does not serve in any way as a substitute for the CUSIP services. Neither the District, the Financial Advisor (as defined herein), nor the Underwriters (as defined herein) take any responsibility for the accuracy of CUSIP numbers.

(b) Information with respect to the initial reoffering yields of the Bonds is the responsibility of the Underwriters. Initial reoffering yields represent the initial offering price to the public which has been established by the Underwriters for public offerings, and which subsequently may be changed.

(c) Subject to optional redemption as described on the front cover.

(d) Subject to mandatory sinking fund redemption by lot or other customary method of random selection on September 1 in the years and in the amounts set forth herein under the caption "THE BONDS – Redemption Provisions."

TABLE OF CONTENTS

Page

USE OF INFORMATION IN OFFICIAL STATEMENT

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

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

All of the summaries of the statutes, resolutions, 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 the District c/o Schwartz, Page & Harding, L.L.P., 1300 Post Oak Blvd., Suite 2400, Houston, Texas 77056 upon payment of the costs for duplication thereof.

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

Neither the District nor the Underwriters make any representations as to the accuracy, completeness, or adequacy of the information supplied by The Depository Trust Company for use in this Official Statement.

This Official Statement contains "forward-looking" statements within the meaning of Section 21E of the Securities Exchange Act of 1934, as amended, which generally can be identified with words or phrases such as "anticipates," "believes," "could," "estimates," "expects," "foresees," "may," "predict," "should," "will" or other words or phrases of similar import. All statements included in this Official Statement that any person expects or anticipates will, should or may occur in the future are forward-looking statements. These statements are based on assumptions and analyses made in light of experience and perceptions of historical trends, current conditions and expected future developments as well as other factors the District believes are appropriate in the circumstances. However, whether actual results and developments conform with expectations and predictions is subject to a number of risks and uncertainties, including, without limitation, the information discussed under "INVESTMENT CONSIDERATIONS" in this Official Statement, as well as additional factors beyond the District's control. The important investment considerations and assumptions described under that caption and elsewhere herein could cause actual results to differ materially from those expressed in any forward-looking statement. All of the forward-looking statements made in this Official Statement are qualified by these cautionary statements.

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 "BOND INSURANCE" and "APPENDIX C -SPECIMEN OF MUNICIPAL BOND INSURANCE POLICY."

SALE AND DISTRIBUTION OF THE BONDS

Award and Marketing of the Bonds

After requesting competitive bids for the Series 2024 Bonds, the District has accepted the bid resulting in the lowest net interest cost to the District, which was tendered by SAMCO Capital Markets, Inc. (referred to herein as the "Series 2024 Underwriter" or the "Series 2024 Initial Purchaser") to purchase the Series 2024 Bonds bearing the interest rates shown under "SERIES 2024 BONDS MATURITY SCHEDULE" at a price of 97.012238% of the principal amount thereof, which resulted in a net effective interest rate of 4.528635%, as calculated pursuant to Chapter 1204, Texas Government Code, as amended.

After requesting competitive bids for the Series 2024A Park Bonds, the District has accepted the bid resulting in the lowest net interest cost to the District, which was tendered by SAMCO Capital Markets, Inc. (referred to herein as the "Series 2024A Underwriter" or the "Series 2024A Initial Purchaser") to purchase the Series 2024A Park Bonds bearing the interest rates shown under "SERIES 2024A PARK BONDS MATURITY SCHEDULE" at a price of 97.000647% of the principal amount thereof, which resulted in a net effective interest rate of 4.533310%, as calculated pursuant to Chapter 1204, Texas Government Code, as amended.

The Series 2024 Underwriter and the Series 2024A Underwriter shall be referred to herein collectively as the "Underwriter."

Prices and Marketability

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

The prices and other terms respecting the offering and sale of the Bonds may be changed from time to time by the Underwriter after the Bonds are released for sale, and the Bonds may be offered and sold at prices other than the initial offering price, including sales to dealers who may sell the Bonds into investment accounts.

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

Securities Laws

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

BOND INSURANCE

Bond Insurance Policy

Concurrently with the issuance of the Bonds, Assured Guaranty Municipal Corp. ("AGM" or the "Insurer") will issue separate Municipal Bond Insurance Policies (each a "Bond Insurance Policy and collectively, the "Bond Insurance Policies"). The Bond Insurance Policy guarantees the scheduled payment of principal of and interest on the Bonds when due as set forth in the form of the Bond Insurance Policy included as an appendix to this Official Statement.

The Bond Insurance 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 subsidiaries, provides credit enhancement products to the U.S. and non-U.S. public finance (including infrastructure) and structured finance markets and participates in the asset management business through ownership interests in Sound Point Capital Management, LP and certain of its investment management affiliates. 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 May 28, 2024, 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 April 30, 2024, Moody's announced it had affirmed AGM's insurance financial strength rating of "A1" (stable outlook). AGM can give no assurance as to any further ratings action that Moody's may take.

On October 20, 2023, 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, 2023.

Capitalization of AGM

At March 31, 2024:

- The policyholders' surplus of AGM was approximately $2,665 million.

- The contingency reserve of AGM was approximately $892 million.

- The net unearned premium reserves and net deferred ceding commission income of AGM and its subsidiaries (as described below) were approximately $2,036 million. Such amount includes (i) 100% of the net unearned premium reserve and net deferred ceding commission income of AGM, and (ii) the net unearned premium reserves and net deferred ceding commissions of AGM's wholly owned subsidiary Assured Guaranty UK Limited ("AGUK") and its 99.9999% owned subsidiary Assured Guaranty (Europe) SA ("AGE").

The policyholders' surplus of AGM and the contingency reserves, net unearned premium reserves and net 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, 2023 (filed by AGL with the SEC on February 28, 2024); and

(ii) the Quarterly Report on Form 10-Q for the quarterly period ended March 31, 2024 (filed by AGL with the SEC on May 8, 2024);

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 "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 "BOND INSURANCE."

BOND INSURANCE RISK FACTORS

In the event of default of the payment of principal or interest with respect to the Bonds when all or some becomes due, any owner of the Bonds shall have a claim under the Bond Insurance Policy for such payments.

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

The long-term ratings on the Bonds are dependent in part on the financial strength of the 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 “BOND INSURANCE” and “RATINGS” herein. As is stated in this Official Statement under the caption “LEGAL MATTERS - No Material Adverse Change,” the rating of the Insurer’s creditworthiness by any rating agency does not in any manner affect the District’s financial condition, and thus any change to such rating, including a downgrade thereof, at any time, does not constitute a change, material or otherwise, in the District’s financial condition, and therefore cannot be a basis for termination by the Underwriters of their obligation to take up and pay for the Bonds.

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 to the knowledge of the District the Underwriter 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 the principal of and interest on the Bonds and the claims paying ability of the Insurer, particularly over the life of the investment. See “BOND INSURANCE” herein for further information provided by the Insurer and the Bond Insurance Policy, which includes further instructions for obtaining current financial information concerning the Insurer.

RATINGS

The Bonds are expected to receive an insured rating of “AA” (stable outlook) from S&P Global Ratings (“S&P”), a business unit of Standard & Poor’s Financial Services LLC, based upon the issuance and delivery of the Bond Insurance Policies by the Insurer at the time of delivery of the Bonds. The underlying credit rating of the Bonds assigned by S&P is “BBB+” (stable outlook).

An explanation of the significance of the foregoing ratings may only be obtained from S&P. The foregoing ratings express only the view of S&P at the time the ratings are given. Furthermore, a security rating is not a recommendation to buy, sell or hold securities. There is no assurance that the ratings will continue for any given period of time or that they will not be revised downward or withdrawn entirely by S&P, if, in its judgment, circumstances so warrant. Any such downward change in or withdrawal of such ratings may have an adverse effect on the market price of the Bonds.

The District is not aware of any ratings assigned the Bonds other than the ratings of S&P. See “BOND INSURANCE” and “BOND INSURANCE RISK FACTORS.”

OFFICIAL STATEMENT SUMMARY

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

THE BONDS

The Issuer .... Harris County Municipal Utility District No. 284, of Harris County, Texas (the "District"), is a political subdivision of the State of Texas located within Harris County, Texas. See "THE DISTRICT - General."

The Issue.. The $3,150,000 Unlimited Tax Bonds, Series 2024 (the "Series 2024 Bonds") and the $2,550,000 Unlimited Tax Park Bonds, Series 2024A (the "Series 2024A Park Bonds") (together referred to herein as the "Bonds"), are dated July 1, 2024. Interest accrues from the Date of Delivery, and is payable on March 1, 2025, and on each September 1 and March 1 thereafter until maturity or prior redemption. The Bonds mature on September 1 in each of the years and in the amounts shown on the inside cover page of this Official Statement.

An aggregate of $2,570,000 of the Series 2024 Bonds are issued as serial bonds maturing on September 1 in each of the years 2040 through 2044, both inclusive, and 2047 through 2050, both inclusive, in the principal amounts set forth on the inside cover page of this Official Statement. $580,000 of the Series 2024 Bonds are issued as term bonds maturing on September 1, 2046 (the "Series 2024 Term Bonds"), at the rates set forth on the inside cover page of this Official Statement. An aggregate of $1,570,000 of the Series 2024A Park Bonds are issued as serial bonds maturing on September 1 in each of the years 2040, 2041, and 2044 through 2048, both inclusive, in the principal amounts set forth on the inside cover page of this Official Statement. An aggregate of $980,000 of the Series 2024A Park Bonds are issued as term bonds maturing on September 1 in each of the years 2043 and 2050 (collectively, the "Series 2024A Park Term Bonds"), in the principal amounts and at the rates set forth on the inside cover page of this Official Statement. The Series 2024 Term Bonds and the Series 2024A Park Term Bonds are collectively referred to herein as the "Term Bonds."

The Bonds, including the Term Bonds, are subject to redemption, in whole or in part, prior to their scheduled maturities, on September 1, 2029, or on any date thereafter at the option of the District. Upon redemption, the Bonds will be payable at a price equal to the principal amount of the Bonds, or portions thereof, so called for redemption, plus accrued interest to the date of redemption. In addition to being subject to optional redemption, the Term Bonds are also subject to mandatory sinking fund redemption on September 1 in the years and in the amounts as is more completely described in this Official Statement under the caption "THE BONDS - Redemption Provisions -

Mandatory Redemption." The Bonds will be issued pursuant to separate Bond Orders (together, the "Bond Orders") adopted by the Board of Directors of the District. The Bonds are being issued under the authority of Chapters 49 and 54 of the Texas Water Code, as amended.

Book-Entry-Only System.............................. The Bonds will be initially registered and delivered only to Cede & Co., the nominee of DTC (defined herein), 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 thereof. Principal of and interest on the Bonds will be payable by the Paying Agent/Registrar (hereinafter defined) to Cede & Co., which will make distribution of the amounts so paid to the participating members of DTC for subsequent payment to the beneficial owners of the Bonds (see "BOOK-ENTRY-ONLY SYSTEM").

Source of Payment.. Principal of and interest on the Bonds are payable from the proceeds of an annual ad valorem tax, without legal limitation as to rate or amount, levied against all taxable property located within the District. See "THE BONDS – Source and Security for Payment," "TAX DATA - Tax Rate Calculations," and "INVESTMENT CONSIDERATIONS - Maximum Impact on District Tax Rates." The Bonds are obligations of the District, and are not obligations of the State of Texas, Harris County, Texas, the City of Houston, Texas, or any entity other than the District.

Other Characteristics .... The Bonds are issued in fully registered form, without coupons, in the denomination of $5,000 each, or any integral multiple thereof.

Use of Bond Proceeds .... Proceeds of the sale of the Series 2024 Bonds will be used by the District to (i) finance the District's cost of acquisition or construction of a District administration building, and (ii) pay for administrative and issuance costs, legal fees, fiscal agent's fees, fees to the TCEQ and the Attorney General of Texas, engineering fees, and certain financing costs related to the issuance of the Series 2024 Bonds. See "USE AND DISTRIBUTION OF BOND PROCEEDS."

Proceeds of the sale of the Series 2024A Park Bonds will be used by the District to (i) finance the District's cost of acquisition or construction of recreational facilities to serve the District, and (ii) pay for administrative and issuance costs, legal fees, fiscal agent's fees, fees to the TCEQ and the Attorney General of Texas, engineering fees, and certain financing costs related to the issuance of the Series 2024A Park Bonds. See "USE AND DISTRIBUTION OF BOND PROCEEDS."

Payment Record.. The Series 2024 Bonds are the eighth series of bonds issued by the District for the purpose of acquiring and constructing a waterworks, sanitary sewer and storm drainage system (the "System") to serve the District. The Series 2024A Park Bonds are the initial series of bonds issued by the District to finance recreational facilities. The District has previously issued Unlimited Tax Bonds, Series 2001 (the "Series 2001 Bonds"), Unlimited Tax Bonds, Series 2003 (the "Series 2003 Bonds"), Unlimited Tax Bonds, Series 2005 (the "Series 2005 Bonds"), Unlimited Tax Bonds, Series 2006 (the "Series 2006 Bonds"), Unlimited Tax Bonds, Series 2012 (the "Series 2012 Bonds"), Unlimited Tax Bonds, Series 2014A (the "Series 2014A Bonds"), and Unlimited Tax Bonds, Series 2017 (the "Series 2017 Bonds"), to finance the acquisition or construction of components of the System, and Unlimited Tax Refunding Bonds, Series 2011 (the "Series 2011 Refunding Bonds"), Unlimited Tax Refunding Bonds, Series 2012A (the "Series 2012A Refunding Bonds"), Unlimited Tax Refunding Bonds, Series 2014 (the "Series 2014 Refunding Bonds"), Unlimited Tax Refunding Bonds, Series 2019 (the "Series 2019 Refunding Bonds"), Unlimited Tax Refunding Bonds, Series 2021A (the "Series 2021A Refunding Bonds") and Unlimited Tax Refunding Bonds, Series 2021B (the "Series 2021B Refunding Bonds") to refund portions of the outstanding bonds of the District. Collective reference is made in this Official Statement to all of such previously issued bonds as the "Prior Bonds." The District has timely paid all principal of and interest on the Prior Bonds when due. Before the issuance of the Bonds, the principal amount of the Prior Bonds that had not been retired by the District is $13,465,000 (the "Outstanding Bonds"). After issuance of the Bonds, the aggregate principal amount of the District's bonded indebtedness, consisting of the Outstanding Bonds and the Bonds, will be $19,165,000.

Qualified Tax-Exempt Obligations .... The District has designated the Bonds as "qualified tax-exempt obligations" within the meaning of Section 265(b) of the Internal Revenue Code of 1986, as amended. See "TAX MATTERS - Qualified Tax-Exempt Obligations for Financial Institutions."

Authorized But Unissued Bonds................... $31,840,000 bonds for waterworks, wastewater and drainage facilities, $65,569,877 for refunding purposes (consisting of $56,569,877 for refunding bond for waterworks, wastewater and drainage facilities and $9,000,000 for refunding bonds for recreational facilities), and $6,450,000 for recreational facilities will remain authorized but unissued after issuance of the Bonds. See "THE BONDS - Authority for Issuance" and - "Issuance of Additional Debt," "THE SYSTEM" and "INVESTMENT CONSIDERATIONS - Future Debt."

Municipal Bond Insurance............................ Assured Guaranty Municipal Corp. ("AGM" or the "Insurer"). See "BOND INSURANCE" and "BOND INSURANCE RISK FACTORS."

Municipal Bond Ratings............................... S&P Global Ratings (AGM Insured) "AA" (stable outlook). S&P Global Ratings (Underlying) "BBB+" (stable outlook). See "BOND INSURANCE," "BOND INSURANCE RISK FACTORS" and "RATINGS."

Bond Counsel .... Schwartz, Page & Harding, L.L.P., Houston, Texas, Bond Counsel. See "THE DISTRICT - Management of the District" and "LEGAL MATTERS."

THE DISTRICT

Description .... The District is a political subdivision of the State of Texas, created by Order of the Texas Water Commission, a predecessor of the Texas Commission on Environmental Quality (the "TCEQ" or the "Commission") on July 9, 1985. The District contains approximately 407.931 acres of land. The District is located entirely within Harris County, Texas, and entirely within the extraterritorial jurisdiction of the City of Houston, Texas (the "City"). The District is located approximately twenty-one miles northwest of the central business district of the City. The District is bounded on the north by Kieth Harrow Boulevard, on the west partially by Fry Road, on the south by Clay Road and on the east by Greenhouse Road. The District is located within Cypress-Fairbanks Independent School District. See "THE DISTRICT - General" and - "Description," and "APPENDIX A - LOCATION MAP."

Authority.. The rights, powers, privileges, authority and functions of the District are established by Article XVI, Section 59 of the Constitution of the State of Texas and the general laws of the State of Texas pertaining to municipal utility districts, particularly Chapters 49 and 54 of the Texas Water Code, as amended. See "THE DISTRICT - General."

Development of the District and Developers. As of May 1, 2024, an aggregate of 1,219 homes have been constructed in the District, all of which have been sold to homeowners. Such homes have been constructed on the 1,219 single family residential lots (Windstone Colony, Sections 1 through 9 and Windstone Colony South, Sections 1 through 5) located within the District (an aggregate of approximately 252.41 acres, including an approximately 3.89 acre tract of land that is expected to be utilized for future commercial development). Such development is complete with the provision of water supply and distribution, wastewater collection and treatment, and storm drainage facilities, and street paving. The District cannot represent that above-ground commercial or other improvements will be constructed on the aforementioned approximately 3.89 acre tract of land located within the District.

Windstone Development, Ltd. ("WD") has completed the construction of underground water distribution, wastewater collection and storm sewer facilities and street paving to serve the 1,219 fully developed single family residential lots located in Windstone Colony, Sections 1 through 9 and Windstone Colony South, Sections 1 through 5, plus an approximately 3.89 acre tract of land that is expected to be utilized for future commercial development as is described in this Official Statement under the caption "DEVELOPMENT AND HOME CONSTRUCTION." WD has completed the construction of a recreation center in the District, including a junior Olympic pool and wading pool, a bathhouse and playscape. Such facilities are made available for use by all residents in Windstone Colony. WD has sold approximately 3.3 acres to Service Corporation

International for the construction of future commercial above-ground improvements. Approximately 9.37 acres of land located within the District that are expected to be utilized for future commercial and/or multi family residential development are owned by DUT Investments, Ltd. ("DUT"), a Texas limited partnership, the general partner of which is DUT Windstone, L.L.C. DUT Windstone, L.L.C. is a Texas limited liability company the sole member of which is John R. Deboben, Jr. DUT, which is an affiliate of WD, is a single purpose entity whose only assets consist of land owned within or in close proximity to the District. Since there is no legal commitment on the part of the owners of such currently undeveloped land to develop any of such acres according to any specific plan, timetable, or at all, the District cannot predict when, or whether, any of such currently undeveloped acres located within the District might be developed.

Weingarten Bear Creek LP ("Weingarten") has completed the construction of underground water distribution, wastewater collection and storm sewer facilities to serve 57.06 acres of a 62.271 acre tract that was annexed into the District which is expected to be utilized for commercial and/or multi family residential development. Weingarten has sold 13.9 of such acres to HEB LP on 7.2 acres of which a Joe V's grocery store has been constructed. Weingarten has also sold 15.1 of such acres to Fidelis Residential on which an apartment complex is expected to be constructed and 1.7 of such acres on which a service station and convenience store is expected to be constructed. The District cannot represent whether or when the construction of such above-ground improvements will commence. Weingarten owns the remaining 31.571 acres of such tract which are expected to be utilized for future commercial and/or multi family residential development.

Since there is no legal commitment on the part of the owners of such currently undeveloped land to develop any of such acres according to any specific plan, timetable, or at all, the District cannot predict when, or whether, any of such currently undeveloped acres located within the District might be developed.

WD and Weingarten are referred to together herein as the "Developers" (see "DEVELOPERS").

The 312-unit Emory West Cypress apartment complex has been constructed on approximately 12.62 acres of land located within the District. Such property and the improvements constructed thereon are not subject to District taxation. In addition, approximately 11.89 acres of land located within the District are owned by the Lone Star College System on which it has constructed an approximately 83,000 square foot satellite campus facility. The property owned by the Lone Star College System and the improvements constructed thereon are not subject to District taxation. The balance of the land that is located within the District is contained within various easements or rights of way, or are otherwise not available for future development, including certain acres contained within the platted areas of certain of the aforementioned developed sections of single family residential lots. See "DEVELOPERS," "FUTURE DEVELOPMENT," "TAX DATA - Principal 2023 Taxpayers," and "INVESTMENT CONSIDERATIONS - Factors Affecting Taxable Values and Tax Payments."

The District has financed the cost of acquiring or constructing certain components of the System, including underground water distribution, wastewater collection, storm drainage, lift station and force main facilities serving the 1,219 single-family residential lots platted as Windstone Colony, Sections 1 through 9 and Windstone Colony South, Sections 1 through 5, certain land developed for commercial purposes, the construction and an expansion of the District's water plant, the construction of a permanent wastewater treatment plant, and other items with portions of the proceeds of the sale of the Prior Bonds as is described in this Official Statement under the caption "THE SYSTEM." In addition to the components of the System and recreational facilities that the District is financing with the sale of the Bonds, the District expects to finance the acquisition or construction of additional components of the System and recreational facilities with the proceeds of bonds, if any, to be issued by the District in the future. See "THE BONDS - Issuance of Additional Debt" and "INVESTMENT CONSIDERATIONS - Future Debt."

INVESTMENT CONSIDERATIONS

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

SELECTED FINANCIAL INFORMATION
(UNAUDITED)

2023 Assessed Valuation (As of January 1, 2023) See "TAX DATA" and "TAXING PROCEDURES"	$	351,016,594	(a)
Direct Debt:			
Outstanding Bonds	$	13,465,000	
The Bonds		5,700,000	
Total	$	19,165,000	(b)
Estimated Overlapping Debt	$	19,233,138	
Total Direct and Estimated Overlapping Debt	$	38,398,138	
Direct Debt Ratio : as a percentage of 2023 Assessed Valuation		5.46	%
Direct and Overlapping Debt Ratio : as a percentage of 2023 Assessed Valuation		10.94	%
Bond Fund Balance as of April 2, 2024	$	2,261,416	(c)
General Fund Balance as of April 2, 2024	$	3,320,778	
2023 Tax Rate per $100 of Assessed Valuation			
Debt Service Tax	$	0.345	
Maintenance Tax		0.300	
Total	$	0.645	(d)
Average Percentage of Total Tax Collections (2013-2022) as of March 31, 2024		99.84	%
Percentage of Tax Collections of 2023 Levy as of March 31, 2024 (In process of collection)		97.88	%
Average Annual Debt Service Requirements on the Bonds and the Outstanding Bonds (2025-2033)	$	1,472,789	
Maximum Annual Debt Service Requirements on the Bonds and the Outstanding Bonds (2032)	$	1,546,088	
Tax Rate per $100 of Assessed Valuation Required to Pay Average Annual Debt Service Requirements on the Bonds and the Outstanding Bonds (2025-2033) at 95% Tax Collections			
Based Upon 2023 Assessed Valuation	$	0.45	
Tax Rate per $100 of Assessed Valuation Required to Pay Maximum Annual Debt Service Requirements on the Bonds and the Outstanding Bonds (2032) at 95% Tax Collections			
Based Upon 2023 Assessed Valuation	$	0.47	

Number of Single Family Homes 1,219

(a) As of January 1, 2023, and comprises the District's 2023 tax roll. All property located in the District is valued on the tax rolls by the Harris Central Appraisal District (the "Appraisal District") at 100% of assessed value as of January 1 of each year. The District's tax roll is certified by the Harris County Appraisal Review Board (the "Appraisal Review Board"). See "TAXING PROCEDURES" and "INVESTMENT CONSIDERATIONS - Factors Affecting Taxable Values and Tax Payments."
(b) See "DISTRICT DEBT." The District has financed the cost of acquiring or constructing certain components of the System and other items with portions of the proceeds of the sale of the Prior Bonds as is described in this Official Statement under the caption "THE SYSTEM." In addition to the components of the System and recreational facilities that the District is financing with the sale of the Bonds, the District expects to finance the acquisition or construction of additional components of the System and recreational facilities with the proceeds of bonds, if any, to be issued by the District in the future. See "INVESTMENT CONSIDERATIONS - Future Debt."
(c) Neither Texas law nor the Bond Orders require the District to maintain any particular sum in the Bond Fund. Such fund balance reflects the timely payment by the District of the debt service requirements on the Outstanding Bonds that were due on March 1, 2024. The District's remaining debt service payments for 2024, which are due on September 1, 2024, total $841,559, and consist of principal of and interest on the Outstanding Bonds. The District's initial debt service payment on the Bonds, consisting of an interest payment thereon, is due on March 1, 2025.
(d) The District levied a debt service tax in the amount of $0.345 per $100 of Assessed Valuation for 2023, plus a maintenance tax of $0.30 per $100 of Assessed Valuation. As is described in this Official Statement under the caption "TAX DATA - Estimated Overlapping Taxes," the aggregate of the 2023 tax levies of all units of government which levy taxes against the property located within the District, plus the 2023 tax of the District is $2.413150 per $100 of Assessed Valuation. Such aggregate levy is higher than the aggregate of the tax levies of some municipal utility districts located in the greater Houston metropolitan area, but is within the range of the aggregate tax levies of municipal utility districts in the Houston metropolitan area which are in stages of development comparable with the District. See "INVESTMENT CONSIDERATIONS - Factors Affecting Taxable Values and Tax Payments."

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 284,
OF HARRIS COUNTY, TEXAS

$3,150,000 UNLIMITED TAX BONDS SERIES 2024	**$2,550,000 UNLIMITED TAX PARK BONDS SERIES 2024A**

INTRODUCTION

This Official Statement provides certain information with respect to the issuance by Harris County Municipal Utility District No. 284, of Harris County, Texas (the "District"), of its $3,150,000 Unlimited Tax Bonds, Series 2024 (the "Series 2024 Bonds"), and $2,550,000 Unlimited Tax Park Bonds, Series 2024A (the "Series 2024A Park Bonds" and together with the Series 2024 Bonds, the "Bonds").

There follow in this Official Statement descriptions of the Bonds, and certain information about the District and its finances. All descriptions of documents contained herein are only summaries and are qualified in their entirety by reference to each such document. Copies of such documents may be obtained from the District upon request and payment of the costs of duplication therefor.

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 Orders adopted by the Board of Directors of the District (the "Board") authorizing the issuance of each series of the Bonds (together, the "Bond Orders"), copies of which are available from Bond Counsel upon payment of the costs of duplication therefor. The Bond Orders authorize the issuance and sale of the Bonds and prescribe the terms, conditions and provisions for the payment of the principal of and interest on the Bonds by the District.

Description

The Bonds will be dated July 1, 2024, with interest payable on March 1, 2025, and on each September 1 and March 1 thereafter (each an "Interest Payment Date") until the earlier of maturity or redemption. Interest on the Bonds initially accrues from the date of delivery of the Bonds to the Initial Purchasers thereof, and thereafter, from the most recent Interest Payment Date. An aggregate of $2,570,000 of the Series 2024 Bonds are issued as serial bonds maturing on September 1 in each of the years 2040 through 2044, both inclusive, and 2047 through 2050, both inclusive, in the principal amounts set forth on the inside cover page of this Official Statement. $580,000 of the Series 2024 Bonds are issued as term bonds maturing on September 1, 2046 (the "Series 2024 Term Bonds"), at the rates set forth on the inside cover page of this Official Statement. An aggregate of $1,570,000 of the Series 2024A Park Bonds are issued as serial bonds maturing on September 1 in each of the years 2040, 2041, and 2044 through 2048, both inclusive, in the principal amounts set forth on the inside cover page of this Official Statement. An aggregate of $980,000 of the Series 2024A Park Bonds are issued as term bonds maturing on September 1 in each of the years 2043 and 2050 (collectively, the "Series 2024A Park Term Bonds"), in the principal amounts and at the rates set forth on the inside cover page of this Official Statement. The Series 2024 Term Bonds and the Series 2024A Park Term Bonds are collectively referred to herein as the "Term Bonds." The Bonds are issued in fully registered form only in denominations of $5,000 or any integral multiple of $5,000 for any one maturity. The Bonds will be registered and delivered only to The Depository Trust Company, New York, New York ("DTC"), in its nominee name of Cede & Co., pursuant to the book-entry system described herein ("Registered Owners"). No physical delivery of the Bonds will be made to the purchasers thereof. See "BOOK-ENTRY-ONLY SYSTEM." Interest calculations are based upon a three hundred sixty (360) day year comprised of twelve (12) thirty (30) day months.

Authority for Issuance

At elections held within the District on May 1, 1999, and May 7, 2022, voters of the District authorized a total of $57,900,000 in bonds for the purpose of acquiring or constructing water, sanitary sewer and drainage facilities, $9,000,000 in bonds for the purpose of recreational facilities, and $66,900,000 in bonds for the purpose of refunding such bonds (consisting of $57,900,000 for refunding bond for waterworks, wastewater and drainage facilities and $9,000,000 for refunding bonds for recreational facilities). After the issuance of the Bonds, a total of $31,840,000 principal amount of unlimited tax bonds for water, sanitary sewer and drainage facilities, $6,450,000 principal amount of unlimited tax bonds for recreational facilities and $65,569,877 for refunding such bonds (consisting of $56,569,877 for refunding bond for waterworks, wastewater and drainage facilities and $9,000,000 for refunding bonds for recreational facilities) will remain authorized but unissued. The Bonds are issued by the District pursuant to the terms and provisions of the Bond Order; Article XVI, Section 59 of the Texas Constitution; Chapters 49 and 54 of the Texas Water Code, as amended; and an order of the Texas Commission on Environmental Quality (the "TCEQ" or "Commission").

Source and Security for Payment

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

Record Date

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

Redemption Provisions

Mandatory Redemption

The Series 2024 Term Bonds maturing on September 1, 2046, 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" below):

$580,000 Term Bonds Maturing on September 1, 2046

Mandatory Redemption Dates	Principal Amount
September 1, 2045	$285,000
September 1, 2046 (maturity)	295,000

The Series 2024A Park Term Bonds maturing on September 1 in each of the years 2043 and 2050, 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" below):

$410,000 Term Bonds Maturing on September 1, 2043

Mandatory Redemption Dates	Principal Amount
September 1, 2042	$200,000
September 1, 2043 (maturity)	210,000

$570,000 Term Bonds Maturing on September 1, 2050

Mandatory Redemption Dates	Principal Amount
September 1, 2049	$280,000
September 1, 2050 (maturity)	290,000

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), prior to their scheduled maturities, in whole or from time to time in part, in integral multiples of $5,000, on September 1, 2029, 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 to be redeemed 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 date fixed for redemption, in the manner specified in the Bond Orders.

Effects of Redemption

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

Method of Payment of Principal and Interest

The Board has appointed The Bank of New York Mellon Trust Company, N.A. (the "Paying Agent," "Registrar" or "Paying Agent/Registrar"), having its principal corporate trust office and its 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.

Replacement of Paying Agent/Registrar

Provisions are made in the Bond Orders 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 may issue additional bonds, with the approval of the Texas Commission on Environmental Quality (the "TCEQ" or "Commission"), necessary to provide and maintain improvements and facilities consistent with the purposes for which the District was created. See "THE DISTRICT - General." The District's voters have authorized the issuance of a total of $57,900,000 unlimited tax bonds for the purpose of acquiring or constructing water, sanitary sewer and drainage facilities, $9,000,000 unlimited tax bonds for the purpose of acquiring or constructing recreational facilities, $66,900,000 unlimited tax refunding bonds for the purpose of refunding outstanding bonds of the District (consisting of $57,900,000 for refunding bond for waterworks, wastewater and drainage facilities and $9,000,000 for refunding bonds for recreational facilities) and could authorize additional amounts. After the issuance of the bonds, a total of $31,840,000 principal amount of unlimited tax bonds for water, sanitary sewer and drainage facilities, $6,450,000 unlimited tax bonds for the purpose of acquiring or constructing recreational facilities, and $65,569,877 for refunding such bonds (consisting of $56,569,877 for refunding bond for waterworks, wastewater and drainage facilities and $9,000,000 for refunding bonds for recreational facilities) will remain authorized but unissued. The District's Engineer currently estimates that the aforementioned $31,840,000 authorized bonds which remain unissued will be adequate to finance the construction of all water, wastewater, and drainage facilities to provide service to all of the currently undeveloped portions of the District. See "INVESTMENT CONSIDERATIONS - Future Debt."

The District has financed the cost of acquiring or constructing certain components of the System and other items with portions of the proceeds of the sale of the Prior Bonds as is described in this Official Statement under the caption "THE SYSTEM." In addition to the components of the System and recreational facilities that the District is financing with the sale of the Bonds, the District expects to finance the acquisition or construction of additional components of the System and recreational facilities with the proceeds of bonds, if any, to be issued by the District in the future. See "INVESTMENT CONSIDERATIONS - Future Debt."

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

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

Financing Road Facilities

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

Financing Recreational Facilities

At an election on May 7, 2022, the District's voters authorized the issuance of a total of $9,000,000 unlimited tax bonds for the purpose of acquiring or constructing recreational facilities. The Series 2024A Park Bonds are the initial issuance of bonds from such authorization.

The District is authorized to develop and finance with property taxes certain recreational facilities after a district election has been successfully held to approve a maintenance tax to support recreational facilities and/or the issuance of bonds payable from taxes.

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. In addition, 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 an amount greater than the estimated cost of the plan, whichever amount is smaller; (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.

Current law may be changed in a manner to increase the amount of bonds which may be issued as related to a percentage of the value of taxable property or to allow a higher or lower maintenance tax rate for such purposes. The levy of taxes for such purposes may dilute the security for the Bonds.

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.

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 Orders, or defaults in the observance or performance of any other covenants, conditions, or obligations set forth in the Bond Orders, 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 Orders. Except for mandamus, the Bond Orders do 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 and Bankruptcy."

Defeasance

The Bond Orders provide that the District may discharge its obligations to the Registered Owners of any or all of the Bonds to pay principal, interest and redemption price thereon in any manner permitted by law. Under current Texas law, such discharge may be accomplished either (i) by depositing with the Comptroller of Public Accounts of the State of Texas a sum of money equal to the principal of, premium, if any, and all interest to accrue on the Bonds to maturity or redemption or (ii) by depositing with any place of payment (paying agent) for obligations of the District payable from 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 Orders.

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 Orders do 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 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 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 takes 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, NY, will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered 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 S&P Global rating of "AA+." The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

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" or "Beneficial Owners") 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 an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

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 securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Paying Agent/Registrar, or the District, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment 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 transfers through DTC (or a successor securities depository). In that event, Bond certificates will be printed and delivered to DTC.

USE AND DISTRIBUTION OF BOND PROCEEDS

Proceeds of the sale of the Series 2024 Bonds will be used by the District to (i) finance the District's cost of acquisition or construction of a District administration building, and (ii) pay for administrative and issuance costs, legal fees, fiscal agent's fees, fees to the TCEQ and the Attorney General of Texas, engineering fees, and certain financing costs related to the issuance of the Series 2024 Bonds.

Proceeds of the sale of the Series 2024A Park Bonds will be used by the District to (i) finance the District's cost of acquisition or construction of recreational facilities to serve the District, and (ii) pay for administrative and issuance costs, legal fees, fiscal agent's fees, fees to the TCEQ and the Attorney General of Texas, engineering fees, and certain financing costs related to the issuance of the Series 2024A Park Bonds.

Series 2024 Bonds

Construction Costs		**District Share**
A. Developer Contribution Items		
None		0
B. District Items		
1. District Administration Building	$	2,243,000
2. Contingencies		224,300
3. Engineering, Testing & Surveying		370,095
Total District Items	$	2,837,395
TOTAL CONSTRUCTION COSTS	$	2,837,395
Non-Construction Costs		
1. Legal Fees	$	88,750
2. Fiscal Agent Fees		63,000
3. Bond Discount		94,115

4. Bond Issuance Expenses		35,330
5. Bond Application Report Costs		20,000
6. Attorney General Fee		3,150
7. TCEQ Bond Issuance Fee		7,875
8. Contingency (a)		385
TOTAL NON-CONSTRUCTION COSTS	$	312,605
TOTAL SERIES 2024 BOND ISSUE REQUIREMENT	**$**	**3,150,000**

Series 2024A Park Bonds

Construction Costs		**District Share**
A. Developer Contribution Items		
None		0
B. District Items		
1. Recreational Facilities (Playground, Pavilion, Restrooms and Landscaping)	$	1,827,847
2. Contingencies		182,785
3. Engineering, Testing & Surveying		301,595
Total District Items	$	2,312,227
TOTAL CONSTRUCTION COSTS	$	2,312,227
Non-Construction Costs		
1. Legal Fees	$	73,750
2. Fiscal Agent Fees		51,000
3. Bond Discount		76,484
4. Bond Issuance Expenses		7,598
5. Bond Application Report Costs		20,000
6. Attorney General Fee		2,550
7. TCEQ Bond Issuance Fee		6,375
8. Contingency (a)		16
TOTAL NON-CONSTRUCTION COSTS	$	237,773
TOTAL SERIES 2024A PARK BOND ISSUE REQUIREMENT	**$**	**2,550,000**
TOTAL COMBINED BOND ISSUE REQUIREMENT	**$**	**5,700,000**

(a) Represents funds which may be used by the District only in accordance with the rules of the TCEQ as further discussed below.

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

Engineer has advised the District that the proceeds of the sale of the Bonds should be sufficient to pay the costs of the above described facilities. However, the District cannot and does not guarantee the sufficiency of such funds for such purposes.

THE DISTRICT

General

The District is a municipal utility district created by an order of the Texas Water Commission, a predecessor to the TCEQ, dated July 9, 1985, under Article XVI, Section 59 of the Texas Constitution, and operates under the provisions of Chapter 49 and Chapter 54 of the Texas Water Code, as amended, and other general statutes of Texas applicable to municipal utility districts. The District, which lies wholly within the extraterritorial jurisdiction of the City of Houston, is subject to the continuing supervisory jurisdiction of the Commission.

The District 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, independently or with one or more conservation and reclamation districts, municipalities or other political subdivisions after approval by the City of Houston, the TCEQ 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 TCEQ 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 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 TCEQ 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. 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

The District contains approximately 407.931 acres of land. The District is located entirely within Harris County, Texas, and entirely within the extraterritorial jurisdiction of the City of Houston, Texas (the "City"). The District is located approximately twenty-one miles northwest of the central business district of the City. The District is bounded to the north by Kieth Harrow Boulevard, on the west partially by Fry Road, on the south by Clay Road and on the east by Greenhouse Road. See "APPENDIX A - LOCATION MAP." The District is located within Cypress-Fairbanks Independent School District.

Management of the District

The District is governed by the Board, consisting of five (5) directors. The Board has control over and management supervision of all affairs of the District. Directors serve four-year staggered terms, and elections are held within the District in May in even numbered years. The current members and officers of the Board, along with their respective terms of office, are listed below.

Name	Position	Term Expires in May
Jake Stanley	President	2026
Nancy Hanson	Vice President	2026
Sylvia Lagunas Garza	Secretary/Records Management Officer	2026
John Smith	Assistant Secretary	2028
Wayne Lapham	Director	2028

The District does not have a general manager or any other employee, but has contracted for services, as follows.

Tax Assessor/Collector - The District has engaged Wheeler & Associates, Inc., Houston, Texas, as the District's Tax Assessor/Collector. According to Wheeler & Associates, Inc., it presently serves approximately 100 taxing units as tax assessor/collector. The Tax Assessor/Collector applies the District's tax rate to appraisal rolls prepared by the Harris Central Appraisal District and bills and collects such tax.

Utility System Operator - Si Environmental, L.L.C. is employed by the District as the general operator of the District's System. According to Si Environmental, L.L.C., it currently serves approximately 100 districts as Utility System Operator.

Consulting Engineers - The District has employed the firm of Sherrington-Humble, LLC, Houston, Texas, as consulting engineer (the "Engineer") in connection with the overall planning activities and the design of the System.

Bookkeeper - The District has engaged Municipal Accounts & Consulting, L.P. as the District's Bookkeeper. According to Municipal Accounts & Consulting, L.P., it currently serves approximately 400 districts as bookkeeper.

Auditor - As required by the Texas Water Code, the District retains an independent auditor to audit the District's financial statements annually, which annual audited financial statements are filed with the TCEQ. The financial statements of the District as of August 31, 2023, and for the year ended, included in this offering document, have been audited by FORVIS, LLP, independent auditors, as stated in their report appearing herein. See "APPENDIX B."

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.

Disclosure Counsel - McCall, Parkhurst & Horton L.L.P., Houston, Texas serves as Disclosure Counsel to the District. The fee to be paid Disclosure Counsel for services rendered in connection with the issuance of the Bonds is contingent on the issuance, sale and delivery of the Bonds.

Financial Advisor - The District has engaged Rathmann & Associates, L.P., as financial advisor (the "Financial Advisor") to the District. The fees paid the Financial Advisor for services rendered in connection with the issuance of the Bonds are based on a percentage of the Bonds actually issued and sold. Therefore, the payment of such fees is contingent upon the sale and delivery of the Bonds. Rathmann & Associates, L.P. is an independent municipal advisor registered with the United States Securities and Exchange Commission (the "SEC") and the Municipal Securities Rulemaking Board (the "MSRB"). Rathmann & Associates, L.P.'s SEC registration number is 867-00217 and its MSRB registration number is K0161. Rathmann & Associates, L.P.'s SEC registration Forms MA and MA-1's, which constitute Rathmann & Associates, L.P.'s registration filings, may be accessed through http://www.sec.gov/edgar/searchedgar/company search.html.

DEVELOPMENT AND HOME CONSTRUCTION

As of May 1, 2024, an aggregate of 1,219 homes have been constructed in the District, all of which have been sold to homeowners. Such homes have been constructed on the 1,219 single family residential lots (Windstone Colony, Sections 1 through 9 and Windstone Colony South, Sections 1 through 5) located within the District (an aggregate of approximately 252.41 acres, including an approximately 3.89 acre tract of land that is expected to be utilized for future commercial development). Such development is complete with the provision of water supply and distribution, wastewater collection and treatment, and storm drainage facilities, and street paving. The District cannot represent that above-ground commercial or other improvements will be constructed on the aforementioned approximately 3.89 acre tract of land located within the District.

Windstone Development, Ltd. ("WD") has completed the construction of underground water distribution, wastewater collection and storm sewer facilities and street paving to serve the 1,219 fully developed single family residential lots located in Windstone Colony, Sections 1 through 9 and Windstone Colony South, Sections 1 through 5, plus an approximately 3.89 acre tract of land that is expected to be utilized for future commercial development. WD has completed the construction of a recreation center in the District, including a junior Olympic pool and wading pool, a bathhouse and playscape. Such facilities are made available for use by all residents in Windstone Colony. WD has sold approximately 3.3 acres to Service Corporation International for the construction of future commercial above-ground improvements. Approximately 9.37 acres of land located within the District that are expected to be utilized for future commercial and/or multi family residential development are owned by the WD and DUT Investments, Ltd. ("DUT"), a Texas limited partnership, the general partner of which is DUT Windstone, L.L.C. DUT Windstone, L.L.C. is a Texas limited liability company the sole member of which is John R. Deboben, Jr. DUT, which is an affiliate of WD, is a single purpose entity whose only assets consist of land owned within or in close proximity to the District. Since there is no legal commitment on the part of the owners of such currently undeveloped land to develop any of such acres according to any specific plan, timetable, or at all, the District cannot predict when, or whether, any of such currently undeveloped acres located within the District might be developed.

Weingarten Bear Creek LP ("Weingarten") has completed the construction of underground water distribution, wastewater collection and storm sewer facilities to serve 57.06 acres of a 62.271 acre tract that was annexed into the District which is expected to be utilized for commercial and/or multi family residential development. Weingarten has sold 13.9 of such acres to HEB LP on 7.2 acres of which a Joe V's grocery store has been constructed. Weingarten has also sold 15.1 of such acres to Fidelis Residential on which an apartment complex is expected to be constructed and 1.7 of such acres on which a service station and convenience store is expected to be constructed. The District cannot represent whether or when the construction of such above-ground improvements will commence. Weingarten owns the remaining 31.571 acres of such tract which are expected to be utilized for future commercial and/or multi family residential development.

Since there is no legal commitment on the part of the owners of such currently undeveloped land to develop any of such acres according to any specific plan, timetable, or at all, the District cannot predict when, or whether, any of such currently undeveloped acres located within the District might be developed.

WD and Weingarten are referred to together herein as the "Developers" (see "DEVELOPERS" below).

The 312-unit Emory West Cypress apartment complex has been constructed on approximately 12.62 acres of land located within the District. Such property and the improvements constructed thereon are not subject to District taxation. In addition, approximately 11.89 acres of land located within the District are owned by the Lone Star College System on which it has constructed an approximately 83,000 square foot satellite campus facility. The property owned by the Lone Star College System and the improvements constructed thereon are not subject to District taxation. The balance of the land that is located within the District is contained within various easements or rights of way, or are otherwise not available for future development, including certain acres contained within the platted areas of certain of the aforementioned developed sections of single family residential lots. See "DEVELOPER," "FUTURE DEVELOPMENT," "TAX DATA - Principal 2023 Taxpayers," and "INVESTMENT CONSIDERATIONS - Factors Affecting Taxable Values and Tax Payments."

The District has financed the cost of acquiring or constructing certain components of the System, including underground water distribution, wastewater collection, storm drainage, lift station and force main facilities serving the 1,219 single-family residential lots platted as Windstone Colony, Sections 1 through 9 and Windstone Colony South, Sections 1 through 5, certain land developed for commercial purposes, the construction and an expansion of the District's water plant, the construction of a permanent wastewater treatment plant, and other items with portions of the proceeds of the sale of the Prior Bonds as is described in this Official Statement under the caption "THE SYSTEM." The District is financing the acquisition or construction of additional components of the System and recreational facilities with the proceeds of the sale of the Bonds. In addition to the components of the System and recreational facilities that the District is financing with the sale of the Bonds, the District expects to finance the acquisition or construction of additional components of the System and recreational facilities with the proceeds of bonds, if any, to be issued by the District in the future. See "THE BONDS - Issuance of Additional Debt" and "INVESTMENT CONSIDERATIONS - Future Debt."

As of May 1, 2024, the status of home construction in the District was as follows:

	Lots				Homes				
			Under		Under Construction		Completed		
Subdivision	Developed	Acres	Development	Acres	Sold	Unsold	Sold	Unsold	Totals
Windstone Colony									
Section 1	133	22.48					133	0	133
Section 2	118	31.89					118	0	118
Section 3	125	22.57					125	0	125
Section 4	93	23.11					93	0	93
Section 5	81	16.09					81	0	81
Section 6	105	18.17					105	0	105
Section 7	91	17.35					91	0	91
Section 8	165	41.85 (i)					165	0	165
Section 9	12	2.50					12	0	12
Windstone Colony South									
Section 1	121	21.15					121	0	121
Section 2	64	13.92					64	0	64
Section 3	55	10.73					55	0	55
Section 4	46	8.60					46	0	46
Section 5	10	2.00					10	0	10
Totals	1,219	252.41	0	0	0	0	1,219	0	1,219

(i) Includes an approximately 3.89 acre tract of land that is expected to be utilized for future commercial development.

DEVELOPERS

Role of the Developer

In general, the activities of a developer in a municipal utility district such as the District include purchasing the land within the District, designing the subdivision, designing the utilities and streets to be emplaced in the subdivision, designing any community facilities to be built, defining a marketing program and building schedule, securing necessary governmental approvals and permits for development, arranging for the construction of roads and the installation of utilities (including, in some cases, water, sewer, and drainage facilities pursuant to the rules of the TCEQ, as well as gas, telephone, and electric service) and selling improved lots and commercial reserves to builders, developers, or other third parties. In most instances, the developer will be required to pay up to thirty percent (30%) of the cost of emplacing certain of the water, wastewater and drainage facilities in the utility district pursuant to the rules of the TCEQ, although the District requested and received from the TCEQ waivers of such 30% developer contribution requirement and was authorized by the TCEQ to finance one hundred percent (100%) of the cost of the facilities financed with the proceeds of the sale of the Prior Bonds. The relative success or failure of a developer to perform such activities in development of the property within a utility district may have a profound effect on the security of the unlimited tax bonds issued by a district. A developer is generally under no obligation to a district to develop the property which it owns in a district. Furthermore, there is no restriction on the developer's right to sell any or all of the land which the developer owns within a district. See "FUTURE DEVELOPMENT" below.

The Developers

Windstone Colony is a development undertaken by Windstone Development, Ltd. ("WD"), a Texas limited partnership, organized in October 1999, to own, develop and market land located within the District. The general partner of WD is Windstone GP, L.L.C., a Nevada limited liability company owned by DET Investments, Inc., a Texas corporation ("DET"), and whose limited partners are Feliciana Corporation, a Texas corporation, and DET.

WD has purchased or completed the construction of underground water distribution, wastewater collection and storm sewer facilities and street paving to serve the 1,219 fully developed single family residential lots located in Windstone Colony, Sections 1 through 9 and Windstone Colony South, Sections 1 through 5, plus an approximately 3.89 acre tract of land that is expected to be utilized for future commercial development as is described in this Official Statement under the caption "DEVELOPMENT AND HOME CONSTRUCTION."

WD has completed the construction of a recreation center in the District, including a junior Olympic pool and wading pool, a bathhouse and playscape. Such facilities are made available for use by all residents in Windstone Colony. WD has sold approximately 3.3 acres to Service Corporation International for the construction of future commercial above-ground improvements. Approximately 9.37 acres of land located within the District that are expected to be utilized for future commercial and/or multi family residential development are owned by DUT Investments, Ltd. ("DUT"), a Texas limited partnership, the general partner of which is DUT Windstone, L.L.C. DUT Windstone, L.L.C. is a Texas limited liability company the sole member of which is John R. Deboben, Jr. DUT, which is an affiliate of WD, is a single purpose entity whose only assets consist of land owned within or in close proximity to the District. Since there is no legal commitment on the part of the owners of such currently undeveloped land to develop any of such acres according to any specific plan, timetable, or at all, the District cannot predict when, or whether, any of such currently undeveloped acres located within the District might be developed.

Weingarten Bear Creek LP ("Weingarten") has completed the construction of underground water distribution, wastewater collection and storm sewer facilities to serve 57.06 acres of a 62.271 acre tract that was annexed into the District which is expected to be utilized for commercial and/or multi family residential development. Weingarten has sold 13.9 of such acres to HEB LP on 7.2 acres of which a Joe V's grocery store has been constructed. Weingarten has also sold 15.1 of such acres to Fidelis Residential on which an apartment complex is expected to be constructed and 1.7 of such acres on which a service station and convenience store is expected to be constructed. The District cannot represent whether or when the construction of such above-ground improvements will commence. Weingarten owns the remaining 31.571 acres of such tract which are expected to be utilized for future commercial and/or multi family residential development.

Since there is no legal commitment on the part of the owners of such currently undeveloped land to develop any of such acres according to any specific plan, timetable, or at all, the District cannot predict when, or whether, any of such currently undeveloped acres located within the District might be developed.

WD and Weingarten are referred to together herein as the "Developers."

FUTURE DEVELOPMENT

In addition to the development that has been undertaken in the District as is described in this Official Statement under the caption "DEVELOPMENT AND HOME CONSTRUCTION," DUT (see "DEVELOPERS" above) owns approximately 9.37 acres of land located within the District, and Weingarten owns approximately 31.57 acres of land located within the District that are expected to be utilized for future commercial and/or multi family residential development. However, since there is no legal commitment on the part of the owners of such currently undeveloped land to develop any of such acres according to any specific plan, timetable, or at all, the District cannot predict when, or whether any of such currently undeveloped acres located within the District might be developed. The balance of the land that is located within the District is contained within various easements or rights of way, or are otherwise not available for future development, including certain acres contained within the platted areas of certain of the aforementioned developed sections of single family residential lots. If any undeveloped portion of the District is eventually developed, additions to the District's water, sanitary sewer and drainage systems required to service such undeveloped acreage may be financed by future issues of the District's bonds. The District's Engineer currently estimates that the aforementioned $31,840,000 authorized bonds which remain unissued will be adequate to finance the construction of all water, wastewater, and drainage facilities to provide service to all of the currently undeveloped portions of the District. In addition to the components of the System and recreational facilities that the District is financing with the sale of the Bonds, the District expects to finance the acquisition or construction of additional components of the System and recreational facilities with the proceeds of bonds, if any, to be issued by the District in the future. See "THE BONDS - Issuance of Additional Debt" and "INVESTMENT CONSIDERATIONS - Future Debt."

THE SYSTEM

Regulation

According to the District's Engineer, the System has been designed in conformance with accepted engineering practices and the requirements of certain governmental agencies having regulatory or supervisory jurisdiction over the construction and operation of such facilities, including, among others, the TCEQ, the City of Houston, Harris County, and the Harris County Flood Control District.

Operation of the System is subject to regulation by, among others, the United States Environmental Protection Agency and the TCEQ. The total number of equivalent single family residential connections ("ESFCs") estimated at this time for the District upon the full development of its approximately 407.931 acres is 1,658 with a total estimated population of 3,200 people. The following descriptions are based upon an estimate of 2.3 people/connection supplied by the District's Engineer.

Description

The System presently serves Windstone Colony, Sections 1 through 9 and Windstone Colony South, Sections 1 through 5, and certain land developed for commercial and/or multi family residential development. See "DEVELOPMENT AND HOME CONSTRUCTION." The District has financed the cost of acquiring or constructing certain components of the System, including underground water distribution, wastewater collection, storm drainage, lift station and force main facilities serving the 1,219 single family residential lots platted as Windstone Colony, Sections 1 through 9 and Windstone Colony South, Sections 1 through 5, certain land developed for commercial purposes, the construction and an expansion of the District's water plant, the construction of a permanent wastewater treatment plant, and other items with portions of the proceeds of the sale of the Prior Bonds. In addition to the components of the System and recreational facilities that the District is financing with the sale of the Bonds, the District expects to finance the acquisition or construction of additional components of the System and recreational facilities with the proceeds of bonds, if any, to be issued by the District in the future. See "INVESTMENT CONSIDERATIONS - Future Debt."

Water Supply

The District's water supply is supplied by groundwater from the District's 1,021 gallons per minute ("gpm") water well and water plant which includes two (2) 25,000 gallon pressure tanks, two (2) 420,000 gallon ground storage tanks, and booster pumps totalling 7,000 gpm of capacity which the District has financed with portions of the proceeds of the sale of the Prior Bonds. According to the District's Engineer, the water supply facilities are currently capable of serving 1,702 ESFCs. The District's water distribution system is interconnected with the water distribution systems of Clay Road Municipal Utility District, Harris County Municipal Utility District No. 167 and Ricewood Municipal Utility District to provide the districts with additional sources of water in the event of emergency.

Wastewater Treatment

Wastewater treatment for the District is currently provided by a 600,000 gallons per day ("gpd") wastewater treatment plant. According to the District's Engineer, such 600,000 gpd capacity is sufficient to provide service for 2,000 ESFCs based on a criterion of 300 gpd per ESFC. The District financed the construction of such facility with portions of the proceeds of the sale of the Prior Bonds.

Drainage Improvements

Storm water within the District generally drains through underground lines to drainage ditches then into Bear Creek. The District financed the District's cost of drainage improvements to Bear Creek with a portion of the proceeds of the sale of the Prior Bonds.

100-Year Flood Plain

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

According to the District's Engineer, the Federal Emergency Management Flood Hazard Boundary Map currently in effect which covers the land located in the District indicates no area within the District as lying within the 100 year flood plain

Subsidence and Conversion to Surface Water Supply

The District is within the boundaries of the Harris-Galveston Subsidence District (the "Subsidence District") which regulates groundwater withdrawal. The District's authority to pump groundwater is subject to an annual permit issued by the Subsidence District. The Subsidence District has adopted regulations requiring reduction of groundwater withdrawals through conversion to alternate source water (e.g., surface water) in areas within the Subsidence District's jurisdiction. In 2001, the Texas Legislature created the West Harris County Regional Water Authority (the "Authority") to, among other things, reduce groundwater usage in, and to provide surface water to, the western portion of Harris County (including the District) and a small portion of Fort Bend County. 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 is included within the Authority's GRP.

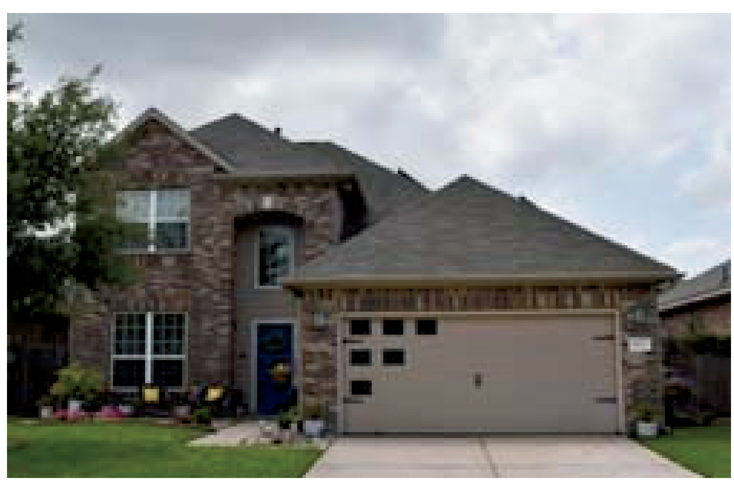
The Authority has the power to issue debt supported by the revenues pledged for the payment of its obligations and may establish fees, user fees, rates, charges and special assessments as necessary to accomplish its purposes. The Authority currently charges the District a fee of \$4.35 per 1,000 gallons of surface water delivered, and a fee of \$3.95 per 1,000 gallons of groundwater pumped, if any. The District cannot, as of the date hereof, estimate how much of its water supply will be surface water and how much will be groundwater. It is anticipated that said fees will further increase in the future. The Authority has to date issued revenue bonds to fund, among other things, Authority surface water project costs. It is expected that the Authority will issue substantially more bonds by the year 2030 to finance the Authority's project costs.

Under the Subsidence District regulations and the GRP, the Authority is required to: (i) have limited groundwater withdrawals to no more than 70% of the total water demand within the Authority's GRP beginning January 2010; (ii) limit groundwater withdrawals to no more than 40% of the total water demand within the Authority's GRP beginning January 2025; and (iii) limit groundwater withdrawals to no more than 20% of the total water demand within the Authority's GRP beginning January 2035. If the Authority fails to comply with the above Subsidence District regulations or its GRP, the Authority is subject to a \$11.86 per 1,000 gallons disincentive fee penalty ("Disincentive Fees") imposed by the Subsidence District for any groundwater withdrawn in excess of 20% of the total water demand within 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 seek monetary or other penalties against the District.

The District cannot predict the amount or level of fees and charges, which may be due the Authority in the future, but anticipates the need to pass such fees through to its customers: (i) through higher water rates and/or (ii) with portions of maintenance tax proceeds, if any. 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.

AERIAL PHOTOGRAPH OF THE DISTRICT
(taken May 2024)

PHOTOGRAPHS TAKEN WITHIN THE DISTRICT
(taken May 2024)



PHOTOGRAPHS TAKEN WITHIN THE DISTRICT
(taken May 2024)

DISTRICT DEBT

General

The following tables and calculations relate to the Bonds and the Outstanding Bonds. After issuance of the Bonds, the aggregate principal amount of the Outstanding Bonds will be $19,165,000. The District is empowered to incur debt to be paid from revenues raised by taxation against all taxable property located within the District, and various other political subdivisions of government that overlap all or a portion of the District are empowered to incur debt to be paid from revenues raised or to be raised by taxation against all or a portion of the property within the District.

2023 Assessed Valuation (As of January 1, 2023) See "TAX DATA" and "TAXING PROCEDURES"	$	351,016,594	(a)
Direct Debt:			
Outstanding Bonds	$	13,465,000	
The Bonds		5,700,000	
Total	$	19,165,000	(b)
Estimated Overlapping Debt	$	19,233,138	
Total Direct and Estimated Overlapping Debt	$	38,398,138	
Direct Debt Ratio : as a percentage of 2023 Assessed Valuation		5.46	%
Direct and Overlapping Debt Ratio : as a percentage of 2023 Assessed Valuation		10.94	%
Bond Fund Balance as of April 2, 2024	$	2,261,416	(c)
General Fund Balance as of April 2, 2024	$	3,320,778	
2023 Tax Rate per $100 of Assessed Valuation			
Debt Service Tax	$	0.345	
Maintenance Tax		0.300	
Total	$	0.645	(d)
Average Percentage of Total Tax Collections (2013-2022) as of March 31, 2024		99.84	%
Percentage of Tax Collections of 2023 Levy as of March 31, 2024 (In process of collection)		97.88	%

(a) As of January 1, 2023, and comprises the District's 2023 tax roll. All property located in the District is valued on the tax rolls by the Harris Central Appraisal District (the "Appraisal District") at 100% of assessed value as of January 1 of each year. The District's tax roll is certified by the Harris County Appraisal Review Board (the "Appraisal Review Board"). See "TAXING PROCEDURES" and "INVESTMENT CONSIDERATIONS - Factors Affecting Taxable Values and Tax Payments."

(b) The District has financed the cost of acquiring or constructing certain components of the System and other items with portions of the proceeds of the sale of the Prior Bonds as is described in this Official Statement under the caption "THE SYSTEM." In addition to the components of the System and recreational facilities that the District is financing with the sale of the Bonds, the District expects to finance the acquisition or construction of additional components of the System and recreational facilities with the proceeds of bonds, if any, to be issued by the District in the future. See "INVESTMENT CONSIDERATIONS - Future Debt."

(c) Neither Texas law nor the Bond Orders require the District to maintain any particular sum in the Bond Fund. Such fund balance reflects the timely payment by the District of the debt service requirements on the Outstanding Bonds that were due on March 1, 2024. The District's remaining debt service payments for 2024, which are due on September 1, 2024, total $841,559, and consist of principal of and interest on the Outstanding Bonds. The District's initial debt service payment on the Bonds, consisting of an interest payment thereon, is due on March 1, 2025.

(d) The District levied a debt service tax in the amount of $0.345 per $100 of Assessed Valuation for 2023, plus a maintenance tax of $0.30 per $100 of Assessed Valuation. As is described in this Official Statement under the caption "TAX DATA - Estimated Overlapping Taxes," the aggregate of the 2023 tax levies of all units of government which levy taxes against the property located within the District, plus the 2023 tax of the District is $2.413150 per $100 of Assessed Valuation. Such aggregate levy is higher than the aggregate of the tax levies of some municipal utility districts located in the greater Houston metropolitan area, but is within the range of the aggregate tax levies of municipal utility districts in the Houston metropolitan area which are in stages of development comparable with the District. See "INVESTMENT CONSIDERATIONS - Factors Affecting Taxable Values and Tax Payments."

Estimated Direct and Overlapping Debt Statement

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

	Debt as of	**Estimated Overlapping**	
Taxing Jurisdiction	**April 1, 2024**	**Percent**	**Amount**
Harris County [a]	$1,994,511,319	0.0534%	$1,064,976
Harris County Department of Education	28,960,000	0.0534%	15,463
Harris County Flood Control District	991,095,000	0.0534%	529,198
Harris County Hospital District	68,285,000	0.0534%	36,461
Port of Houston Authority	426,134,397	0.0534%	227,536
Lone Star College System	542,435,000	0.1135%	615,411
Cypress Fairbanks Independent School District	3,384,500,000	0.4947%	16,744,093
TOTAL ESTIMATED OVERLAPPING DEBT			$19,233,138
TOTAL DIRECT DEBT (the Bonds and the Remaining Outstanding Bonds)			19,165,000
TOTAL DIRECT AND ESTIMATED OVERLAPPING DEBT			$38,398,138

[a] Harris County Toll Road Bonds are considered to be self-supporting, and are not included in this schedule.

Debt Ratios

	% of 2023 Assessed Valuation
Direct Debt	5.46%
Direct and Estimated Overlapping Debt	10.94%

Under Texas law, ad valorem taxes levied by each taxing authority other than the District create a lien that is on a parity with the lien in favor of the District on all taxable property within the District. In addition to the ad valorem taxes required to retire the foregoing direct and overlapping debt, the various taxing authorities mentioned above are also authorized by Texas law to assess, levy, and collect ad valorem taxes for operation, maintenance, administration, and/or general revenue purposes. Certain of the jurisdictions have in the past levied such taxes. The District has the power to assess, levy, and collect ad valorem taxes for operations and maintenance purposes, and such taxes have been authorized by the duly qualified voters of the District. The District has levied a maintenance tax of $0.30 per $100 of Assessed Valuation in 2023. See "TAX DATA - Maintenance Tax."

Debt Service Requirement Schedule

The following schedule sets forth the debt service requirements for the Outstanding Bonds plus the principal and interest requirements of the Bonds.

Year Ending December 31	Current Total Debt Service	Series 2024 Bonds Principal	Series 2024 Bonds Interest	Series 2024A Park Bonds Principal	Series 2024A Park Bonds Interest	Total New Debt Service Requirements
2024	$1,013,118					$1,013,118
2025	1,008,669		$155,295		$125,759	1,289,723
2026	1,002,468		138,381		112,063	1,252,912
2027	1,280,819		138,381		112,063	1,531,263
2028	1,273,019		138,381		112,063	1,523,463
2029	1,273,193		138,381		112,063	1,523,637
2030	1,265,994		138,381		112,063	1,516,438
2031	1,288,494		138,381		112,063	1,538,938
2032	1,295,644		138,381		112,063	1,546,088
2033	1,282,194		138,381		112,063	1,532,638
2034	748,544		138,381		112,063	998,988
2035	764,613		138,381		112,063	1,015,057
2036	765,831		138,381		112,063	1,016,275
2037	636,719		138,381		112,063	887,163
2038	668,031		138,381		112,063	918,475
2039	671,938		138,381		112,063	922,382
2040		$220,000	138,381	$175,000	112,063	645,444
2041		235,000	127,381	185,000	103,313	650,694
2042		245,000	117,394	200,000*	95,450	657,844
2043		255,000	106,981	210,000*	86,950	658,931
2044		270,000	96,144	220,000	78,025	664,169
2045		285,000*	84,669	230,000	68,675	668,344
2046		295,000*	72,200	240,000	58,900	666,100
2047		310,000	59,294	255,000	48,400	672,694
2048		330,000	45,731	265,000	37,244	677,975
2049		345,000	31,294	280,000*	25,650	681,944
2050		360,000	16,200	290,000*	13,050	679,250
	$16,239,288	$3,150,000	$2,988,298	$2,550,000	2,422,361	$27,349,947

Average Annual Requirements: (2025-2033) $1,472,789
Maximum Annual Requirement: (2032) $1,546,088

* Represents mandatory sinking fund payments on Term Bonds.

TAX DATA

Debt Service Tax

All taxable property within the District is subject to the assessment, levy and collection by the District of an annual ad valorem tax, without legal limitation as to rate or amount, sufficient to pay principal of and interest on the Outstanding Bonds and the Bonds (see "TAXING PROCEDURES"). The Board of Directors of the District have in its Bond Orders covenanted to assess and levy for each year that all or any part of the Bonds remain outstanding and unpaid a tax ample and sufficient to produce funds to pay the principal of and interest on the Bonds (see "THE BONDS" and "INVESTMENT CONSIDERATIONS"). The District has levied a debt service tax for 2023 at a rate of $0.345 per $100 of Assessed Valuation. See - "Tax Rate Distribution" below.

Maintenance Tax

The Board of Directors of the District has the statutory authority to levy and collect an annual ad valorem tax for maintenance of the District's improvements, if such maintenance tax is authorized by a vote of the District's electorate. On May 1, 1999, the District voters authorized the levy of such a maintenance tax in the maximum amount of $1.50 per each $100 of Assessed Valuation. Such tax is levied 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 parity bonds which may be issued in the future. The District levied a maintenance tax of $0.30 per $100 of Assessed Valuation for 2023.

Tax Rate Limitation

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

Historical Values and Tax Collection History

The following statement of tax collections sets forth in condensed form the historical Assessed Valuation and tax collections of the District. Such summary has been prepared for inclusion herein based upon information obtained from District records. Reference is made to such records, including the District's annual audited financial statements, for more complete information.

				% Collections	
Tax Year	Assessed Valuation	Tax Rate(a)	Adjusted Levy	Current & Prior Years(b)	Year Ended 9/30
2013	$128,447,657	$1.150	$1,476,980	100.00%	2014
2014	147,277,746	1.030	1,516,757	100.00	2015
2015	166,940,891	0.940	1,568,877	100.00	2016
2016	188,459,198	0.890	1,676,810	99.91	2017
2017	208,703,130	0.860	1,793,318	99.91	2018
2018	215,270,599	0.840	1,808,267	99.86	2019
2019	231,683,904	0.790	1,830,297	99.78	2020
2020	247,818,308	0.750	1,858,633	99.79	2021
2021	295,746,680	0.690	2,040,646	99.73	2022
2022	307,628,003	0.660	2,030,339	99.40	2023
2023	351,016,594	0.645	2,264,057	97.88(c)	2024

(a) Per $100 of Assessed Valuation.
(b) Such percentages reflect cumulative total collections for each year from the time each respective annual tax was levied through March 31, 2024. The amount of tax collected for each levy on a current basis (by September 30 of the year following each respective annual levy) is not reflected in this statement.
(c) As of March 31, 2024. In process of collection.

Tax Rate Distribution

	2023	2022	2021	2020	2019
Debt Service	$0.345	$0.36	$0.39	$0.51	$0.55
Maintenance	0.300	0.30	0.30	0.24	0.24
Total	$0.645	$0.66	$0.69	$0.75	$0.79

Analysis of Tax Base

The following table illustrates the composition of property located within the District during the past five years.

Type of Property	2023 Assessed Valuation	%	2022 Assessed Valuation	%	2021 Assessed Valuation	%
Land	$111,414,013	31.73%	$61,651,517	20.04%	$61,597,951	20.83%
Improvements	318,841,496	90.82%	309,717,019	100.68%	252,106,686	85.24%
Personal Property	4,839,980	1.38%	5,332,560	1.73%	4,191,162	1.42%
Exemptions	-84,010,583	-23.93%	-69,073,093	-22.45%	-22,149,119	-7.49%
TOTAL	$351,016,594	100.00%	$307,628,003	100.00%	$295,746,680	100.00%

Type of Property	2020 Assessed Valuation	%	2019 Assessed Valuation	%
Land	$50,812,041	20.50%	$44,782,758	19.33%
Improvements	214,889,515	86.71%	205,538,855	88.72%
Personal Property	3,741,633	1.51%	3,164,303	1.37%
Exemptions	-21,624,881	-8.73%	-21,802,012	-9.41%
TOTAL	$247,818,308	100.00%	$231,683,904	100.00%

Principal 2023 Taxpayers

Based upon information supplied by the District's Tax Assessor/Collector, the following table lists principal District taxpayers, type of property owned by such taxpayers, and the Assessed Valuation of such property as of January 1, 2023. The information reflects the composition of the Appraisal District's record of property ownership as of January 1, 2023.

Taxpayer	Type of Property	Assessed Valuation 2023 Tax Roll	% of 2023 Tax Roll
Weingarten Bear Creek LP*	Land	$10,077,497	2.87%
HEB LP	Land	4,220,556	1.20%
DUT Investments, Ltd.*	Land	4,165,204	1.19%
SAAB Petroleum Fry, Ltd.	Land	1,813,940	0.52%
Centerpoint Energy Houston	Personal Property	1,511,900	0.43%
Anglia Homes LP	Land and Improvements	647,048	0.18%
Temixco Properties Corp	Land and Improvements	635,850	0.18%
Quan Lu	Land and Improvements	618,164	0.18%
Angel Villegas	Land and Improvements	579,018	0.16%
AMH 2014 1 Borrower LLC	Land and Improvements	570,646	0.16%
		$24,839,823	7.08%

* See “THE DEVELOPERS.”

Tax Rate Calculations

The tax rate calculations set forth below are presented to indicate the tax rates per $100 of Assessed Valuation which would be required to meet certain debt service requirements if no growth in the District's tax base occurs beyond the 2023 Assessed Valuation. The calculations assume collection of 95% of taxes levied, no use of funds on hand, and the sale of no bonds by the District other than the Outstanding Bonds and the Bonds.

Average Annual Debt Service Requirements (2025-2033)	$1,472,789
Tax Rate of $0.45 on the 2023 Assessed Valuation ($351,016,594) produces...............................	$1,500,595
Maximum Annual Debt Service Requirement (2032)	$1,546,088
Tax Rate of $0.47 on the 2023 Assessed Valuation ($351,016,594) produces...............................	$1,567,289

The District levied a debt service tax of $0.345 per $100 of Assessed Valuation for 2023, plus a maintenance tax of $0.30 per $100 of Assessed Valuation. As the above table indicates, a debt service tax rate of $0.345 per $100 of Assessed Valuation is not sufficient to pay the average annual debt service requirements or the maximum annual debt service requirement on the Bonds and the Outstanding Bonds given taxable values in the District at the level of the 2023 Assessed Valuation, assuming a tax collection rate of 95%, no use of other available funds, including earnings from the investment of funds held in the District's Bond Fund, and the issuance of no additional bonds by the District. However, as is stated above, the District had collected an average of 99.84% of its tax levies for the period 2013 through 2022, as of March 31, 2024, and its 2023 levy was 97.88% collected as of such date. Moreover, the District's Bond Fund balance was $2,261,416 as of April 2, 2024. Although neither Texas law nor the Bond Orders require that any specific amount be retained in the Bond Fund at any time, the District expects to apply earnings from the investment of monies held in the Bond Fund to meet the debt service requirements of the Bonds and the Outstanding Bonds. See "APPENDIX B – INDEPENDENT AUDITOR'S REPORT AND FINANCIAL STATEMENTS." Therefore, as a consequence of these and other factors, the District anticipates being able to pay the maximum and average annual debt service requirements of the Bonds and the Outstanding Bonds without increasing its debt service levy above the level of the 2023 debt service levy of $0.345 per $100 of Assessed Valuation. However, the District can make no representation that the taxable property values in the District will maintain a value sufficient to support the aforementioned tax rate or to justify continued payment of taxes by property owners. See "TAX PROCEDURES" and "INVESTMENT CONSIDERATIONS - Factors Affecting Taxable Values and Tax Payments."

Estimated Overlapping Taxes

Property located within the District is subject to taxation by several taxing authorities in addition to the District. Set forth below is a compilation of all 2023 taxes levied upon property located within the District and the District's 2023 tax rate. Under Texas law, ad valorem taxes levied by each taxing authority other than the District entitled to levy taxes against property located within the District create a lien which is on a parity with the tax lien of the District. In addition to the ad valorem taxes required to make the debt service payments on bonded indebtedness of the District and of such other jurisdictions (see "DISTRICT DEBT - Estimated Direct and Overlapping Debt Statement"), certain taxing jurisdictions are authorized by Texas law to assess, levy and collect ad valorem taxes for operation, maintenance, administrative and/or general revenue purposes.

Taxing Jurisdiction	2023 Tax Rate Per $100 of A.V.
The District	$0.645000
Harris County	0.350070
Harris County Department of Education	0.004800
Harris County Flood Control District	0.031050
Harris County Hospital District	0.143430
Port of Houston Authority	0.005740
Lone Star College System	0.107600
Cypress Fairbanks Independent School District	1.081100
Harris County Emergency Services District No. 9	0.044360
Total Tax Rate	$2.413150

* The District has levied a total tax of $0.645 per $100 of Assessed Valuation for 2023, consisting of a debt service tax of $0.345 per $100 of Assessed Valuation and a maintenance tax of $0.30 per $100 of Assessed Valuation.

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

Property Subject to Taxation by the District

Except for certain exemptions provided by Texas law, all real property and tangible personal property in the District is subject to taxation by the District; however, it is expected that no effort will be made by the District to collect taxes on personal property other than on personal property rendered for taxation, business inventories and the property of privately owned utilities. Principal categories of exempt property include: property owned by the State of Texas or its political subdivisions if the property is used for public purposes; property exempt from ad valorem taxation by federal law; certain household goods, family supplies, and personal effects; farm products owned by the producer; all oil, gas and mineral interests owned by an institution of higher education; certain property owned by exclusively charitable organizations, youth development associations, religious organizations, and qualified schools; designated historical sites; solar and wind-powered energy devices; and most individually owned automobiles. In addition, the District may by its own action exempt residential homesteads of persons sixty-five (65) years or older or under a disability for purposes of payment of disability insurance benefits under the Federal Old-Age Survivors and Disability Insurance Act to the extent deemed advisable by the Board. The District would be required to call an election on such residential homestead exemption upon petition by at least twenty percent (20%) of the number of qualified voters who voted in the District's preceding election and would be required to offer such an exemption if a majority of voters approve it at such election. For the 2023 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 (i) if 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 (i) the armed forces or (ii) a first responder as defined under Texas law, who was killed in action is, subject to certain conditions, entitled to an exemption of the total appraised value of the surviving spouse’s residence homestead, and subject to certain conditions, an exemption up to the same amount may be transferred to a subsequent residence homestead of the surviving spouse.

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 2024 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 312-unit Emory West Cypress apartment complex has been constructed on approximately 12.62 acres of land located within the District and future multi-family residential development is expected within the District. Chapter 392 of the Texas Local Government Code allows a housing authority to exempt certain property from all taxes and special assessments of a political subdivision, including a municipal utility district, if certain conditions are met. Under Chapter 392, the Houston Housing Authority has exempted certain apartment complexes in the greater Houston metropolitan region from property taxes in exchange for making some units affordable housing. If any multi-family development within the District is designated as an affordable housing apartment community and exempted from property taxes under Chapter 392, the District may have to make adjustments to (i) its water and sewer rates, (ii) its maintenance and operations tax rate to maintain adequate operating reserves or (iii) its debt service tax rate to adequately provide funds to pay the principal and interest on its then Outstanding Bonds.

Rollback of Operation and Maintenance Tax Rate

Chapter 49 of the Texas Water Code, as amended, classifies municipal utility districts differently based on their current operation and maintenance tax rate or on the percentage of projected build-out that the district has completed. Districts that have adopted an operation and maintenance tax rate for the current year that is 2.5 cents or less per $100 of taxable value are classified 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 tax year on a residence homestead appraised at the average appraised value of a resident 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 District's Board of Directors on an annual basis. The District cannot give any assurances as to what its classification will be at any point in time or whether the District's future tax rates will result in a total tax rate that will reclassify the District into a new classification and new election calculation. For the 2024 tax rate year, a determination has been made by the District's Board of Directors that the District is a Developing District.

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." 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, 2024, no land within the District was designated for agricultural use, open space, inventory deferment, or timberland.

Tax Abatement

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

Levy and Collection of Taxes

The District is responsible for the collection of its taxes, unless it elects to transfer such functions to another governmental entity. The District adopts its tax rate each year after it receives a tax roll certified by the Appraisal District. Taxes are due upon receipt of a bill therefor, and become delinquent after January 31 of the following year or 30 days after the date billed, whichever is later, or, if billed after January 10, they are delinquent on the first day of the month next following the 21st day after such taxes are billed. A delinquent tax accrues interest at a rate of one percent (1%) for each month or portion of a month the tax remains unpaid beginning the first calendar month it is delinquent. A delinquent tax also incurs a penalty of six percent (6%) of the amount of the tax for the first calendar month it is delinquent plus a one percent (1%) penalty for each additional month or portion of a month the tax remains unpaid prior to July 1 of the year in which it becomes delinquent. However, a tax delinquent on July 1 incurs a total penalty of twelve percent (12%) of the amount of the delinquent tax without regard to the number of months the tax has been delinquent, which penalty remains at such rate without further increase. If the tax is not paid by July 1, an additional penalty of up to the amount of the compensation specified in the District's contract with its delinquent tax collection attorney, but not to exceed twenty percent (20%) of the total tax, penalty and interest, may, under certain circumstances, be imposed by the District. With respect to personal property taxes that become delinquent on or after February 1 of a year and that remain delinquent sixty (60) days after the date on which they become delinquent, as an alternative to the penalty described in the foregoing sentence, an additional penalty on personal property of up to the amount specified in the District's contract with its delinquent tax attorney, but not to exceed twenty percent (20%) of the total tax, penalty and interest, may, under certain circumstances, be imposed by the District prior to July 1. The District's contract with its delinquent tax collection attorney currently specifies a twenty percent (20%) additional penalty. The District may waive penalties and interest on delinquent taxes only if (i) an error or omission of a representative of the District, including the Appraisal District, caused the failure of the taxpayer to pay taxes, (ii) the delinquent taxes are paid on or before the one-hundred and eightieth (180th) day after the taxpayer received proper notice of such delinquency and the delinquent taxes relate to a property for which the appraisal roll lists one or more certain specified inaccuracies, or (iii) the taxpayer submits evidence sufficient to show that the tax payment was delivered before the delinquency, date to the United States Postal Service or other delivery service, but an act or omission of the postal or delivery service resulted in the tax payment being considered delinquent. The Property Tax Code also makes provision for the split payment of taxes, discounts for early payment and the postponement of the delinquency of taxes under certain circumstances. The owner of a residential homestead property who is a person sixty-five (65) years of age or older or under a disability for purpose of payment of disability insurance benefits under the Federal Old Age Survivors and Disability Insurance Act is 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 equal 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.

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 “DISTRICT DEBT – Estimated Direct and 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.”

INVESTMENT CONSIDERATIONS

General

The Bonds, which are obligations solely of the District and not of the State of Texas, Harris County, Texas, the City of Houston, Texas, or any political subdivision or agency other than the District, are secured by the proceeds of an annual ad valorem tax, levied without legal limit as to rate or amount, upon all taxable property within the District. The ultimate security for payment of the principal of and interest on the Bonds depends upon the District's ability to collect from the property owners within the District taxes levied against all taxable property located within the District, or, in the event taxes are not collected and foreclosure proceedings are instituted by the District, upon the value of the taxable property with respect to taxes levied by the District and by other taxing authorities. The District makes no representation that over the life of the Bonds the taxable property within the District will maintain a value sufficient to justify continued payment of taxes by property owners or that there will be a market for any property if the District forecloses on property to enforce its tax lien. The potential increase in taxable valuation of District property is directly related to the economics of the residential housing industry, not only due to general economic conditions, but also due to the particular factors discussed below. Further, the collection of delinquent taxes owed the District, and the enforcement by a Registered Owner of the District's obligation to collect sufficient taxes may be costly and lengthy processes. See “Tax Collection Limitations” and “Registered Owners' Remedies and Bankruptcy” below and “THE BONDS - Source and Security for Payment” and - “Remedies in Event of Default.”

Factors Affecting Taxable Values and Tax Payments

Economic Factors: A substantial proportion of the assessed valuation of the property located within the District is attributable to the current market value of (i) single-family residences that have been constructed within the District, and (ii) commercial buildings that have been constructed within the District. The market value of such residences is related to general economic conditions affecting the demand for residences. Demand for residences of this type and the construction of commercial buildings can be significantly affected by factors such as interest rates, credit availability, construction costs, energy costs and availability and the prosperity and demographic characteristics of the urban center toward which the marketing of homes and commercial enterprises is directed. Decreased levels of construction activity, among other factors, would restrict the growth of property values in the District. Declines in the price of oil could adversely affect job stability, wages and salaries, thereby negatively affecting the demand for housing (see "Potential Effects of Oil Price Volatility on the Houston Area" below). Were the District to experience a significant number of residential foreclosures, the value of all homes within the District could be adversely affected. Although development of the District has occurred as is described in this Official Statement under the caption "DEVELOPMENT AND HOME CONSTRUCTION," the District cannot predict the pace or magnitude of any future commercial development or construction of future commercial buildings in the District, nor can it predict the level of occupancy of any commercial improvements that are located within the District.

National Economy: The housing and building industry has historically been a cyclical industry, affected by both short-term and long-term interest rates, availability of mortgage and development funds, employment levels and general economic conditions. Although development of the District has occurred as described in this Official Statement under the caption "DEVELOPMENT AND HOME CONSTRUCTION," the District cannot predict the pace or magnitude of any future development or construction in the District other than that which has occurred to date. The District cannot predict what impact, if any, a downturn in the local housing markets or in the national housing and financial markets may have on the Houston market generally and the District specifically.

Credit Markets and Liquidity in the Financial Markets: Interest rates and the availability of mortgage and development funding have a direct impact on development and the construction of commercial buildings, particularly short-term interest rates at which developers are able to obtain financing for development costs and at which the construction of commercial buildings might be undertaken. Interest rate levels may affect the ability of a developer with undeveloped property to undertake and complete development activities within the District or the construction of future commercial buildings. 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 development and/or construction of future commercial buildings within the District. In addition, since the District is located approximately 21 miles northwest of 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 decline in real estate and financial markets in the United States could adversely affect development and future construction in the District and restrain the growth of the District's property tax base.

Developer/Landowner Obligation to the District: The ability of Weingarten (defined in this Official Statement under the caption "DEVELOPERS"), and any other principal taxpayer, including DUT, which owns approximately 9.37 acres of currently undeveloped land located within the District that are expected to be utilized for commercial and/or multi family residential development, to make full and timely payments of taxes levied against their property by the District and similar taxing authorities will directly affect the District's ability to meet its debt service obligations. There is no commitment by or legal requirement of any party to proceed at any particular rate or according to any specified plan with the development of land in the District, and there is no restriction on any land owner's right to sell its land. Therefore, the District can make no representation about the probability of future development, if any, in the District. See "DEVELOPMENT AND HOME CONSTRUCTION" and "FUTURE DEVELOPMENT."

Maximum Impact on District Tax Rates

The value of the land and improvements currently located within the District will be a major determinant of the ability of the District to collect, and the willingness of District property owners to pay, ad valorem taxes levied by the District. The District's 2023 Assessed Valuation is $351,016,594. After issuance of the Bonds, the Maximum Annual Debt Service Requirement on the Bonds and the Outstanding Bonds will be $1,546,088 (2032) and the Average Annual Debt Service Requirements will be $1,472,789 (2025 through 2033, inclusive). Assuming no increase to nor decrease from the 2023 Assessed Valuation, no use of funds on hand, and the issuance of no additional bonds by the District, tax rates of $0.47 and $0.45 per $100 of Assessed Valuation at a 95% tax collection rate would be necessary to pay the Maximum Annual Debt Service Requirement and the Average Annual Debt Service Requirements, respectively.

The District levied a debt service tax of $0.345 per $100 of Assessed Valuation for 2023, plus a maintenance tax of $0.30 per $100 of Assessed Valuation. As indicated above, a debt service tax rate of $0.345 per $100 of Assessed Valuation is not sufficient to pay the average annual debt service requirements or the maximum annual debt service requirement on the Bonds and the Outstanding Bonds given taxable values in the District at the level of the 2023 Assessed Valuation, assuming a tax collection rate of 95%, no use of other available funds, including earnings from the investment of funds held in the District's Bond Fund, and the issuance of no additional bonds by the District. However, as is stated above, the District had collected an average of 99.84% of its tax levies for the period 2013 through 2022, as of March 31, 2024, and its 2023 levy was 97.88% collected as of such date. Moreover, the District's Bond Fund balance was $2,261,416 as of April 2, 2024. Although neither Texas law nor the Bond Orders require that any specific amount be retained in the Bond Fund at any time, the District expects to apply earnings from the investment of monies held in the Bond Fund to meet the debt service requirements of the Bonds and the Outstanding Bonds. See "APPENDIX B - INDEPENDENT AUDITOR'S REPORT AND FINANCIAL STATEMENTS." Therefore, as a consequence of these and other factors, the District anticipates being able to pay the maximum and average annual debt service requirements of the Bonds and the Outstanding Bonds without increasing its debt service levy above the level of the 2023 debt service levy of $0.345 per $100 of Assessed Valuation. However, the District can make no representation that the taxable property values in the District will maintain a value sufficient to support the aforementioned tax rate or to justify continued payment of taxes by property owners. See "TAXING PROCEDURES."

As is enumerated in this Official Statement under the caption "TAX DATA - Estimated Overlapping Taxes," the aggregate of the 2023 tax levies of all units of government which levy taxes against the property located within the District, plus the 2023 tax of the District, is $2.413150 per $100 of Assessed Valuation. Such aggregate levies are higher than the aggregate tax levies of some municipal utility districts in the Houston metropolitan area, including the area of the District, but are within the range of the aggregate levies of many municipal utility districts in the Houston metropolitan area and the area of the District which are in stages of development comparable with the District.

Tax Collection Limitations

The District's ability to make debt service payments may be adversely affected by its inability to collect ad valorem taxes. Under Texas law, the levy of ad valorem taxes by the District constitutes a lien in favor of the District on a parity with the liens of all other state and local taxing authorities on the property against which taxes are levied, and such lien may be enforced by judicial foreclosure. The District's ability to collect ad valorem taxes through such foreclosure may be impaired by (a) cumbersome, time consuming and expensive collection procedures, (b) a bankruptcy court's stay of tax collection procedures against a taxpayer, (c) market conditions affecting the marketability of taxable property within the District and limitation of the proceeds from a foreclosure sale of such property, (d) adverse effects on the proceeds of a foreclosure sale resulting from a taxpayer's limited right to redeem its foreclosed property as set forth below, or (e) insufficient foreclosure bids to satisfy the tax liens of all state and local taxing authorities which have parity liens on the property. While the District has a lien on taxable property within the District for taxes levied against such property, such lien can be foreclosed only in a judicial proceeding. Moreover, the value of the property to be sold for delinquent taxes and thereby the potential sales proceeds available to pay debt service on the Bonds, may be limited by among other factors, the existence of other tax liens on the property, by the current aggregate tax rate being levied against the property, or by the taxpayers' right to redeem residential or agricultural use property within two (2) years of foreclosure and all other property within six (6) months of foreclosure. See "TAXING PROCEDURES."

Registered Owners' Remedies and Bankruptcy

In the event of default in the payment of principal of or interest on the Bonds, the Registered Owners have a right to seek a writ of mandamus requiring the District to levy adequate taxes each year to make such payments. Except for mandamus, the Bond Orders do not 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. 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 Orders may not be reduced to a judgement for money damages. Even if Registered Owners could obtain a judgment against the District, such a judgment could not be enforced by a direct levy and execution against the District's property. Further, the Registered Owners cannot themselves foreclose on property within the District or sell property within the District in order to pay the principal of and interest on the Bonds. Since there is no trust indenture or trustee, the Registered Owners would have to initiate and finance the legal process to enforce their remedies.

The enforceability of the rights and remedies of the Registered Owners may be further limited by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions such as the District. In this regard, should the District file a petition for protection from creditors under federal bankruptcy laws, a suit seeking the remedy of mandamus would be automatically stayed and could not be pursued unless authorized by a federal bankruptcy judge. See "THE BONDS - Remedies in Event of Default."

The District may not be placed into bankruptcy involuntarily.

Marketability

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

Future Debt

The District reserved in the Bond Orders the right to issue the remaining $31,840,000 unlimited tax bonds authorized but unissued for waterworks, wastewater and drainage facilities, $6,450,000 unlimited tax bonds authorized but unissued for recreational facilities, the $65,569,877 for refunding purposes (consisting of $56,569,877 for refunding bond for waterworks, wastewater and drainage facilities and $9,000,000 for refunding bonds for recreational facilities), and such additional bonds as may hereafter be approved by the voters of the District. The District has also reserved the right to issue certain other additional bonds, special project bonds, and other obligations described in the Bond Orders. All of the remaining $31,840,000 bonds described above for waterworks, wastewater and drainage facilities which have heretofore been authorized by the voters of the District may be issued by the District from time to time as needed. The issuance of such $31,840,000 bonds for waterworks, wastewater and drainage facilities is also subject to TCEQ authorization.

The District's Engineer currently estimates that the aforementioned $31,840,000 authorized bonds which remain unissued will be adequate to finance the construction of all water, wastewater, and drainage facilities to provide service to all of the currently undeveloped portions of the District. In addition to the components of the System and recreational facilities that the District is financing with the sale of the Bonds, the District expects to finance the acquisition or construction of additional components of the System and recreational facilities with the proceeds of bonds, if any, to be issued by the District in the future. If additional bonds are issued in the future and property values have not increased proportionately, such issuance might increase gross debt/property valuation ratios and thereby adversely affect the investment quality or security of the Bonds and the Outstanding Bonds. See "THE BONDS Issuance of Additional Debt."

Continuing Compliance with Certain Covenants

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

Approval of the Bonds

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

Competitive Nature of Commercial Building Market

The commercial building industry in the Houston area is very competitive, and the District can give no assurance that the commercial building programs which are planned by the owners of the currently undeveloped property located within the District or any future owner(s) will be continued or completed. The respective competitive positions of the commercial building company(ies) which might attempt future development or commercial building construction projects in the District are affected by most of the factors discussed in this section, and such competitive positions are directly related to tax revenues received by the District and the growth and maintenance of taxable values in the District.

Environmental Regulations

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

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

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

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

The HGB Area is currently designated as a "severe" nonattainment area under the 2008 Ozone Standard, with an attainment deadline of July 20, 2027. 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 "moderate" nonattainment area under the 2015 Ozone Standard, with an attainment deadline of August 3, 2024. 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, including SIP revisions, will be necessary to allow the HGB Area to reach attainment with the ozone standards by the EPA's attainment deadlines. These additional controls could have a negative impact on the HGB Area's economic growth and development.

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

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

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

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

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

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

On May 25, 2023, the Supreme Court of the United States issued its decision in Sackett v. EPA, which clarified the definition of "waters of the United States" and significantly restricted the reach of federal jurisdiction under the CWA. Under the Sackett decision, "waters of the United States" includes only geographical features that are described in ordinary parlance as "streams, oceans, rivers, and lakes" and to adjacent wetlands that are indistinguishable from such bodies of water due to a continuous surface connection. Subsequently, the EPA and USACE issued a final rule amending the definition of "waters of the United States" under the CWA to conform with the Supreme Court's decision.

While the Sackett decision removed a great deal of uncertainty regarding the ultimate scope of "waters of the United States" and the extent of EPA and USACE jurisdiction, operations of municipal utility districts, including the District, could potentially be subject to additional restrictions and requirements, including additional permitting requirements, in the future.

Extreme Weather Events

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

The greater Houston area, including the District, has experienced multiple storms exceeding a 0.2% probability (i.e. "500 year flood" events) since 2015, including Hurricane Harvey, which made landfall along the Texas Gulf Coast on August 26, 2017, and brought historic levels of rainfall during the successive four days. However, according to the District's Operator and Engineer, the District's System did not sustain any material damage and there was no interruption of water and sewer service from Hurricane Harvey. Neither the District's Operator nor Engineer is aware of any homes or commercial improvements within the District that experienced structural flooding or other significant 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 in 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, 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.

Potential Effects of Oil Price Volatility 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 construction activity within the District. The District cannot predict the impact that negative conditions in the oil industry could have on property values in the District.

Changes in Tax Legislation

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

LEGAL MATTERS

Legal Opinions

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

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

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

Legal Review

In its capacity as Bond Counsel, Schwartz, Page & Harding, L.L.P., has reviewed the information appearing in this Official Statement under the captioned sections "THE BONDS," "THE DISTRICT - General," – "Strategic Partnership Agreement," and - "Management of the District - Bond Counsel and General Counsel," "TAXING

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") (i) interest on the Bonds for federal income tax purposes will be excludable from the "gross income" of the holders thereof, and (ii) the Bonds will not be treated as "specified private activity bonds" the interest on which would be included as an alternative minimum tax preference item under Section 57(a)(5) of the Internal Revenue Code of 1986, as amended (the "Code"). Except as stated above, Bond Counsel will express no opinion as to any federal, state or local tax consequences resulting from the ownership of, receipt of interest on or disposition of the Bonds.

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

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

Qualified Tax-Exempt Obligations for Financial Institutions

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

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

Collateral Federal Income Tax Consequences

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

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

NO-LITIGATION CERTIFICATE

The District will furnish to the Underwriters a certificate, dated as of the date of delivery of the Bonds, executed by both the President or Vice President and Secretary or Assistant Secretary of the Board, to the effect that no litigation of any nature has been filed or is then pending or to the knowledge of the District's certifying officers, threatened, either in state or federal courts, contesting or attacking the Bonds; restraining or enjoining the issuance, execution or delivery of the Bonds; affecting the provisions made for the payment of or security for the Bonds; in any manner questioning the authority or proceedings for the issuance, 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.

NO MATERIAL ADVERSE CHANGE

The obligations of the Underwriter to take up and pay for the Bonds, and of the District to deliver the Bonds, are subject to the condition that, up to the time of delivery of and receipt of payment for the Bonds, there shall have been no material adverse change in the financial condition of the District subsequent to the date of sale from that set forth in the Preliminary Official Statement, as it may have been finalized, supplemented or amended through the date of sale. The rating of the Insurer's creditworthiness by any rating agency does not and will not in any manner affect the District's financial condition, and thus any change to such rating, including a downgrade thereof, at any time, does not and will not constitute a change, material or otherwise, in the District's financial condition, and therefore cannot be a basis for termination by the Underwriter of its obligations to take up and pay for the Bonds.

OFFICIAL STATEMENT

General

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

The financial statements of the District as of August 31, 2023, and for the year then ended, included in this offering document, have been audited by FORVIS, LLP, independent auditors, as stated in their report appearing herein. See "APPENDIX B."

Experts

The information contained in the Official Statement relating to engineering and to the description of the System, and, in particular, that engineering information included in the sections entitled "THE DISTRICT," "DEVELOPMENT AND HOME CONSTRUCTION," FUTURE DEVELOPMENT," and "THE SYSTEM" has been provided by Sherrington-Humble, LLC., Houston, Texas. Such information has been included herein in reliance upon the authority of said firm as experts in the field of civil engineering.

The information contained in the Official Statement relating to assessed valuations of property generally and, in particular, that information concerning collection rates and valuations contained in the sections captioned "DISTRICT DEBT" and "TAX DATA" was provided by the Appraisal District and Wheeler and Associates, Inc. The District has included certain information herein in reliance upon said firm's authority as an expert in the field of tax assessing and real property appraisal. The District has included certain information herein in reliance upon the Appraisal District's authority as an expert in the field of tax assessing and real property appraisal.

Certification as to Official Statement

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

Updating of Official Statement

If, subsequent to the date of the Official Statement, to and including the date the Underwriters are no longer required to provide an Official Statement to customers who request same pursuant to Rule 15c2-12 of the United States Securities and Exchange Commission (the "SEC"), the District learns, or is notified by the Underwriters, of any adverse event which causes the Official Statement to be materially misleading, and unless the Underwriters elect to terminate its obligation to purchase the Bonds, the District will promptly prepare and supply to the Underwriters an appropriate amendment or supplement to the Official Statement satisfactory to the Underwriters; provided, however, that the obligation of the District to so amend or supplement the Official Statement will terminate upon the earlier of (i) 90 days after the "end of the underwriting period" as defined in SEC Rule 15c2-12 or (ii) the date the Official Statement is filed with the MSRB (hereinafter defined), but in no case less than 25 days after the "end of the underwriting period."

CONTINUING DISCLOSURE OF INFORMATION

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

Annual Reports

The District will provide certain updated financial information and operating data annually to the MSRB. 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 "SELECTED FINANCIAL INFORMATION," "TAX DATA," and in "APPENDIX B." The District will update and provide this information within six months after the end of each of its fiscal years ending in or after 2024. The District will provide the updated information to the MSRB or any successor to its functions as a repository.

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 "Rule"). The updated information will include audited financial statements if it commissions an audit and the audit is completed by the required time. If the audit of such financial statements is not complete within such period, then the District shall provide unaudited financial statements for the applicable fiscal year to the MSRB within such six-month period, and audited financial statements when the audit report on such statements becomes available. Any such financial statements will be prepared in accordance with the accounting principles described in the Bond Orders 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 fiscal year end is currently August 31. Accordingly, it must provide updated information by the last day of February in each year, unless the District changes its fiscal year. If the District changes its fiscal year, it will notify the MSRB of the change.

Event Notices

The District will provide timely notices of certain events to the MSRB, but in no event will such notices be provided to the MSRB in excess of ten business days after the occurrence of an event. The District will provide notice of any of the following events with respect to the Bonds: (1) principal and interest payment delinquencies; (2) non-payment related defaults, if material; (3) unscheduled draws on debt service reserves reflecting financial difficulties; 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 determination of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other events affecting the tax status of the Bonds; (7) modifications to rights of Beneficial Owners of the Bonds, if material; (8) bond calls, if material, and tender offers; (9) defeasances; (10) release, substitution, or sale of property securing repayment of the Bonds, if material; (11) rating changes; (12) bankruptcy, insolvency, receivership or similar event of the District or other obligated person; (13) consummation of a merger, consolidation, or acquisition involving the District or other obligated person or the sale of all or substantially all of the assets of the District or other obligated person other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material; (14) appointment of a successor or additional trustee or the change of name of a trustee, if material; (15) incurrence of a financial obligation of the District or other obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the District or other obligated person, any of which affect Beneficial Owners of the Bonds, if material; and (16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the District or other obligated person, any of which reflect financial difficulties. The terms "obligated person" and "financial obligation" when used in this paragraph shall have the meanings ascribed to them under SEC Rule 15c2-12 (the "Rule"). The term "material" when used in this paragraph shall have the meaning ascribed to it under federal securities laws. Neither the Bonds nor the Bond Orders make 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

The District has agreed to provide the foregoing information only to the MSRB. Investors will be able to access, without charge from the MSRB, 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 certain 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 or beneficial owners of Bonds may seek a writ of mandamus to compel the District to comply with its agreement.

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

Compliance With Prior Undertakings

During the last five years, the District has complied in all material respects with all continuing disclosure agreements made by it in accordance with the Rule except that on April 29, 2021, S&P upgraded the District's underlying rating from BBB to BBB+. The District did not timely file notice of the rating change but has since made such filing along with a notice of late filing.

This Official Statement was approved by the Board of Directors of Harris County Municipal Utility District No. 284, of Harris County, Texas, as of the date shown on the first page hereof.

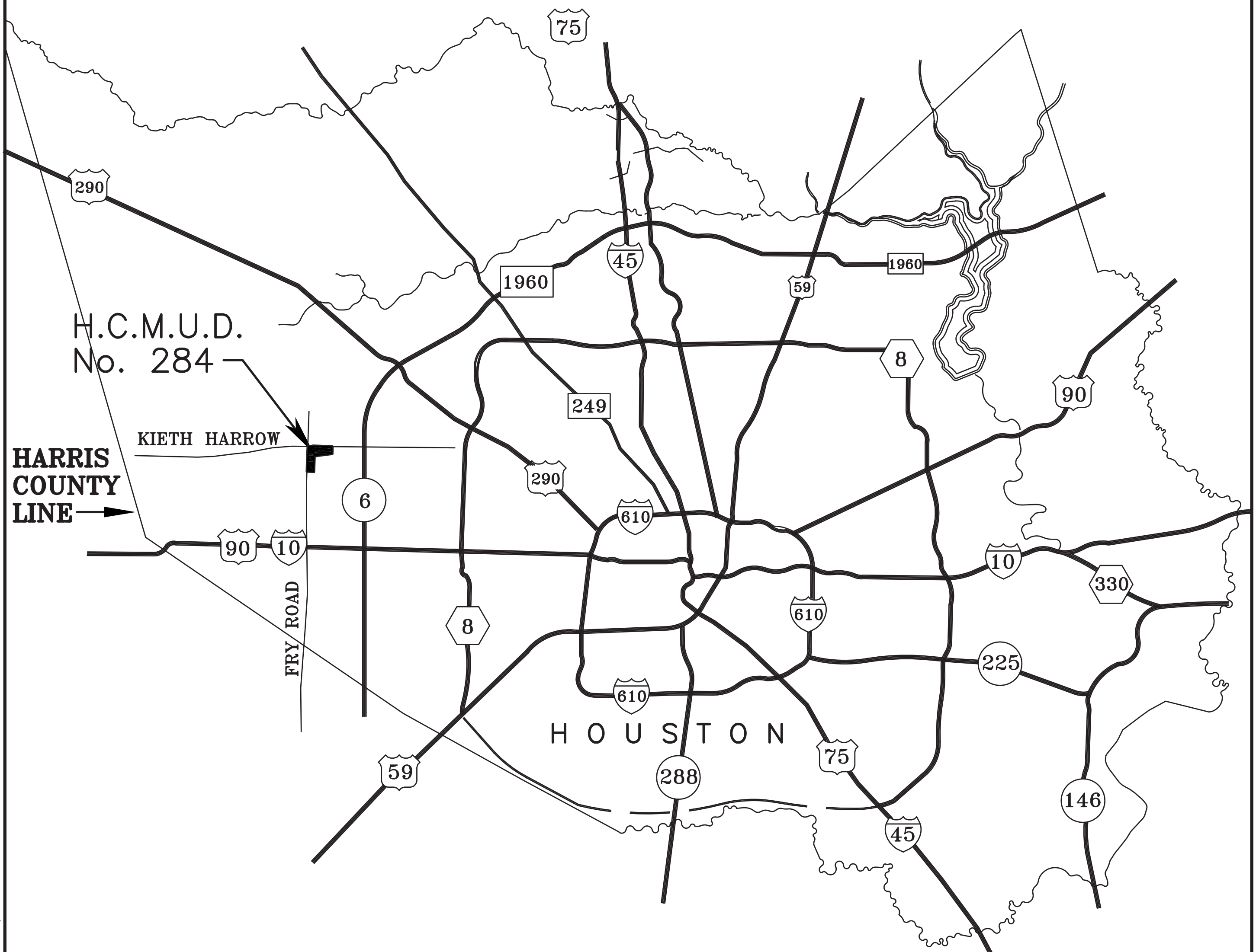
/s/ John Stanley
President, Board of Directors
Harris County Municipal Utility District No. 284,
of Harris County, Texas

ATTEST:

/s/ Sylvia Lagunas Garza
Secretary, Board of Directors
Harris County Municipal Utility District No. 284,
of Harris County, Texas

APPENDIX A

LOCATION MAP



N.T.S.

HARRIS COUNTY M.U.D. No. 284
HARRIS COUNTY, TEXAS
LOCATION MAP

SH

SHERRINGTON-HUMBLE, LLC

CONSULTING CIVIL ENGINEERS

9829 Whithorn Drive
Houston, Texas 77095
281-656-8837
Firm Registration No. F-525

FILENAME: PROJ_LOC.dwg PLOT DATE: 01-06-11 SCALE: 1/1

APPENDIX B

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 284,

OF HARRIS COUNTY, TEXAS

INDEPENDENT AUDITOR’S REPORT AND FINANCIAL STATEMENTS

AUGUST 31, 2023

Harris County Municipal Utility District No. 284, of Harris County, Texas

Independent Auditor's Report and Financial Statements

August 31, 2023

Harris County Municipal Utility District No. 284, of Harris County, Texas

August 31, 2023

Contents

FORVIS

2700 Post Oak Boulevard, Suite 1500 / Houston, TX 77056
P 713.499.4600 / F 713.499.4699
forvis.com

Independent Auditor's Report

Board of Directors
Harris County Municipal Utility District No. 284,
of Harris County, Texas

Opinions

We have audited the financial statements of the governmental activities and each major fund of Harris County Municipal Utility District No. 284, of Harris County, Texas (the District), as of and for the year ended August 31, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of August 31, 2023, 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.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

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

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The accompanying schedules required by the Texas Commission on Environmental Quality listed in the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. 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.

FORVIS, LLP

Houston, Texas
January 11, 2024

Harris County Municipal Utility District No. 284, of Harris County, Texas

Management's Discussion and Analysis

August 31, 2023

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 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

	2023	2022
Current and other assets	$ 5,305,041	$ 4,906,167
Capital assets	5,031,916	5,249,316
Total assets	10,336,957	10,155,483
Deferred outflows of resources	262,044	283,837
Total assets and deferred outflows of resources	$ 10,599,001	$ 10,439,320
Long-term liabilities	$ 13,634,873	$ 14,300,732
Other liabilities	513,922	355,545
Total liabilities	14,148,795	14,656,277
Net position:		
Net investment in capital assets	(7,777,221)	(8,200,137)
Restricted	1,479,318	1,346,032
Unrestricted	2,748,109	2,637,148
Total net position	$ (3,549,794)	$ (4,216,957)

The total net position of the District increased by $667,163, or about 16 percent. The majority of the increase in net position is related to tax revenues intended to pay principal on the District's bonded indebtedness, which is shown as long-term liabilities in the government-wide financial statements. Although the District's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

At August 31, 2023, the net investment in capital assets was $(7,777,221). This amount was negative because not all expenditures from long-term debt were for the acquisition of capital assets. Within Harris County, the county government assumes the maintenance and other incidents of ownership of most storm sewer facilities constructed by the District. Accordingly, these assets are not recorded in the financial statements of the District.

Summary of Changes in Net Position

	2023	2022
Revenues:		
Property taxes	$ 2,029,799	$ 2,032,979
Charges for services	1,421,553	1,337,569
Other revenues	268,873	88,315
Total revenues	3,720,225	3,458,863
Expenses:		
Services	2,205,602	1,982,114
Depreciation	470,648	403,749
Debt service	376,812	409,892
Total expenses	3,053,062	2,795,755
Change in net position	667,163	663,108
Net position, beginning of year	(4,216,957)	(4,880,065)
Net position, end of year	$ (3,549,794)	$ (4,216,957)

Financial Analysis of the District's Funds

The District's combined fund balances as of the end of the fiscal year ended August 31, 2023, were $4,724,999, an increase of $227,831 from the prior year.

The general fund's fund balance increased by $106,650, due to property taxes and service revenues exceeding service operations and capital outlay expenditures.

The debt service fund's fund balance increased by $106,786, due to property tax revenues and investment income being greater than bond principal and interest requirements and contracted services expenditures.

The capital projects fund's fund balance increased by $14,395, primarily due to investment income exceeding capital outlay expenditures.

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 sewer service and regional water fee revenues, investment income and professional fees and capital outlay expenditures being greater than anticipated. In addition, tap connection and inspection fee revenues and related expenditures were incurred but not budgeted. The fund balance as of August 31, 2023, was expected to be $2,892,166 and the actual end-of-year fund balance was $2,731,578.

Capital Assets and Related Debt

Capital Assets

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

Capital Assets (Net of Accumulated Depreciation)

	2023	2022
Land and improvements	$ 36,488	$ 36,488
Construction in progress	176,006	-
Water facilities	2,227,385	2,405,886
Wastewater facilities	2,592,037	2,806,942
Total capital assets	$ 5,031,916	$ 5,249,316

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

Construction in progress related to the administrative building and recreational facilities	$ 176,006
Lift pump rehabilitation, new blower motor and lift pump at wastewater treatment plant	47,586
Lift station control panel	29,656
Total additions	$ 253,248

Debt

The changes in the debt position of the District during the fiscal year ended August 31, 2023, are summarized as follows.

Long-term debt payable, beginning of year	$ 14,300,732
Decreases in long-term debt	(665,859)
Long-term debt payable, end of year	$ 13,634,873

At August 31, 2023, the District had $34,990,000 of unlimited tax bonds authorized, but unissued, for the purposes of acquiring and constructing facilities for improving the water, sanitary sewer and drainage systems within the District and $9,000,000 of unlimited tax bonds authorized, but unissued, for the purposes of acquiring and constructing recreational facilities within the District.

The District's bonds carry an underlying rating of "BBB+" from Standard & Poor's. The Series 2017 and Refunding Series 2019 bonds carry a "AA" rating from Standard & Poor's by virtue of bond insurance issued by Assured Guaranty Municipal Corp. The Refunding Series 2021A and Refunding Series 2021B bonds carry a "AA" rating from Standard & Poor's by virtue of bond insurance issued by Build America Mutual Assurance Company.

Other Relevant Factors

Relationship to the City of Houston

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

Contingencies

A developer of the District is constructing facilities within the boundaries of the District. The District has agreed to reimburse the developer 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 amounts are approximately $6,090,000. This amount has not been recorded in the financial statements since the facilities are not complete or operational.

Harris County Municipal Utility District No. 284,
of Harris County, Texas
Statement of Net Position and Governmental Funds Balance Sheet
August 31, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Net Position
Assets						
Cash	$ 264,352	$ 58,253	$ 289	$ 322,894	$ -	$ 322,894
Certificates of deposit	270,000	-	-	270,000	-	270,000
Short-term investments	2,573,030	1,351,240	588,372	4,512,642	-	4,512,642
Receivables:						
Property taxes	16,531	29,273	-	45,804	-	45,804
Service accounts	112,034	-	-	112,034	-	112,034
Accrued penalty and interest	-	-	-	-	20,316	20,316
Accrued interest	7,940	-	-	7,940	-	7,940
Interfund receivables	10,985	10,000	-	20,985	(20,985)	-
Prepaid expenditures	13,411	-	-	13,411	-	13,411
Capital assets (net of accumulated depreciation):						
Land and improvements	-	-	-	-	36,488	36,488
Construction in progress	-	-	-	-	176,006	176,006
Infrastructure	-	-	-	-	4,819,422	4,819,422
Total assets	3,268,283	1,448,766	588,661	5,305,710	5,031,247	10,336,957
Deferred Outflows of Resources						
Deferred amount on debt refundings	0	0	0	0	262,044	262,044
Total assets and deferred outflows of resources	$ 3,268,283	$ 1,448,766	$ 588,661	$ 5,305,710	$ 5,293,291	$ 10,599,001

Harris County Municipal Utility District No. 284, of Harris County, Texas

Statement of Net Position and Governmental Funds Balance Sheet (Continued)

August 31, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Net Position
Liabilities						
Accounts payable	$ 319,414	$ 3,748	$ -	$ 323,162	$ -	$ 323,162
Customer deposits	137,060	-	-	137,060	-	137,060
Unearned tap connection fees	53,700	-	-	53,700	-	53,700
Interfund payables	10,000	10,985	-	20,985	(20,985)	-
Long-term liabilities:						
Due within one year	-	-	-	-	670,000	670,000
Due after one year	-	-	-	-	12,964,873	12,964,873
Total liabilities	520,174	14,733	0	534,907	13,613,888	14,148,795
Deferred Inflows of Resources						
Deferred property tax revenues	16,531	29,273	0	45,804	(45,804)	0
Fund Balances/Net Position						
Fund balances:						
Nonspendable, prepaid expenditures	13,411	-	-	13,411	(13,411)	-
Restricted:						
Unlimited tax bonds	-	1,404,760	-	1,404,760	(1,404,760)	-
Water, sewer and drainage	-	-	588,661	588,661	(588,661)	-
Unassigned	2,718,167	-	-	2,718,167	(2,718,167)	-
Total fund balances	2,731,578	1,404,760	588,661	4,724,999	(4,724,999)	0
Total liabilities, deferred inflows of resources and fund balances	$ 3,268,283	$ 1,448,766	$ 588,661	$ 5,305,710		
Net position:						
Net investment in capital assets					(7,777,221)	(7,777,221)
Restricted for debt service					1,454,349	1,454,349
Restricted for capital projects					24,969	24,969
Unrestricted					2,748,109	2,748,109
Total net position					$ (3,549,794)	$ (3,549,794)

Harris County Municipal Utility District No. 284, of Harris County, Texas

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

Year Ended August 31, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Activities
Revenues						
Property taxes	$ 918,566	$ 1,102,923	$ -	$ 2,021,489	$ 8,310	$ 2,029,799
Water service	312,961	-	-	312,961	-	312,961
Sewer service	653,053	-	-	653,053	-	653,053
Regional water fee	455,539	-	-	455,539	-	455,539
Penalty and interest	55,259	17,324	-	72,583	4,356	76,939
Tap connection and inspection fees	20,277	-	-	20,277	-	20,277
Investment income	92,441	57,752	18,851	169,044	-	169,044
Other income	2,611	2	-	2,613	-	2,613
Total revenues	2,510,707	1,178,001	18,851	3,707,559	12,666	3,720,225
Expenditures/Expenses						
Service operations:						
Regional water fee	563,216	-	-	563,216	-	563,216
Professional fees	151,213	4,847	-	156,060	3,058	159,118
Contracted services	735,350	33,128	-	768,478	692	769,170
Utilities	134,487	-	-	134,487	-	134,487
Repairs and maintenance	445,575	-	-	445,575	13,347	458,922
Other expenditures	91,967	12,362	706	105,035	-	105,035
Tap connections	15,654	-	-	15,654	-	15,654
Capital outlay	266,595	-	3,750	270,345	(270,345)	-
Depreciation	-	-	-	-	470,648	470,648
Debt service:						
Principal retirement	-	650,000	-	650,000	(650,000)	-
Interest and fees	-	370,878	-	370,878	5,934	376,812
Total expenditures/expenses	2,404,057	1,071,215	4,456	3,479,728	(426,666)	3,053,062
Excess of Revenues Over Expenditures	106,650	106,786	14,395	227,831	(227,831)	
Change in Net Position					667,163	667,163
Fund Balances/Net Position						
Beginning of year	2,624,928	1,297,974	574,266	4,497,168	-	(4,216,957)
End of year	$ 2,731,578	$ 1,404,760	$ 588,661	$ 4,724,999	$ 0	$ (3,549,794)

Harris County Municipal Utility District No. 284, of Harris County, Texas

Notes to Financial Statements

August 31, 2023

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

Harris County Municipal Utility District No. 284, of Harris County, Texas (the District), was created by an order of the Texas Water Commission, now known as the Texas Commission on Environmental Quality (the Commission), effective July 9, 1985, in accordance with the Texas Water Code, Chapter 54. The District operates in accordance with Chapters 49 and 54 of the Texas Water Code, as amended, and is subject to the continuing supervision of the Commission. The principal functions of the District are to finance, construct, own and operate waterworks, wastewater and drainage 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 the 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. 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. 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.

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. 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, 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, 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 August 31, 2023, include collections during the current period or within 60 days of year-end related to the 2022 and prior years' tax levies.

In the government-wide statement of net position, property taxes are considered earned in the budget year for which they are levied. For the District's fiscal year ended August 31, 2023, the 2022 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.

The county government has assumed the maintenance and other incidents of ownership of storm sewer facilities constructed by the District. Accordingly, these assets are not recorded in the financial statements of the District.

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

Deferred Amount on Debt Refundings

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

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.	$	5,031,916
Property tax revenue recognition and the related reduction of deferred inflows of resources are subject to availability of funds in the fund financial statements.		45,804
Penalty and interest on delinquent taxes is not receivable in the current period and is not reported in the funds.		20,316
Deferred amount on debt refundings for governmental activities are not financial resources and are not reported in the funds.		262,044
Long-term debt obligations are not due and payable in the current period and are not reported in the funds.		(13,634,873)
Adjustment to fund balances to arrive at net position.	$	(8,274,793)

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

Change in fund balances.	$	227,831
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 and noncapitalized costs exceeded capital outlay expenditures in the current year.		(217,400)
Governmental funds report principal payments on debt as expenditures. For the statement of activities, these transactions do not have any effect on net position.		650,000
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.		12,666
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.		(5,934)
Change in net position of governmental activities.	$	667,163

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 August 31, 2023, 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 organization. The District's investments in Texas CLASS are reported at net asset value.

At August 31, 2023, 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	$ 4,512,642	$ 4,512,642	$ 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 August 31, 2023, 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 August 31, 2023, as follows:

Carrying value:		
Deposits	$	592,894
Investments		4,512,642
Total	$	5,105,536

Included in the following statement of net position captions:

Cash	$	322,894
Certificates of deposit		270,000
Short-term investments		4,512,642
Total	$	5,105,536

Investment Income

Investment income of $169,044 for the year ended August 31, 2023, consisted of interest income.

Fair Value Measurements

The District has the following recurring fair value measurements as of August 31, 2023:

- Pooled investments of $4,512,642 are valued at fair value per share of the pool's underlying portfolio.

Note 3: Capital Assets

A summary of changes in capital assets for the year ended August 31, 2023, is presented below:

Governmental Activities	Balances, Beginning of Year	Additions	Balances, End of Year
Capital assets, non-depreciable:			
Land and improvements	$ 36,488	$ -	$ 36,488
Construction in progress	-	176,006	176,006
Total capital assets, non-depreciable	36,488	176,006	212,494

Harris County Municipal Utility District No. 284, of Harris County, Texas
Notes to Financial Statements
August 31, 2023

Governmental Activities (Continued)	Balances, Beginning of Year	Additions	Balances, End of Year
Capital assets, depreciable:			
Water production and distribution facilities	$ 5,067,845	$ -	$ 5,067,845
Wastewater collection and treatment facilities	7,015,701	77,242	7,092,943
Total capital assets, depreciable	12,083,546	77,242	12,160,788
Less accumulated depreciation:			
Water production and distribution facilities	(2,661,959)	(178,501)	(2,840,460)
Wastewater collection and treatment facilities	(4,208,759)	(292,147)	(4,500,906)
Total accumulated depreciation	(6,870,718)	(470,648)	(7,341,366)
Total governmental activities, net	$ 5,249,316	$ (217,400)	$ 5,031,916

Note 4: Long-term Liabilities

Changes in long-term liabilities for the year ended August 31, 2023, were as follows:

Governmental Activities	Balances, Beginning of Year	Decreases	Balances, End of Year	Amounts Due in One Year
Bonds payable:				
General obligation bonds	$ 14,115,000	$ 650,000	$ 13,465,000	$ 670,000
Add premiums on bonds	238,574	18,264	220,310	-
Less discounts on bonds	52,842	2,405	50,437	-
Total governmental activities long-term liabilities	$ 14,300,732	$ 665,859	$ 13,634,873	$ 670,000

Harris County Municipal Utility District No. 284, of Harris County, Texas

Notes to Financial Statements

August 31, 2023

General Obligation Bonds

	Series 2017	Refunding Series 2019
Amounts outstanding, August 31, 2023	$2,175,000	$3,390,000
Interest rates	3.00% to 5.00%	2.00% to 4.00%
Maturity dates, serially beginning/ending	September 1, 2024/2039	September 1, 2024/2034
Interest payment dates	March 1/ September 1	March 1/ September 1
Callable dates*	September 1, 2024	September 1, 2024

	Refunding Series 2021A	Refunding Series 2021B
Amounts outstanding, August 31, 2023	$6,235,000	$1,665,000
Interest rates	2.00% to 3.00%	2.00% to 3.00%
Maturity dates, serially beginning/ending	September 1, 2024/2033	September 1, 2024/2036
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 District has been paying the amount due September 1 within the fiscal year preceding this due date and the following schedule has been prepared assuming that this practice will be followed in future years. The schedule shows the annual debt service requirements to pay principal and interest on general obligation bonds outstanding at August 31, 2023.

Year	Principal	Interest	Total
2024	$ 670,000	$ 343,119	$ 1,013,119
2025	690,000	318,669	1,008,669
2026	705,000	297,469	1,002,469
2027	1,005,000	275,819	1,280,819
2028	1,025,000	248,019	1,273,019
2029-2033	5,515,000	890,515	6,405,515
2034-2038	3,205,000	378,738	3,583,738
2039	650,000	21,938	671,938
Total	$ 13,465,000	$ 2,774,286	$ 16,239,286

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	$ 57,900,000
Bonds sold	22,910,000
Recreational bonds voted	9,000,000
Refunding bonds voted	66,900,000
Refunding bond authorization used	1,330,123

Note 5: Significant Bond Order and Commission Requirements

The Bond Orders require that the District levy and collect an ad valorem debt service tax without legal limit as to the rate or amount sufficient to pay interest and principal on bonds when due. During the year ended August 31, 2023, the District levied an ad valorem debt service tax at the rate of $0.3600 per $100 of assessed valuation, which resulted in a tax levy of $1,107,642 on the taxable valuation of $307,679,162 for the 2022 tax year. The interest and principal requirements paid from the tax revenues and available resources were $1,016,819.

Note 6: Maintenance Taxes

At an election held May 1, 1999, 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 August 31, 2023, the District levied an ad valorem maintenance tax at the rate of $0.3000 per $100 of assessed valuation, which resulted in a tax levy of $923,035 on the taxable valuation of $307,679,162 for the 2022 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). The Authority was created by the Texas Legislature to provide a regional entity to acquire surface water and build the necessary facilities to convert from groundwater to surface water in order to meet conversion requirements mandated by the Harris-Galveston Subsidence District, which regulates groundwater withdrawal. As of August 31, 2023, the Authority was billing the District $3.95 per 1,000 gallons of water pumped from its wells. This amount is subject to future adjustments.

Note 8: 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 9: Contingencies

A developer of the District is constructing facilities within the boundaries of the District. The District has agreed to reimburse the developer 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 amounts are approximately $6,090,000. This amount has not been recorded in the financial statements since the facilities are not complete or operational.

Required Supplementary Information

Harris County Municipal Utility District No. 284, of Harris County, Texas
Budgetary Comparison Schedule – General Fund
Year Ended August 31, 2023

	Original Budget	Final Amended Budget	Actual	Variance Favorable (Unfavorable)
Revenues				
Property taxes	$ 890,384	$ 914,088	$ 918,566	$ 4,478
Water service	303,000	303,000	312,961	9,961
Sewer service	624,200	624,200	653,053	28,853
Regional water fee	434,900	434,900	455,539	20,639
Penalty and interest	55,000	55,000	55,259	259
Tap connection and inspection fees	-	-	20,277	20,277
Investment income	39,250	39,250	92,441	53,191
Other income	1,200	1,200	2,611	1,411
Total revenues	2,347,934	2,371,638	2,510,707	139,069
Expenditures				
Service operations:				
Regional water fee	547,800	547,800	563,216	(15,416)
Professional fees	106,000	116,000	151,213	(35,213)
Contracted services	707,850	715,050	735,350	(20,300)
Utilities	127,500	127,500	134,487	(6,987)
Repairs and maintenance	422,600	422,600	445,575	(22,975)
Other expenditures	95,450	95,450	91,967	3,483
Tap connections	-	-	15,654	(15,654)
Capital outlay	30,000	80,000	266,595	(186,595)
Total expenditures	2,037,200	2,104,400	2,404,057	(299,657)
Excess of Revenues Over Expenditures	310,734	267,238	106,650	(160,588)
Fund Balance, Beginning of Year	2,624,928	2,624,928	2,624,928	-
Fund Balance, End of Year	$ 2,935,662	$ 2,892,166	$ 2,731,578	$ (160,588)

Harris County Municipal Utility District No. 284, of Harris County, Texas

Notes to Required Supplementary Information

August 31, 2023

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 amended during fiscal 2023.

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.

Supplementary Information

Harris County Municipal Utility District No. 284,
of Harris County, Texas
Other Schedules Included Within This Report
August 31, 2023

(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 13-25

[X] Schedule of Services and Rates

[X] Schedule of General Fund Expenditures

[X] Schedule of Temporary Investments

[X] Analysis of Taxes Levied and Receivable

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

[X] Changes in Long-term Bonded Debt

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

[X] Board Members, Key Personnel and Consultants

Harris County Municipal Utility District No. 284, of Harris County, Texas
Schedule of Services and Rates
Year Ended August 31, 2023

1. Services provided by the District:

X Retail Water	___ Wholesale Water	X Drainage
X Retail Wastewater	___ Wholesale Wastewater	___ Irrigation
___ Parks/Recreation	___ Fire Protection	X Security
X Solid Waste/Garbage	___ Flood Control	___ 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:	$ 15.75	8,000	N	$ 0.79	8,001 to No Limit
Wastewater:	$ 42.95	8,000	N	$ 0.79	8,001 to No Limit
Regional water fee:	$ 4.15	1	N	$ 4.15	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 $ 58.83 Wastewater $ 44.53

b. Water and wastewater retail connections:

Meter Size	Total Connections	Active Connections	ESFC Factor	Active ESFC*
Unmetered	-	-	x1.0	-
≤ 3/4"	1,231	1,225	x1.0	1,225
1"	4	4	x2.5	10
1 1/2"	1	1	x5.0	5
2"	13	13	x8.0	104
3"	-	-	x15.0	-
4"	1	1	x25.0	25
6"	-	-	x50.0	-
8"	1	1	x80.0	80
10"	-	-	x115.0	-
Total water	1,251	1,245		1,449
Total wastewater	1,222	1,216	x1.0	1,216

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

Gallons pumped into the system:	148,567
Gallons billed to customers:	132,401
Water accountability ratio (gallons billed/gallons pumped):	89.12%

*"ESFC" means equivalent single-family connections

Harris County Municipal Utility District No. 284, of Harris County, Texas

Schedule of General Fund Expenditures

Year Ended August 31, 2023

Personnel (including benefits)		$ -
Professional Fees		
Auditing	$ 21,400	
Legal	111,950	
Engineering	17,863	
Financial advisor	-	151,213
Purchased Services for Resale		
Bulk water and wastewater service purchases		-
Regional Water Fee		563,216
Contracted Services		
Bookkeeping	52,258	
General manager	-	
Appraisal district	-	
Tax collector	-	
Security	293,724	
Other contracted services	74,725	420,707
Utilities		134,487
Repairs and Maintenance		445,575
Administrative Expenditures		
Directors' fees	11,281	
Office supplies	17,357	
Insurance	20,565	
Other administrative expenditures	42,764	91,967
Capital Outlay		
Capitalized assets	253,248	
Expenditures not capitalized	13,347	266,595
Debt Service		
Debt issuance costs		-
Tap Connection Expenditures		15,654
Solid Waste Disposal		314,643
Fire Fighting		-
Parks and Recreation		-
Other Expenditures		-
Total expenditures		$ 2,404,057

Harris County Municipal Utility District No. 284, of Harris County, Texas

Schedule of Temporary Investments

August 31, 2023

	Interest Rate	Maturity Date	Face Amount	Accrued Interest Receivable
General Fund				
Certificates of Deposit				
No. 440011917	3.50%	10/27/23	$ 150,000	$ 4,430
No. 36000889	3.50%	10/31/23	120,000	3,510
Texas CLASS	5.49%	Demand	2,573,030	-
			2,843,030	7,940
Debt Service Fund				
Texas CLASS	5.49%	Demand	1,351,240	-
Capital Projects Fund				
Texas CLASS	5.49%	Demand	588,372	-
Totals			$ 4,782,642	$ 7,940

Harris County Municipal Utility District No. 284, of Harris County, Texas

Analysis of Taxes Levied and Receivable

Year Ended August 31, 2023

	Maintenance Taxes	Debt Service Taxes
Receivable, Beginning of Year	$ 12,220	$ 25,274
Additions and corrections to prior years' taxes	(158)	(720)
Adjusted receivable, beginning of year	12,062	24,554
2022 Original Tax Levy	832,680	999,216
Additions and corrections	90,355	108,426
Adjusted tax levy	923,035	1,107,642
Total to be accounted for	935,097	1,132,196
Tax collections: Current year	(915,495)	(1,098,594)
Prior years	(3,071)	(4,329)
Receivable, end of year	$ 16,531	$ 29,273
Receivable, by Years		
2022	$ 7,540	$ 9,048
2021	2,911	3,785
2020	1,763	3,746
2019	1,646	3,773
2018	849	2,903
2017	650	2,145
2016	631	2,042
2015	265	923
2014	276	908
Receivable, end of year	$ 16,531	$ 29,273

Harris County Municipal Utility District No. 284, of Harris County, Texas

Analysis of Taxes Levied and Receivable (Continued)

Year Ended August 31, 2023

	2022	2021	2020	2019
Property Valuations				
Land	$ 61,651,517	$ 61,597,951	$ 51,766,674	$ 44,782,458
Improvements	309,879,477	252,113,515	214,889,515	205,540,454
Personal property	5,216,061	3,508,892	3,158,285	2,637,396
Exemptions	(69,067,893)	(21,484,017)	(21,060,282)	(21,246,984)
Total property valuations	$ 307,679,162	$ 295,736,341	$ 248,754,192	$ 231,713,324
Tax Rates per $100 Valuation				
Debt service tax rates	$ 0.3600	$ 0.3900	$ 0.5100	$ 0.5500
Maintenance tax rates*	0.3000	0.3000	0.2400	0.2400
Total tax rates per $100 valuation	$ 0.6600	$ 0.6900	$ 0.7500	$ 0.7900
Tax Levy	$ 2,030,677	$ 2,040,574	$ 1,865,652	$ 1,830,529
Percent of Taxes Collected to Taxes Levied**	99%	99%	99%	99%

*Maximum tax rate approved by voters: $1.50 on May 1, 1999

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

Harris County Municipal Utility District No. 284, of Harris County, Texas

Schedule of Long-term Debt Service Requirements by Years

August 31, 2023

Due During Fiscal Years Ending August 31	Series 2017 Principal Due September 1	Series 2017 Interest Due March 1, September 1	Series 2017 Total
2024	$ 25,000	$ 75,094	$ 100,094
2025	25,000	73,844	98,844
2026	25,000	72,594	97,594
2027	25,000	71,344	96,344
2028	25,000	70,094	95,094
2029	25,000	68,843	93,843
2030	25,000	67,593	92,593
2031	25,000	66,343	91,343
2032	25,000	65,593	90,593
2033	25,000	64,843	89,843
2034	25,000	64,094	89,094
2035	25,000	63,313	88,313
2036	25,000	62,531	87,531
2037	575,000	61,719	636,719
2038	625,000	43,031	668,031
2039	650,000	21,938	671,938
Totals	$ 2,175,000	$ 1,012,811	$ 3,187,811

The District pays the amount due September 1 prior to that date. This schedule shows the amounts due within the fiscal years assuming the practice will continue in the future.

Harris County Municipal Utility District No. 284, of Harris County, Texas

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

August 31, 2023

	Refunding Series 2019		
Due During Fiscal Years Ending August 31	Principal Due September 1	Interest Due March 1, September 1	Total
2024	$ 385,000	$ 101,975	$ 486,975
2025	395,000	86,575	481,575
2026	405,000	74,725	479,725
2027	695,000	62,575	757,575
2028	715,000	41,725	756,725
2029	45,000	23,850	68,850
2030	45,000	22,500	67,500
2031	40,000	21,150	61,150
2032	40,000	19,950	59,950
2033	40,000	18,750	58,750
2034	585,000	17,550	602,550
Totals	$ 3,390,000	$ 491,325	$ 3,881,325

The District pays the amount due September 1 prior to that date. This schedule shows the amounts due within the fiscal years assuming the practice will continue in the future.

Harris County Municipal Utility District No. 284, of Harris County, Texas

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

August 31, 2023

	Refunding Series 2021A		
Due During Fiscal Years Ending August 31	Principal Due September 1	Interest Due March 1, September 1	Total
2024	$ 225,000	$ 131,700	$ 356,700
2025	235,000	124,950	359,950
2026	240,000	117,900	357,900
2027	250,000	110,700	360,700
2028	255,000	105,700	360,700
2029	950,000	100,600	1,050,600
2030	965,000	81,600	1,046,600
2031	1,015,000	62,300	1,077,300
2032	1,045,000	42,000	1,087,000
2033	1,055,000	21,100	1,076,100
Totals	$ 6,235,000	$ 898,550	$ 7,133,550

The District pays the amount due September 1 prior to that date. This schedule shows the amounts due within the fiscal years assuming the practice will continue in the future.

Harris County Municipal Utility District No. 284, of Harris County, Texas

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

August 31, 2023

	Refunding Series 2021B		
Due During Fiscal Years Ending August 31	Principal Due September 1	Interest Due March 1, September 1	Total
2024	$ 35,000	$ 34,350	$ 69,350
2025	35,000	33,300	68,300
2026	35,000	32,250	67,250
2027	35,000	31,200	66,200
2028	30,000	30,500	60,500
2029	30,000	29,900	59,900
2030	30,000	29,300	59,300
2031	30,000	28,700	58,700
2032	30,000	28,100	58,100
2033	30,000	27,500	57,500
2034	30,000	26,900	56,900
2035	650,000	26,300	676,300
2036	665,000	13,300	678,300
Totals	$ 1,665,000	$ 371,600	$ 2,036,600

The District pays the amount due September 1 prior to that date. This schedule shows the amounts due within the fiscal years assuming the practice will continue in the future.

Harris County Municipal Utility District No. 284, of Harris County, Texas

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

August 31, 2023

	Annual Requirements For All Series		
Due During Fiscal Years Ending August 31	Total Principal Due	Total Interest Due	Total Principal and Interest Due
2024	$ 670,000	$ 343,119	$ 1,013,119
2025	690,000	318,669	1,008,669
2026	705,000	297,469	1,002,469
2027	1,005,000	275,819	1,280,819
2028	1,025,000	248,019	1,273,019
2029	1,050,000	223,193	1,273,193
2030	1,065,000	200,993	1,265,993
2031	1,110,000	178,493	1,288,493
2032	1,140,000	155,643	1,295,643
2033	1,150,000	132,193	1,282,193
2034	640,000	108,544	748,544
2035	675,000	89,613	764,613
2036	690,000	75,831	765,831
2037	575,000	61,719	636,719
2038	625,000	43,031	668,031
2039	650,000	21,938	671,938
Totals	$ 13,465,000	$ 2,774,286	$ 16,239,286

Harris County Municipal Utility District No. 284, of Harris County, Texas

Changes in Long-term Bonded Debt

Year Ended August 31, 2023

	Bond	
	Series 2017	Refunding Series 2019
Interest rates	3.00% to 5.00%	2.00% to 4.00%
Dates interest payable	March 1/ September 1	March 1/ September 1
Maturity dates	September 1, 2024/2039	September 1, 2024/2034
Bonds outstanding, beginning of current year	$ 2,200,000	$ 3,760,000
Retirements, principal	25,000	370,000
Bonds outstanding, end of current year	$ 2,175,000	$ 3,390,000
Interest paid during current year	$ 76,344	$ 116,775

Paying agent's name and address:

Series 2017 - 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 2021A - The Bank of New York Mellon Trust Company, N.A., Dallas, Texas
Series 2021B - The Bank of New York Mellon Trust Company, N.A., Dallas, Texas

Bond authority:	Tax Bonds	Recreational Bonds	Refunding Bonds
Amount authorized by voters	$ 57,900,000	$ 9,000,000	$ 66,900,000
Amount issued	$ 22,910,000	$ -	$ 1,330,123
Remaining to be issued	$ 34,990,000	$ 9,000,000	$ 65,569,877

Debt service fund cash and temporary investment balances as of August 31, 2023:	$ 1,409,493
Average annual debt service payment (principal and interest) for remaining term of all debt:	$ 1,014,955

Issues

Refunding Series 2021A		Refunding Series 2021B		Totals	
2.00% to 3.00%		2.00% to 3.00%			
March 1/ September 1		March 1/ September 1			
September 1, 2024/2033		September 1, 2024/2036			
$	6,455,000	$	1,700,000	$	14,115,000
	220,000		35,000		650,000
$	6,235,000	$	1,665,000	$	13,465,000
$	138,300	$	35,400	$	366,819

Harris County Municipal Utility District No. 284, of Harris County, Texas

Comparative Schedule of Revenues and Expenditures – General Fund

Five Years Ended August 31,

	Amounts				
	2023	2022	2021	2020	2019
General Fund					
Revenues					
Property taxes	$ 918,566	$ 882,111	$ 596,983	$ 552,009	$ 409,706
Water service	312,961	300,724	259,885	246,591	246,913
Sewer service	653,053	604,829	557,586	545,976	536,030
Regional water fee	455,539	432,016	347,922	320,367	279,116
Penalty and interest	55,259	55,204	40,361	40,435	46,070
Tap connection and inspection fees	20,277	-	-	127,842	27,750
Investment income	92,441	8,758	13,554	32,356	46,264
Other income	2,611	5,918	764	1,257	193
Total revenues	2,510,707	2,289,560	1,817,055	1,866,833	1,592,042
Expenditures					
Service operations:					
Regional water fee	563,216	519,135	409,776	384,887	326,981
Professional fees	151,213	139,721	85,309	94,403	133,234
Contracted services	735,350	550,450	534,249	496,613	496,909
Utilities	134,487	123,941	115,095	120,340	86,105
Repairs and maintenance	445,575	431,533	403,181	298,205	321,289
Other expenditures	91,967	160,016	61,623	68,405	56,002
Tap connections	15,654	-	-	34,015	12,313
Capital outlay	266,595	-	167,609	204,443	-
Debt service, debt issuance costs	-	-	10,265	-	-
Total expenditures	2,404,057	1,924,796	1,787,107	1,701,311	1,432,833
Excess of Revenues Over Expenditures	106,650	364,764	29,948	165,522	159,209
Other Financing Sources (Uses)					
Interfund transfers in (out)	-	354,629	-	-	(881,646)
Excess (Deficiency) of Revenues and Other Financing Sources Over Expenditures and Other Financing Uses	106,650	719,393	29,948	165,522	(722,437)
Fund Balance, Beginning of Year	2,624,928	1,905,535	1,875,587	1,710,065	2,432,502
Fund Balance, End of Year	$ 2,731,578	$ 2,624,928	$ 1,905,535	$ 1,875,587	$ 1,710,065
Total Active Retail Water Connections	1,245	1,238	1,239	1,239	1,238
Total Active Retail Wastewater Connections	1,216	1,212	1,213	1,212	1,213

Percent of Fund Total Revenues				
2023	2022	2021	2020	2019
36.6 %	38.5 %	32.9 %	29.6 %	25.7 %
12.5	13.1	14.3	13.2	15.5
26.0	26.4	30.7	29.2	33.7
18.1	18.9	19.2	17.2	17.5
2.2	2.4	2.2	2.2	2.9
0.8	-	-	6.8	1.8
3.7	0.4	0.7	1.7	2.9
0.1	0.3	0.0	0.1	0.0
100.0	100.0	100.0	100.0	100.0
22.4	22.7	22.6	20.6	20.5
6.0	6.1	4.7	5.1	8.4
29.3	24.0	29.4	26.6	31.2
5.4	5.4	6.3	6.4	5.4
17.8	18.9	22.2	16.0	20.2
3.7	7.0	3.4	3.7	3.5
0.6	-	-	1.8	0.8
10.6	-	9.2	10.9	-
-	-	0.6	-	-
95.8	84.1	98.4	91.1	90.0
4.2 %	15.9 %	1.6 %	8.9 %	10.0 %

Harris County Municipal Utility District No. 284, of Harris County, Texas

Comparative Schedule of Revenues and Expenditures – Debt Service Fund

Five Years Ended August 31,

	Amounts				
	2023	2022	2021	2020	2019
Debt Service Fund					
Revenues					
Property taxes	$ 1,102,923	$ 1,149,157	$ 1,269,485	$ 1,265,281	$ 1,401,523
Penalty and interest	17,324	11,585	13,669	6,567	15,122
Investment income	57,752	6,456	5,556	13,305	13,587
Other income	2	6	21	398	27
Total revenues	1,178,001	1,167,204	1,288,731	1,285,551	1,430,259
Expenditures					
Current:					
Professional fees	4,847	5,658	4,089	2,361	1,435
Contracted services	33,128	33,269	31,907	33,311	31,793
Other expenditures	12,362	15,834	14,385	11,658	11,779
Debt service:					
Principal retirement	650,000	630,000	655,000	555,000	1,660,000
Interest and fees	370,878	389,764	425,875	578,091	567,775
Debt issuance costs	-	-	340,075	1,257	179,062
Debt defeasance	-	-	6,000	-	68,000
Total expenditures	1,071,215	1,074,525	1,477,331	1,181,678	2,519,844
Excess (Deficiency) of Revenues Over Expenditures	106,786	92,679	(188,600)	103,873	(1,089,585)
Other Financing Sources (Uses)					
Interfund transfers in	-	-	-	-	881,646
General obligation bonds issued	-	-	8,315,000	-	4,160,000
Discount on debt issued	-	-	(5,767)	-	-
Premium on debt issued	-	-	165,812	-	108,317
Deposit with escrow agent	-	-	(8,134,970)	-	(4,084,547)
Total other financing sources	0	0	340,075	0	1,065,416
Excess (Deficiency) of Revenues and Other Financing Sources Over Expenditures and Other Financing Uses	106,786	92,679	151,475	103,873	(24,169)
Fund Balance, Beginning of Year	1,297,974	1,205,295	1,053,820	949,947	974,116
Fund Balance, End of Year	$ 1,404,760	$ 1,297,974	$ 1,205,295	$ 1,053,820	$ 949,947

Percent of Fund Total Revenues				
2023	2022	2021	2020	2019
93.6 %	98.5 %	98.5 %	98.4 %	98.0 %
1.5	1.0	1.1	0.5	1.1
4.9	0.5	0.4	1.1	0.9
0.0	0.0	0.0	0.0	0.0
100.0	100.0	100.0	100.0	100.0
0.4	0.5	0.3	0.2	0.1
2.8	2.8	2.5	2.6	2.2
1.0	1.4	1.1	0.9	0.8
55.2	54.0	50.8	43.1	116.1
31.5	33.4	33.0	45.0	39.7
-	-	26.4	0.1	12.5
-	-	0.5	-	4.8
90.9	92.1	114.6	91.9	176.2
9.1 %	7.9 %	(14.6) %	8.1 %	(76.2) %

Harris County Municipal Utility District No. 284,
of Harris County, Texas
Board Members, Key Personnel and Consultants
Year Ended August 31, 2023

Complete District mailing address:	Harris County Municipal Utility District No. 284, of Harris County, Texas 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):	January 3, 2023
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
Jake Stanley	Elected 05/22-05/26	$ 3,884	$ 378	President
Nancy Hanson	Elected 05/22-05/26	1,942	0	Vice President
Sylvia Lagunas Garza	Elected 05/22-05/26	3,363	357	Secretary
John Smith	Appointed 01/23-05/24	1,342	0	Assistant Secretary
Wayne Lapham	Elected 05/20-05/24	600	0	Director
P. John Burke	Elected 05/20-01/23	150	0	Resigned

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

Harris County Municipal Utility District No. 284, of Harris County, Texas

Board Members, Key Personnel and Consultants (Continued)

Year Ended August 31, 2023

Consultants	Date Hired	Fees and Expense Reimbursements	Title
FORVIS, LLP	08/28/00	$ 22,000	Auditor
Harris Central Appraisal District	Legislative Action	14,590	Appraiser
Municipal Accounts & Consulting, L.P.	04/01/03	57,073	Bookkeeper
Perdue, Brandon, Fielder, Collins & Mott, L.L.P.	03/06/01	4,847	Delinquent Tax Attorney
Rathmann & Associates, L.P.	03/04/97	0	Financial Advisor
Schwartz, Page & Harding, L.L.P.	10/11/85	124,800	General Counsel
Sherrington-Humble, LLC	05/04/99	67,447	Engineer
Si Environmental, LLC	06/01/12	465,534	Operator
Wheeler & Associates, Inc.	05/14/86	27,072	Tax Assessor/ Collector

Investment Officers			
Mark M. Burton and Ghia Lewis	02/07/03	N/A	Bookkeepers

APPENDIX C

SPECIMEN OF MUNICIPAL BOND INSURANCE POLICY

ASSURED GUARANTY MUNICIPAL

MUNICIPAL BOND INSURANCE POLICY

ISSUER:

BONDS: $ in aggregate principal amount of

Policy No: -N

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