

**HARRIS COUNTY MUNICIPAL  
UTILITY DISTRICT NO. 561**  
(Harris County, Texas)

**PRELIMINARY OFFICIAL STATEMENT**  
**DATED: DECEMBER 12, 2024**

**\$4,000,000**  
**UNLIMITED TAX ROAD BONDS**  
**SERIES 2025**

**BIDS DUE: 11:00 A.M., HOUSTON TIME**  
**BONDS AWARDED: 1:00 P.M., HOUSTON TIME**  
**THURSDAY, JANUARY 9, 2025**  
**HOUSTON, TEXAS**





**PRELIMINARY OFFICIAL STATEMENT DATED DECEMBER 12, 2024**

*IN THE OPINION OF BOND COUNSEL, UNDER EXISTING LAW, INTEREST ON THE BONDS IS EXCLUDABLE FROM GROSS INCOME FOR FEDERAL INCOME TAX PURPOSES AND INTEREST ON THE BONDS IS NOT SUBJECT TO THE ALTERNATIVE MINIMUM TAX ON INDIVIDUALS; HOWEVER, SUCH INTEREST IS TAKEN INTO ACCOUNT IN DETERMINING THE ANNUAL ADJUSTED FINANCIAL STATEMENT INCOME OF APPLICABLE CORPORATIONS FOR THE PURPOSE OF DETERMINING THE ALTERNATIVE MINIMUM TAX IMPOSED ON CORPORATIONS. SEE "TAX MATTERS" FOR A DISCUSSION OF BOND COUNSEL'S OPINION.*

*The District will designate the Bonds as "qualified tax-exempt obligations." See "TAX MATTERS - Qualified Tax-Exempt Obligations."*

**NEW ISSUE - Book-Entry Only**

**Moody's Investors Service, Inc. (Underlying)... "Baa3"  
See "SALE AND DISTRIBUTION OF THE BONDS - Municipal  
Bond Insurance and Ratings" herein**

**\$4,000,000  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 561  
(A Political Subdivision of the State of Texas located within Harris County, Texas)  
UNLIMITED TAX ROAD BONDS, SERIES 2025**

**Dated: February 1, 2025**

**Due: September 1, as shown on  
the inside cover**

**Interest Accrual Date: Date of Delivery**

Principal of the above bonds (the "Bonds") is payable by the paying agent/registrar, initially, The Bank of New York Mellon Trust Company, N. A., currently in Houston, 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 February 13, 2025) (the "Date of Delivery"), and is payable on September 1, 2025, and on each March 1 and September 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 maturing on and after September 1, 2031, are subject to redemption prior to maturity at the option of Harris County Municipal Utility District No. 561 (the "District"), as a whole or in part, on September 1, 2030, or any date thereafter, at a price equal to the principal amount thereof 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 in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York ("DTC"), which will act as securities depository for the Bonds. Beneficial owners of the Bonds will not receive physical certificates representing the Bonds, but will receive a credit balance on the books of the nominees of such beneficial owners. So long as Cede & Co. is the registered owner of the Bonds, the principal of and interest on the Bonds will be paid by the Paying Agent directly to DTC, which will, in turn, remit such principal and interest to its participants for subsequent disbursement to the beneficial owners of the Bonds as described herein. See "THE BONDS – Book-Entry- Only System."

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**See Maturity and Pricing Schedule on the inside cover**

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The Bonds constitute the second series of bonds issued by the District for the purpose of acquiring and constructing roads (the "Road System") to serve the District. The District has also issued three series of bonds for the purpose of acquiring and constructing a waterworks, sanitary sewer and storm drainage system (the "Utility System") to serve the District. THE BONDS ARE SUBJECT TO SPECIAL INVESTMENT CONSIDERATIONS DESCRIBED HEREIN. SEE "INVESTMENT CONSIDERATIONS." Voters in the District have authorized a total of \$161,505,000 principal amount of bonds for the purpose of acquiring and constructing the Utility System and refunding of such bonds, \$19,620,000 principal amount of unlimited tax bonds for recreational facilities and refunding of such bonds, and \$68,387,000 principal amount of unlimited tax bonds for the purpose of acquiring and constructing the Road System and refunding of such bonds. Following the issuance of the Bonds, \$139,430,000 principal amount of bonds for the purpose of acquiring and constructing the Utility System and refunding of such bonds, \$19,620,000 principal amount of unlimited tax bonds for recreational facilities and refunding of such bonds, and \$57,787,000 principal amount of unlimited tax bonds for the purpose of acquiring and constructing the Road System and refunding of such bonds authorized by the District's voters will remain unissued. See "THE BONDS – Issuance of Additional Debt."

The Bonds, when issued, constitute valid and binding obligations of the District, and 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 of Payment." Neither the State of Texas, the City of La Porte, Texas, Harris County, Texas, nor any political subdivision other than the District shall be obligated to pay the principal of and interest on the Bonds. Neither the faith and credit nor the taxing power of the State of Texas, the City of La Porte, Texas, or Harris County, Texas is pledged to the payment of the principal of and interest on the Bonds.

The Bonds are offered when, as and if issued by the District, subject among other things to the approval of the Attorney General of Texas and of Allen Boone Humphries Robinson LLP, Houston, Texas, Bond Counsel. Delivery of the Bonds through the facilities of DTC is expected on or about February 13, 2025.

This Preliminary Official Statement and the information contained herein are subject to completion or amendment. These securities may not be sold nor may offers to buy be accepted prior to the time the Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy nor shall there be any sale of these securities in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction.

## MATURITY SCHEDULE

CUSIP Prefix (a): 41429V

<u>Maturity (September 1)</u>	<u>Principal Amount</u>	<u>Interest Rate</u>	<u>Initial Reoffering Yield (b)</u>	<u>CUSIP Suffix (a)</u>
2028	\$85,000			
2029	95,000			
2030	100,000			
2031 (c)	110,000			
2032 (c)	115,000			
2033 (c)	120,000			
2034 (c)	120,000			
2035 (c)	125,000			
2036 (c)	130,000			
2037 (c)	135,000			
2038 (c)	140,000			
2039 (c)	145,000			
2040 (c)	155,000			
2041 (c)	160,000			
2042 (c)	165,000			
2043 (c)	170,000			
2044 (c)	180,000			
2045 (c)	185,000			
2046 (c)	195,000			
2047 (c)	205,000			
2048 (c)	210,000			
2049 (c)	225,000			
2050 (c)	230,000			
2051 (c)	245,000			
2052 (c)	255,000			

- (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 Underwriter (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 Underwriter. Initial reoffering yields represent the initial offering price to the public which has been established by the Underwriter for public offerings, and which subsequently may be changed.
- (c) Subject to optional redemption as described on front cover.

**TABLE OF CONTENTS**

USE OF INFORMATION IN OFFICIAL STATEMENT .....4

SALE AND DISTRIBUTION OF THE BONDS .....4

Award of the Bonds.....4

Marketability .....5

Securities Laws .....5

Municipal Bond Insurance and Ratings .....5

BOND INSURANCE RISK FACTORS .....6

OFFICIAL STATEMENT SUMMARY .....7

SELECTED FINANCIAL INFORMATION .....13

INTRODUCTION .....15

THE BONDS .....15

General .....15

Payment Record .....15

Book-Entry-Only System .....16

Use of Certain Terms in Other Sections of this Official Statement.....17

Record Date.....18

Assignments, Transfers and Exchanges .....18

Redemption Provisions .....18

Replacement of Registrar .....18

Authority for Issuance.....19

Source of Payment .....19

Funds .....19

Issuance of Additional Debt.....19

No Arbitrage.....20

Dissolution .....21

Consolidation .....21

Registered Owners' Remedies .....21

Bankruptcy Limitation to Registered Owners' Rights .....21

Legal Investment and Eligibility to Secure Public Funds in Texas .....22

Defeasance .....22

Use and Distribution of Bond Proceeds .....23

THE DISTRICT .....24

Authority .....24

Description .....25

Management of the District.....25

DEVELOPMENT OF THE DISTRICT .....26

DEVELOPERS, HOME BUILDERS AND OTHER PRINCIPAL LAND OWNERS.....27

BUILDERS.....28

FUTURE DEVELOPMENT .....28

AERIAL PHOTOGRAPH OF THE DISTRICT .....30

PHOTOGRAPHS TAKEN WITHIN THE DISTRICT.....31

PHOTOGRAPHS TAKEN WITHIN THE DISTRICT.....32

DISTRICT DEBT.....33

Debt Service Requirement Schedule .....33

Bonded Indebtedness.....34

Estimated Direct and Overlapping Debt Statement.....35

Debt Ratios .....36

TAX DATA.....36

Debt Service Tax .....36

Tax Rate Limitation .....36

Maintenance Tax .....	36
Historical Values and Tax Collection History .....	37
Tax Rate Distribution .....	37
Analysis of Tax Base.....	38
Principal 2024 Taxpayers.....	39
Tax Exemption .....	39
Additional Penalties .....	39
Tax Rate Calculations .....	39
Estimated Overlapping Taxes .....	40
<b>TAXING PROCEDURES .....</b>	<b>41</b>
Authority to Levy Taxes.....	41
Property Tax Code and County-Wide Appraisal District.....	41
Property Subject to Taxation by the District .....	42
Tax Abatement .....	43
Valuation of Property for Taxation .....	43
District and Taxpayer Remedies .....	44
Levy and Collection of Taxes.....	44
Rollback of Operation and Maintenance Tax Rate.....	45
Additional Penalties .....	46
District's Rights in the Event of Tax Delinquencies.....	46
<b>THE UTILITY SYSTEM.....</b>	<b>46</b>
Regulation .....	46
Description .....	46
Water Supply.....	47
Wastewater Treatment.....	47
Subsidence and Conversion to Surface Water Supply .....	47
100-Year Flood Plain .....	48
<b>THE ROAD SYSTEM .....</b>	<b>48</b>
<b>INVESTMENT CONSIDERATIONS .....</b>	<b>48</b>
General .....	48
Factors Affecting Taxable Values and Tax Payments.....	49
Tax Collection Limitations.....	51
Registered Owners' Remedies and Bankruptcy.....	51
Marketability .....	52
Future Debt.....	52
Competitive Nature of Houston Single-Family Residential Housing and Apartment Markets.....	53
Continuing Compliance with Certain Covenants .....	53
Approval of the Bonds .....	53
Environmental Regulations .....	53
Tax Payment Installments after Disaster .....	55
Tropical Weather Events.....	55
Changes in Tax Legislation .....	56
Potential Effects of Oil Price Volatility on the Houston Area.....	56
<b>LEGAL MATTERS .....</b>	<b>56</b>
Legal Opinions .....	56
No-Litigation Certificate .....	57
<b>TAX MATTERS .....</b>	<b>57</b>
Tax Accounting Treatment of Original Issue Discount Bonds.....	58
Qualified Tax-Exempt Obligations .....	59
<b>NO MATERIAL ADVERSE CHANGE.....</b>	<b>59</b>
<b>OFFICIAL STATEMENT.....</b>	<b>60</b>
General .....	60
Experts.....	60
Certification as to Official Statement .....	60
Updating of Official Statement .....	60

CONTINUING DISCLOSURE OF INFORMATION.....	61
Annual Reports.....	61
Event Notices .....	61
Availability of Information .....	62
Limitations and Amendments .....	62
Compliance With Prior Undertakings .....	62
Official Statement “Deemed Final” .....	62

APPENDIX A - LOCATION MAP  
APPENDIX B - FINANCIAL REPORT

## 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, orders, resolutions, contracts, audits, and engineering and other related reports set forth in the 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 Financial Advisor.

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 Underwriter (as hereinafter defined), and thereafter only as described under "OFFICIAL STATEMENT - Updating of Official Statement."

Neither the District nor the Underwriter makes 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.

## SALE AND DISTRIBUTION OF THE BONDS

### Award of the Bonds

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



## **Marketability**

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

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.

## **Municipal Bond Insurance and Ratings**

Applications have been made to Assured Guaranty Inc. (“AG”) and Build America Mutual Assurance Company (“BAM”) to issue a commitment for municipal bond guaranty insurance on the Bonds. The purchase of such insurance, if available, and payment of all associated costs, including the premium charged by the insurer, and fees charged by any rating companies other than Moody’s Investors Service, Inc. (“Moody’s”), will be at the option and expense of the Underwriter. The Underwriter understands, by submission of its bid, that the Underwriter is solely responsible for the selection of any insurer and for all negotiations with (i) the insurer as to the premium to be paid, and (ii) the insurer and any and all rating companies as to selection of such rating companies, the ratings to be assigned the Bonds as a consequence of the issuance of the municipal bond insurance policy, and the payment of fees in connection with such ratings except the Moody’s rating fees as described below. Moody’s has assigned an underlying rating of “Baa3” to the Bonds. If the Underwriter chooses to purchase municipal bond insurance on the Bonds, separate rating(s), including a rating by Moody’s, may at the election of the Underwriter be assigned the Bonds based upon the understanding that upon delivery of the Bonds an insurance policy insuring the timely payment of the principal of and interest on the Bonds will be issued by the insurer. The District will pay the cost of both the underlying rating of Moody’s and the Moody’s rating associated with the insurance policy issued relating to the Bonds, if the latter is elected to be used by the Underwriter. As is stated in this Preliminary Official Statement under the caption “NO MATERIAL ADVERSE CHANGE,” if the Underwriter elects to purchase municipal bond guaranty insurance on the Bonds, 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.

## **BOND INSURANCE RISK FACTORS**

As is stated above under the caption “SALE AND DISTRIBUTION OF THE BONDS - Municipal Bond Insurance and Ratings,” an application has been made to insurers to issue a commitment for municipal bond guaranty insurance on the Bonds. In the event of default of the payment of principal of or interest on the Bonds when all or some become due, any owner of the Bonds shall have a claim under the municipal bond guaranty insurance policy (the “Policy”) for such payments.

In the event that an insurer is unable to make payment of principal and interest on the Bonds as such payments become due under the Policy, the Bonds are payable solely from the moneys received pursuant to the applicable bond documents. In the event that an insurer becomes obligated to make payments with respect to the Bonds, no assurance is given that such event would 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 any such insurer and its claims paying ability. An 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 an insurer and the ratings on bonds insured by any such insurer, including the Bonds, would not be subject to downgrade. Such event could adversely affect the market price of the Bonds or the marketability (liquidity) for the Bonds.

The obligations of an insurer are contractual obligations and in an event of default by any such 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 any potential insurer of the Bonds and no assurance or representation regarding the financial strength or projected financial strength of any potential insurer is made by either the District or the Underwriters. Therefore, 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 any potential insurer, particularly over the life of the investment. See “Municipal Bond Insurance and Ratings” above for further information regarding the District’s application for municipal bond guaranty insurance on the Bonds.

**OFFICIAL STATEMENT SUMMARY**

The following summary of certain information contained herein is qualified in its entirety by the detailed information and financial statements appearing elsewhere in this Official Statement. The reader should refer particularly to sections that are indicated for more complete information.

**THE BONDS**

The Issuer .....	Harris County Municipal Utility District No. 561 (the “District”) is a political subdivision of the State of Texas located within Harris County, Texas. See “THE DISTRICT - Authority.”
Description .....	\$4,000,000 Unlimited Tax Road Bonds, Series 2025, are dated February 1, 2025, and mature on September 1 in the years and principal amounts shown on the inside cover page of this Official Statement. Interest on the Bonds accrues from the Date of Delivery (as defined herein), and is payable on September 1, 2025, and on each March 1 and September 1 thereafter until maturity or prior redemption. The Bonds are issued in fully registered form and will be issued in denominations of \$5,000 of principal amount or integral multiples thereof. The Bonds maturing on and after September 1, 2031, are subject to redemption, in whole or in part, prior to their scheduled maturities, on September 1, 2030, 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. See “THE BONDS.”
Book-Entry-Only System .....	The definitive 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 “THE BONDS - Book-Entry-Only System”).
Source of Payment .....	Principal of and interest on the Bonds and the Outstanding Bonds (hereinafter defined) are 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. See “THE BONDS - Source of Payment,” “TAX DATA - Tax Rate Calculations,” and “INVESTMENT CONSIDERATIONS - Factors Affecting Taxable Values and Tax Payments.”

Use of Proceeds . . . . .

Proceeds of the sale of the Bonds will be used by the District to pay (a) the cost of acquisition or construction of a road system (the "Road System") serving Morgan's Landing, Sections 4, 5, 7 and Collector Road, and Bay Area Boulevard, and (b) capitalized interest, bond issuance costs, legal fees, fiscal agent's fees, and fees to the Attorney General of Texas. See "THE BONDS - Use and Distribution of Bond Proceeds."

Payment Record . . . . .

The Bonds constitute the second series of bonds issued by the District for the purpose of acquiring and constructing the Road System to serve the District. The District issued Unlimited Tax Road Bonds, Series 2023A (the "Series 2023A Road Bonds") for the purpose of acquiring and constructing the Road System to serve the District. The District has also issued Unlimited Tax Bonds, Series 2021 (the "Series 2021 Bonds"), Unlimited Tax Bonds, Series 2022 (the "Series 2022 Bonds") and Unlimited Tax Bonds, Series 2023 (the "Series 2023 Bonds") for the purpose of acquiring and constructing a waterworks, sanitary sewer and storm drainage system (the "Utility System") to serve the District. Collective reference is made in this Official Statement to the District's prior issued bonded indebtedness 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 aggregate principal amount of the Prior Bonds that had not been previously retired by the District was \$28,315,000 (collectively, the "Outstanding Bonds"), and after issuance of the Bonds, the aggregate principal amount of the District's bonded indebtedness, including the Bonds, will be \$32,315,000.

Authorized But Unissued Bonds . . . . .

\$139,430,000 principal amount of bonds for the purpose of acquiring and constructing the Utility System and refunding of such bonds, \$19,620,000 principal amount of unlimited tax bonds for recreational facilities and refunding of such bonds, and \$57,787,000 principal amount of unlimited tax bonds for the purpose of acquiring and constructing the Road System and refunding of such bonds will remain authorized but unissued after issuance of the Bonds. See "THE BONDS - Authority for Issuance" and - "Issuance of Additional Debt." In addition to the components of the Utility System and Road System that the District has financed with the proceeds of the Prior Bonds and the components of the Road System that the District is financing with the proceeds of the Bonds, the District expects to finance the acquisition or construction of additional components of the Utility System, Road System, and recreational facilities with the proceeds of bonds, if any, to be issued by the District in the future. The District's Engineer estimates that the currently authorized but unissued bonds for water, sewer, and drainage facilities will be sufficient to finance all such facilities needed to serve the entire District. See "THE BONDS - Issuance of Additional Debt" and - " Use and Distribution of Bond Proceeds," "FUTURE DEVELOPMENT," "THE UTILITY SYSTEM," and "INVESTMENT CONSIDERATIONS - Future Debt."

Municipal Bond Insurance and Ratings . . . . .

Applications have been made to Assured Guaranty Inc. (“AG”) and Build America Mutual Assurance Company (“BAM”) to issue a commitment for municipal bond guaranty insurance on the Bonds. The purchase of such insurance, if available, and payment of all associated costs, including the premium charged by the insurer, and fees charged by any rating companies other than Moody’s Investors Service, Inc. (“Moody’s”), will be at the option and expense of the Underwriter. The Underwriter understands, by submission of its bid, that the Underwriter is solely responsible for the selection of any insurer and for all negotiations with (i) the insurer as to the premium to be paid, and (ii) the insurer and any and all rating companies as to selection of such rating companies, the ratings to be assigned the Bonds as a consequence of the issuance of the municipal bond insurance policy, and the payment of fees in connection with such ratings except the Moody’s rating fees as described below. Moody’s has assigned an underlying rating of “Baa3” to the Bonds. If the Underwriter chooses to purchase municipal bond insurance on the Bonds, separate rating(s), including a rating by Moody’s, may at the election of the Underwriter be assigned the Bonds based upon the understanding that upon delivery of the Bonds an insurance policy insuring the timely payment of the principal of and interest on the Bonds will be issued by the insurer. The District will pay the cost of both the underlying rating of Moody’s and the Moody’s rating associated with the insurance policy issued relating to the Bonds, if the latter is elected to be used by the Underwriter. As is stated in this Preliminary Official Statement under the caption “NO MATERIAL ADVERSE CHANGE,” if the Underwriter elects to purchase municipal guaranty insurance on the Bonds, 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.

Bond Counsel . . . . .

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

Disclosure Counsel . . . . .

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

Qualified Tax-Exempt Obligations . . . . .

The District will designate 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.”

THE DISTRICT

Description .....

Harris County Municipal Utility District No. 561, a political subdivision of the State of Texas, was created by the Texas Commission on Environmental Quality (the "TCEQ") on January 10, 2019, and operates pursuant to Chapters 49 and 54 of the Texas Water Code. The District contains approximately 234.65 acres of land. The District is located entirely within the corporate boundaries of the City of La Porte, Texas. All of the District is located within Harris County, Texas. The District is located approximately 20 miles east of the central business district of the City of Houston. The District is located entirely within the La Porte Independent School District. The District is located south of State Highway 225 on the west side of State Highway 146. See "THE DISTRICT - Authority" and - "Description," "AERIAL PHOTOGRAPH OF THE DISTRICT," and "APPENDIX A - LOCATION MAP."

Development of the District. ....

As of December 1, 2024, the District contained 646 fully developed single-family residential lots on which 639 homes have been constructed. According to the District's Engineer, underground water distribution, wastewater collection, and storm drainage/detention facilities and street paving have been completed to serve the 646 single family residential lots located in Morgan's Landing Phase I, Sections 1 through 5, Morgan's Landing Phase II, Sections 6 through 8, Morgan's Landing Phase III, Sections 9 through 11, 14 and 15 and Morgan's Landing Phase IV, Sections 12 and 13 (approximately 177.3 total acres) in the District as is delineated in the chart that appears in this Official Statement under the caption "DEVELOPMENT OF THE DISTRICT." In addition, Domain Morgan's Landing, a 350-unit apartment complex consisting of 12 residential buildings and a clubhouse, has been constructed on approximately 18 acres of land located within the District. CSRP (defined below) owns approximately 9 acres located within the District on which it anticipates constructing an approximate 270,000 square foot senior living facility comprising independent living (158 units), assisted living (50 units), and memory care (32 units). The District cannot represent whether or when such construction will be initiated. CSRP owns an additional approximately 1.51 acres located within the District that are available for future commercial development. The balance of the land located in the District is contained within easements, rights of way, detention ponds, or is otherwise not available for future development. See "Developers, Homebuilders and Other Principal Land Owners" and "FUTURE DEVELOPMENT."

Developers, Home Builders and Other Principal Land Owners. ....

The developers of Morgan's Landing located within the District, Beazer Homes Texas, L.P. ("Beazer Homes") and Taylor Morrison of Texas, Inc. ("Taylor Morrison"), have completed the development of 646 single-family residential lots that have been subdivided as Morgan's Landing Phase I,

Sections 1 through 5, Morgan’s Landing Phase II, Sections 6 through 8, Morgan’s Landing Phase III, Sections 9 through 11, 14 and 15, and Morgan’s Landing Phase IV, Sections 12 and 13. Beazer Homes and Taylor Morrison paid equal amounts for undivided interests in the land that has been developed as the above-referenced sections. As the development of such single-family residential lots has been undertaken, Beazer Homes and Taylor Morrison have each paid one-half of the costs of the development thereof and each has taken title to one-half of such fully-developed single-family residential lots for home building purposes. Beazer Homes has completed home construction on all of its lots and conveyed all of such homes to home purchasers. Beazer Homes and Taylor Morrison own no additional land located within the District.

Beazer Homes and Taylor Morrison are sometimes together referred to herein as the “Developers” or “Builders.” The Builders have constructed and will construct homes in Morgan’s Landing as is described in this Official Statement under the caption ”BUILDERS” and in the chart that appears under the caption “DEVELOPMENT OF THE DISTRICT.”

CityStreet Residential Partners (“CSRP”), a related entity of Domain at Morgan’s Landing LP (“Domain”), both of whose general partner is City Street GP, LLC, has completed the construction of Domain Morgan’s Landing, a 350-unit apartment complex consisting of 12 residential buildings and a clubhouse on approximately 18 acres of land located within the District, which has been sold to Domain JV LLC. CSRP owns approximately 9 acres located within the District on which it anticipates constructing an approximate 270,000 square foot senior living facility comprising independent living (158 units), assisted living (50 units), and memory care (32 units). The District cannot represent whether or when such construction will be initiated. CSRP owns an additional approximately 1.51 acres located within the District that are available for future commercial development. However, since CSRP has no obligation to the District to develop such remaining approximately 1.51 acres of land within the District, the District cannot represent that the development of such acreage will be undertaken.

Builders .....

Beazer Homes has constructed homes in Morgan’s Landing that range in size from approximately 1,698 to 2,877 square feet of living area and in sales price from approximately \$317,193 to \$479,366. Taylor Morrison Homes has and will construct homes in Morgan’s Landing that range in size from approximately 1,532 to 4,112 square feet of living area and in sales price from approximately \$301,990 to \$429,990. Taylor Morrison Homes may change the types, sizes and sales prices of the homes which it chooses to construct within the District entirely within its discretion, or may suspend home construction activity entirely.

## **INVESTMENT CONSIDERATIONS**

THE BONDS ARE SUBJECT TO SPECIAL INVESTMENT CONSIDERATIONS AS SET FORTH IN THIS OFFICIAL STATEMENT. PROSPECTIVE PURCHASERS SHOULD CAREFULLY EXAMINE THE ENTIRE OFFICIAL STATEMENT BEFORE MAKING THEIR INVESTMENT DECISIONS, ESPECIALLY THE PORTION OF THE OFFICIAL STATEMENT ENTITLED "INVESTMENT CONSIDERATIONS."



**SELECTED FINANCIAL INFORMATION**  
(Unaudited)

2024 Assessed Valuation .....	\$ 272,441,095 (a)
(As of January 1, 2024)	
See "TAX DATA" and "TAXING PROCEDURES"	
Direct Debt:	
Outstanding Bonds .....	\$ 28,315,000
The Bonds.....	\$ <u>4,000,000</u>
Total .....	\$ 32,315,000 (b)
Estimated Overlapping Debt .....	\$ <u>12,329,470</u>
Total Direct and Estimated Overlapping Debt .....	\$ <u>44,644,470</u>
Direct Debt Ratio	
: as a percentage of 2024 Assessed Valuation.....	11.86 %
Direct and Overlapping Debt Ratio	
: as a percentage of 2024 Assessed Valuation.....	16.39 %
Utility System Debt Service Fund Balance as of October 10, 2024 .....	\$ 1,302,695 (c)
Road System Debt Service Fund Balance as of Delivery of the Bonds .....	\$ 928,848 (c)
General Fund Balance as of October 10, 2024 .....	\$ 1,203,155
2024 Tax Rate per \$100 of Assessed Valuation	
Debt Service Tax – Utility System.....	\$ 0.29
Debt Service Tax – Road System.....	0.14
Maintenance Tax.....	<u>0.33</u>
Total .....	\$ 0.76 (d)
Average Percentage of Total Tax Collections (2019 - 2023) as of November 30, 2024 .....	99.82 %
Average Annual Debt Service Requirements on the Bonds and the Outstanding Bonds (2026-2052) .....	\$ 1,821,142
Maximum Annual Debt Service Requirements on the Bonds and the Outstanding Bonds (2051).....	\$ 1,837,625
Tax Rate per \$100 of Assessed Valuation Required to Pay Average Annual Debt Service Requirements on the Bonds and the Outstanding Bonds (2026-2052) at 95% Tax Collections	
Based Upon 2024 Assessed Valuation.....	\$ 0.71
Tax Rate per \$100 of Assessed Valuation Required to Pay Maximum Annual Debt Service Requirements on the Bonds and the Outstanding Bonds (2051) at 95% Tax Collections	
Based Upon 2024 Assessed Valuation.....	\$ 0.72

Completed Multi-Family Residential – 350-unit Domain Morgan’s Landing Apartments  
Including a Clubhouse

- (a) As of January 1, 2024, and comprises the District's 2024 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”). Such sum includes certain values which have not been certified by the Appraisal Review Board, including the value of certain properties which has been proposed by the Appraisal District but protested by the owners thereof to the Appraisal District and the value of certain properties not under protest but not yet certified. The Appraisal District’s “Estimated Final Taxable Value with Hearing Loss” of such protested properties is \$41,488, which total is included in the amount of \$272,441,095. The Appraisal District has proposed the valuation of such protested properties to be \$52,346. The Appraisal District’s estimate of the total taxable value of taxable property not under protest and not yet included on the certified appraisal roll is \$1,055,831, which total is also included in the amount of \$272,441,095. The District is unable to predict the amount of the District’s final 2024 Assessed Valuation. Such final 2024 Assessed Valuation will not be determined until the valuation of all taxable property located within the District is certified by the Appraisal Review Board for 2024.
- (b) In addition to the components of the Utility System and Road System that the District has financed with the proceeds of the Prior Bonds and the components of the Road System that the District is financing with the proceeds of the Bonds, the District expects to finance the acquisition or construction of additional components of the Utility System, Road 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 - “Use and Distribution of Bond Proceeds,” “FUTURE DEVELOPMENT,” “THE UTLITY SYSTEM” and “INVESTMENT CONSIDERATIONS - Future Debt.”
- (c) Neither Texas law nor the Bond Resolution requires the District to maintain any particular sum in the Utility System Debt Service Fund or the Road System Debt Service Fund. Such Utility System Debt Service Fund and Road System Debt Service Fund balances give effect to the payment by the District of its debt service requirements on the Outstanding Bonds that were due for 2024. The District will capitalize the amount of \$300,000 from the proceeds of the sale of the Bonds and deposit such sum in the Road System Debt Service Fund upon the delivery of the Bonds. The Utility System Debt Service Fund is not pledged to the Bonds or any bonds issued for the Road System, and the Road System Debt Service Fund (defined herein) will not be pledged to the Outstanding Bonds issued for the Utility System or recreational facilities. See “THE BONDS – Source of Payment” herein. The initial payment on the Bonds, consisting of an interest payment thereon, is due on September 1, 2025.
- (d) The District levied a tax rate of \$0.76 per \$100 of Assessed Valuation for 2024, consisting of utility debt service, road debt service and maintenance tax components of \$0.29, \$0.14 and \$0.33 per \$100 of Assessed Valuation, respectively. As is enumerated in this Official Statement under the caption “TAX DATA - Estimated Overlapping Taxes,” the aggregate of the 2024 tax levies of all overlapping taxing units which levy taxes upon property located in the District, plus the District’s 2024 tax rate, is \$3.207457 per \$100 of Assessed Valuation. Such aggregate levies are higher than the aggregate tax levies of many 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. See “INVESTMENT CONSIDERATIONS - Factors Affecting Taxable Values and Tax Payments.”

**\$4,000,000**  
**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 561**  
**UNLIMITED TAX ROAD BONDS**  
**SERIES 2025**

**INTRODUCTION**

This Official Statement provides certain information with respect to the issuance by Harris County Municipal Utility District No. 561 (the “District”) of its Unlimited Tax Road Bonds, Series 2025 (the “Bonds”). The Bonds are issued pursuant to Article III, Section 52 of the Texas Constitution, the general laws of the State of Texas, including particularly Chapters 49 and 54, Texas Water Code, as amended, an election held within the District, and a resolution authorizing issuance of the Bonds (the “Bond Resolution”) adopted by the Board of Directors of the District (the “Board”).

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

**THE BONDS**

**General**

The following is a description of some of the terms and conditions of the Bonds, which description is qualified in its entirety by reference to the Bond Resolution of the Board of Directors of the District (the “Board”) authorizing the issuance of the Bonds. A copy of the Bond Resolution may be obtained from the District upon written request made to the District’s Financial Advisor, Rathmann & Associates, L.P., 8584 Katy Freeway, Suite 250, Houston, Texas 77024.

The Bonds are dated February 1, 2025. Interest accrues from the date of initial delivery (the “Date of Delivery”), at the rates shown on the inside cover hereof, and is payable on September 1, 2025, and on each March 1 and September 1 thereafter until the earlier of stated maturity or redemption. The Bonds are fully registered bonds maturing on September 1 of the years shown under “MATURITY SCHEDULE” on the inside cover page of this Official Statement. Principal of the Bonds will be payable by the paying agent/registrars, initially, The Bank of New York Mellon Trust Company, N.A., Houston, Texas, or any successor paying agent/registrars (the “Paying Agent/Registrar,” “Paying Agent” or “Registrar”).

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

**Payment Record**

The Bonds constitute the second series of bonds issued by the District for the purpose of acquiring and constructing the Road System to serve the District. The District issued Unlimited Tax Road Bonds, Series 2023A (the “Series 2023A Road Bonds”) for the purpose of acquiring and constructing the Road System to serve the District. The District has also issued Unlimited Tax Bonds, Series 2021 (the “Series 2021 Bonds”), Unlimited Tax Bonds, Series 2022 (the

“Series 2022 Bonds”) and Unlimited Tax Bonds, Series 2023 (the “Series 2023 Bonds”) for the purpose of acquiring and constructing a waterworks, sanitary sewer and storm drainage system (the “Utility System”) to serve the District. Collective reference is made in this Official Statement to the District’s prior issued bonded indebtedness 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 aggregate principal amount of the Prior Bonds that had not been previously retired by the District was \$28,315,000 (collectively, the “Outstanding Bonds”), and after issuance of the Bonds, the aggregate principal amount of the District’s bonded indebtedness, including the Bonds, will be \$32,315,000.

### **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 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 rating of “AA+” from S&P Global Ratings. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at [www.dtcc.com](http://www.dtcc.com).

Purchases of Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC’s records. The ownership interest of each actual purchaser of each Bond (“Beneficial Owner”) is in turn to be recorded on the Direct and Indirect Participants’ records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations

providing details of the transaction as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

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

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

Redemption notices shall be sent to DTC. If less than all of the Bonds within 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 Paying Agent. 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 of Certain Terms in Other Sections of this Official Statement**

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 Participant acquires an interest in the Bonds, but (i) all rights of ownership must be exercised through DTC and the Book-Entry-Only System, and, (ii) except as described above, notices that are to be given to registered owners under the Bond Resolution will be given only to DTC.

## **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.

## **Assignments, Transfers and Exchanges**

In the event the book-entry-only system is discontinued, the Bonds may be transferred, registered, and assigned only on the registration books of the Registrar, and such registration and transfer shall be without expense or service charge to the Registered Owner, except for any tax or other governmental charges required to be paid with respect to such registration and transfer. A Bond may be assigned by the execution of an assignment form on the Bonds or by other instrument of transfer and assignment acceptable to the Registrar. At any time after the date of delivery of the Bonds to the Initial Purchaser, any Bond may be transferred or exchanged upon its presentment and surrender at the office of the Registrar, duly endorsed for transfer, or accompanied by an assignment duly executed by the Registered Owner. To the extent possible, new Bonds issued in an exchange or transfer of Bonds will be delivered to the Registered Owner or assignee of the owner in not more than three business days after the receipt of the request in proper form to transfer or exchange the Bonds. New Bonds registered and delivered in an exchange or transfer shall be in denominations of \$5,000 or any integral multiple thereof for any one maturity and for a like aggregate principal amount as the Bond or Bonds surrendered for exchange or transfer. Neither the District nor the Registrar is required (1) to transfer or exchange any Bond during a period beginning at the opening of business on a Record Date and ending at the close of business on the next succeeding interest payment date, or (2) to transfer or exchange any Bond selected for redemption in whole or in part within thirty (30) calendar days of the redemption date. The District has agreed to replace mutilated, destroyed, lost, or stolen Bonds upon surrender of the mutilated Bonds, on receipt of satisfactory evidence of such destruction, loss, or theft and receipt by the District and the Registrar of security or indemnity to keep them harmless. The District will require payment of taxes, governmental charges, and other expenses in connection with any such replacement.

## **Redemption Provisions**

The Bonds maturing on and after September 1, 2031, are subject to redemption and payment at the option of the District, in whole or from time to time in part, on September 1, 2030, or on any date thereafter, at a price equal to the principal amount thereof plus accrued interest to the date fixed for redemption. Notice of the exercise of the reserved right of redemption will be given at least thirty (30) days prior to the redemption date by sending such notice by first class mail to the Registered Owner of each Bond to be redeemed in whole or in part at the address shown on the bond register. If fewer than all of the Bonds are redeemed at any time, the particular maturity or maturities and amounts to be redeemed shall be selected by the District. If fewer than all of the Bonds within a maturity are to be redeemed, the Registrar shall designate by method of random selection the Bonds within such maturity to be redeemed (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 Bonds so called for redemption and issuance of a new Bond in the principal amount equal to the portion of such Bond not redeemed.

## **Replacement of Registrar**

Provision is made in the Bond Resolution for replacement of the Paying Agent/Registrar. If the Paying Agent/Registrar is replaced by the District, the new paying agent/registrar shall act in the same capacity as the previous Paying Agent/Registrar. In order to act as Paying Agent/Registrar for the Bonds, any paying agent/registrar selected by the District shall be a national or state banking institution, organized and doing business under the laws of the United States of America or of any State, authorized under such laws to exercise trust powers, and subject to supervision or examination by federal or state authority.

## **Authority for Issuance**

The Bonds constitute the second series of unlimited tax bonds for the Road System and for refunding such bonds authorized by District voters at an election held within the District for that purpose on November 5, 2020. The Bonds are issued by the District pursuant to the terms and provisions of the Bond Resolution; Article III, Section 52 of the Texas Constitution; and Chapters 49 and 54 of the Texas Water Code, as amended.

## **Source of Payment**

The Bonds and the Outstanding Bonds are payable from the proceeds of two separate annual ad valorem taxes, each without legal limitation as to rate or amount, levied against all taxable property located within the District. In the Bond Resolution, the District covenants to levy a sufficient tax to pay principal of and interest on the Bonds, with full allowance being made for delinquencies, costs of collections, Registrar fees, and Appraisal District fees. Tax proceeds, after deduction for collection costs, will be placed in the Road System Debt Service Fund and used solely to pay principal of and interest on the Bonds, and on additional bonds issued for road purposes payable from taxes which may hereafter be issued, and Registrar fees.

The Bonds are obligations of the District and are not the obligations of the State of Texas, Harris County, the City of La Porte, or any entity other than the District.

## **Funds**

The Bond Resolution confirms the District's fund for debt service on the Bonds and any additional unlimited tax bonds issued by the District for the Road System (the "Road System Debt Service Fund"). \$300,000 of capitalized interest on the Bonds will be deposited into the Road System Debt Service Fund upon the date of delivery of the Bonds. The Road System Debt Service Fund, which constitutes a trust fund for the benefit of the owners of the Bonds and any additional unlimited tax bonds issued by the District for the Road System, is to be kept separate from all other funds of the District, and is to be used for payment of debt service on the Bonds and any of the District's other duly authorized bonds issued for the Road System payable in whole or in part from taxes. Amounts on deposit in the Road System Debt Service Fund may also be used to pay the fees and expenses of the Paying Agent/ Registrar, to defray the expenses of assessing and collecting taxes levied for payment of interest on and principal of the Bonds and any additional bonds for the Road System payable in whole or in part from taxes, and to pay any tax anticipation notes issued, together with interest thereon, as such tax anticipation notes become due. Amounts on deposit in the Road System Debt Service Fund may not be used to pay debt service on bonds issued by the District for the Utility System and parks. Similarly, amounts on deposit in the District's Utility System Debt Service Fund may not be used to pay debt service on bonds issued for the Road System, including the Bonds.

## **Issuance of Additional Debt**

The District may issue additional bonds, with the approval of the TCEQ, necessary to provide improvements and facilities consistent with the purposes for which the District was created. Voters in the District have authorized a total of \$161,505,000 principal amount of bonds for the purpose of acquiring and constructing the Utility System and refunding of such bonds, \$19,620,000 principal amount of unlimited tax bonds for recreational facilities and refunding of such bonds, and \$68,387,000 principal amount of unlimited tax bonds for the purpose of acquiring and constructing the Road System and refunding of such bonds. Following the issuance of the Bonds, \$139,430,000 principal amount of bonds for the purpose of acquiring and constructing the Utility System and refunding of such bonds, \$19,620,000 principal amount of unlimited tax bonds for recreational facilities and refunding of such bonds, and \$57,787,000 principal amount of unlimited tax bonds for the purpose of acquiring and constructing the Road System and refunding of such bonds authorized by the District's voters will remain unissued. The Bond Resolution imposes no limitation on the amount of additional parity bonds which may be issued by the District (if authorized by the District's voters and approved by the Board and the TCEQ, where required).

In addition to the components of the Utility System and Road System that the District has financed with the proceeds of the Prior Bonds and the components of the Road System that the District is financing with the proceeds of the Bonds, the District expects to finance the acquisition or construction of additional components of the Utility System, Road System, and recreational facilities with the proceeds of bonds, if any, to be issued by the District in the future. See “THE BONDS - Authority for Issuance” and - “Issuance of Additional Debt” and “INVESTMENT CONSIDERATIONS - Future Debt.”

Based on present engineering cost estimates and anticipated development, in the opinion of the District's consulting engineer, Cobb Fendley & Associates, Inc. (the “Engineer”), the remaining \$139,430,000 authorized but unissued bonds for water, sewer and drainage facilities will be adequate to finance the extension of water, wastewater and storm drainage facilities and services to serve the entirety of the District at the full development thereof. See “DEVELOPMENT AND HOME CONSTRUCTION,” FUTURE DEVELOPMENT,” and “THE UTILITY SYSTEM.”

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

The District is authorized by statute to develop parks and recreational facilities, including the issuing of bonds payable from taxes for such purpose. Before the District could issue park bonds payable from taxes, the following actions would be required: (a) approval of the park project and bonds by the TCEQ; and (b) approval of the bonds by the Attorney General of Texas. If the District does issue park bonds, the outstanding principal amount of such bonds may not exceed an amount equal to one percent of the value of the taxable property in the District unless the District meets certain financial feasibility requirements under the TCEQ rules, in which case the outstanding principal amount of such bonds issued by the District may exceed an amount equal to one percent but not greater than three percent of the value of the taxable property in the District.

If additional debt obligations are issued in the future by the District, such issuance may increase gross debt/property ratios and might adversely affect the investment security of the Bonds. See “INVESTMENT CONSIDERATIONS - Future Debt.”

### **No Arbitrage**

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



## **Dissolution**

Under existing Texas law, since the District lies wholly within the corporate limits of the City of La Porte, Texas, the District may be dissolved by the City of La Porte, without the District's consent, subject to compliance by the City of La Porte with various requirements of Chapter 43 of the Texas Local Government Code, as amended. If the District is dissolved, the City of La Porte must assume the District's assets and obligations (including the Bonds) and abolish the District within 90 days of the date of dissolution. Dissolution of territory by the City of La Porte is a policy-making matter within the discretion of the Mayor and City Council of the City of La Porte; therefore, the District makes no representation that the City of La Porte will ever dissolve the District and assume its debt. Moreover, no representation is made concerning the ability of the City of La Porte to make debt service payments should dissolution occur.

## **Consolidation**

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

## **Registered Owners' Remedies**

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

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

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

The enforceability of the rights and remedies of the Registered Owners 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. Subject to the requirements of Texas law, the District may voluntarily proceed under Chapter 9 of the Federal Bankruptcy Code, 11 U.S.C. 901-946, if the District: (1) is generally authorized to file for federal bankruptcy protection by State law; (2) is insolvent or unable to meet its debts as they mature; (3) desires to effect a plan to adjust such debts; and (4) has either obtained the agreement of or negotiated in good faith with its creditors or is unable to negotiate with its creditors because negotiation is impracticable. Under Texas law, a municipal utility district such as the District must obtain the approval of the TCEQ prior to filing for bankruptcy. The TCEQ must investigate the financial

condition of the District and will authorize the District to proceed only if the TCEQ determines that the District has fully exercised its rights and powers under Texas law and remains unable to meet its debts and other obligations as they mature.

If the District decides in the future to proceed voluntarily under the Federal Bankruptcy Code, the District would develop and file a plan for the adjustment of its debts and the Bankruptcy Court would confirm the District's plan if: (1) the plan complies with the applicable provisions of the Federal Bankruptcy Code; (2) all payments to be made in connection with the plan are fully disclosed and reasonable; (3) the District is not prohibited by law from taking any action necessary to carry out the plan; (4) administrative expenses are paid in full; and (5) the plan is in the best interests of creditors and is feasible. If such a plan were confirmed by the bankruptcy court, it could, among other things, affect a Registered Owner by reducing or eliminating the amount of indebtedness, deferring or rearranging the debt service schedule, reducing or eliminating the interest rate, modifying or abrogating collateral or security arrangements, substituting (in whole or in part) other securities, and otherwise compromising and modifying the rights and remedies of such Registered Owner's claim against the District.

The District may not be placed into bankruptcy involuntarily.

### **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.

### **Defeasance**

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

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

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

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

**Use and Distribution of Bond Proceeds**

Proceeds of the sale of the Bonds will be used by the District to pay (a) the cost of acquisition or construction of a road system (the “Road System”) serving Morgan’s Landing, Sections 4, 5, 7 and Collector Road, and Bay Area Boulevard, and (b) capitalized interest, bond issuance costs, legal fees, fiscal agent’s fees, and fees to the Attorney General of Texas.

**Construction Costs**

**District Share**

A. Developer Contribution Items	
1. Bay Area Blvd Paving Improvements	
a. Paving Construction	\$874,421
2. Bay Area Blvd Signal	
a. Signal Construction	\$256,697
3. Morgan’s Landing Paving	
a. Sections 4-5	\$581,186
b. Sections 7 and Collector Road	502,283
4. Engineering	<u>1,078,869</u>
Total Developer Contribution Items	\$3,293,456

B. District Items

None

TOTAL CONSTRUCTION COSTS \$3,293,456

**Non-Construction Costs**

1. Legal Fees	\$ 115,000
2. Fiscal Agent Fees	80,000
3. Capitalized Interest (a)	300,000
4. Bond Discount	120,000
5. Bond Issuance Expenses	35,044
6. Non-Construction Engineering Costs	52,500
7. Attorney General Fee	4,000
8. Contingencies (b)	<u>0</u>
TOTAL NON-CONSTRUCTION COSTS	\$706,544
<b>TOTAL BOND ISSUE REQUIREMENT</b>	<b>\$4,000,000</b>

- (a) The District will capitalize the amount of \$300,000 from the proceeds of the sale of the Bonds and deposit such sum in the Road System Debt Service Fund upon the delivery of the Bonds.
- (b) The construction costs described above were compiled by the Engineer, based in some cases on the estimated costs of the Road System. Non-construction costs are based upon either contract amounts or estimates. In the instance that estimated amounts exceed the actual costs, the difference comprises a surplus which may be expended for roads or improvements in aid thereof. However, the District cannot and does not guarantee the sufficiency of funds for such purposes.

**THE DISTRICT**

**Authority**

The District is a municipal utility district created by an order of the TCEQ, dated January 10, 2019, pursuant to the authority of Chapter 54, Texas Water Code, and Article XVI, Section 59 of the Texas Constitution. The creation of the District was confirmed at an election held within the District on May 4, 2019. The rights, powers, privileges, authority and functions of the District are established by the general laws of the State of Texas pertaining to municipal utility districts, including particularly Chapters 49 and 54, Texas Water Code, as amended, and Article III, Section 52 of the Constitution of the State of Texas. The District is subject to the continuing supervision of the TCEQ.

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

Under certain limited circumstances the District also is authorized to construct, develop and maintain park and recreational facilities and to construct roads. In addition, the District is authorized, after approval by the voters of the District and the TCEQ, to establish, operate and maintain a fire department, independently or with one or more other conservation and reclamation districts, and provide such facilities and services to the customers of the District.

The TCEQ exercises continuing supervisory jurisdiction over the District. The City of La Porte, Texas (the “City”), within whose corporate boundaries the District lies, consented to creation of the District. The City imposes certain requirements which limit the purposes for which the District may sell bonds to the acquisition and improvement of waterworks, wastewater, and drainage facilities, firefighting facilities, roads, and recreational facilities and the refunding of outstanding debt obligations; limit the net effective interest rate on such bonds and other terms of such bonds; and require certain approvals by the City of the District's construction plans and specifications.

**Description**

The District contains approximately 234.65 acres of land. The District is located entirely within the corporate boundaries of the City of La Porte, Texas. All of the District is located within Harris County, Texas. The District is located approximately 20 miles east of the central business district of the City of Houston. The District is located entirely within the La Porte Independent School District. The District is located south of State Highway 225 on the west side of State Highway 146. See “AERIAL PHOTOGRAPH OF THE DISTRICT” and “APPENDIX A - LOCATION MAP.”

**Management of the District**

The District is governed by the Board of Directors, consisting of five directors. The Board of Directors 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. All of the Directors own property in the District.

The current members and officers of the Board, along with their respective terms of office, are listed below.

<u>Name</u>	<u>Position</u>	<u>Term Expires in May</u>
Laura Burlton	President	2028
Jessica Brandyberg	Vice President	2026
Austin Black	Assistant Vice President	2026
Claire Ludwig	Secretary	2028
Karina Moreno	Assistant Secretary	2026

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

**Tax Assessor/Collector**

The District's Tax Assessor/Collector is Assessments of the Southwest, Inc. According to Assessments of the Southwest, Inc., its employees serve as tax assessor/collector for approximately 204 taxing jurisdictions. The Tax Assessor/Collector applies the District's tax levy to tax rolls prepared by the Appraisal Districts and bills and collects such levy.

## **Bookkeeper**

The District's bookkeeper is Myrtle Cruz, Inc. According to Myrtle Cruz, Inc., it currently serves approximately 359 utility 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 audit is filed with the TCEQ. The District's current auditor is McGrath & Co., PLLC, Certified Public Accountants. A copy of the District's financial statements for the fiscal year ended December 31, 2023, which were audited by McGrath & Co., PLLC, is included as "APPENDIX B" to this Official Statement.

## **Engineer**

The District has employed Cobb, Fendley & Associates, Inc., Houston, Texas, as Consulting Engineer (the "Engineer") in connection with overall planning activities and the design of the Utility System.

## **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.

## **Bond Counsel and General Counsel**

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

## **Financial Advisor**

The District has engaged Rathmann & Associates, L.P. as financial advisor (the "Financial Advisor") to the District. The fee paid the Financial Advisor for services rendered in connection with the issuance of the Bonds is based on a percentage of the Bonds actually issued and sold. Therefore, the payment of such fee 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/companysearch.html>.

## **DEVELOPMENT OF THE DISTRICT**

As of December 1, 2024, the District contained 646 fully developed single-family residential lots on which 639 homes have been constructed. According to the District's Engineer, underground water distribution, wastewater collection, and storm drainage/detention facilities and street paving have been completed to serve the 646 single family residential lots located in Morgan's Landing Phase I, Sections 1 through 5, Morgan's Landing Phase II, Sections 6 through 8, Morgan's Landing Phase III, Sections 9 through 11, 14 and 15 and Morgan's Landing Phase IV, Sections 12 and 13 (approximately 177.3 total acres) in the District as is delineated in the chart that appears below. In addition, Domain Morgan's Landing, a 350-unit apartment complex consisting of 12 residential buildings and a clubhouse, has been constructed on approximately 18 acres of land located within the District. CSRP (defined below) owns approximately 9 acres located within the District on which it anticipates constructing an approximate 270,000 square foot senior living facility comprising independent living (158 units), assisted living (50 units), and memory care (32 units). The

District cannot represent whether or when such construction will be initiated. CSRP owns an additional approximately 1.51 acres located within the District that are available for future commercial development. The balance of the land located in the District is contained within easements, rights of way, detention ponds, or is otherwise not available for future development. See “DEVELOPERS, HOMEBUILDERS AND OTHER PRINCIPAL LAND OWNERS” and “FUTURE DEVELOPMENT.”

The following table reflects the status of residential development and home construction within the District as of December 1, 2024:

Subdivision	Lots				Homes				Totals	
	Fully Developed		Under Development		Under Construction		Completed			
	Lots	Acres	Lots	Acres	Sold (*)	Unsold	Sold (*)	Unsold	Models	
Morgan’s Landing, Phase I										
Section 1	10	4.6			0	0	10	0	0	10
Section 2	24	6.9			0	0	24	0	0	24
Section 3	52	16.2			0	0	52	0	0	52
Section 4	43	11.0			0	0	43	0	0	43
Section 5	36	7.7			0	0	36	0	0	36
Morgan’s Landing, Phase II										
Section 6	39	7.8			0	0	39	0	0	39
Section 7	70	16.4			0	0	70	0	0	70
Section 8	55	16.9			0	0	55	0	0	55
Morgan’s Landing, Phase III										
Section 9	95	23.6			0	0	94	0	0	94
Section 10	13	2.7			0	0	7	0	0	7
Section 11	46	12.2			0	0	46	0	0	46
Section 14	29	6.2			0	0	29	0	0	29
Section 15	43	25.0			0	0	43	0	0	43
Morgan’s Landing, Phase IV										
Section 12	34	7.6			0	0	34	0	0	34
Section 13	57	12.5			0	0	57	0	0	57
Totals	646	177.3			0	0	639	0	0	639

\* Includes homes sold and contracted for sale. Homes under contract for sale are, in some instances, subject to conditions of appraisal, loan application, approval and inspection.

## DEVELOPERS, HOME BUILDERS AND OTHER PRINCIPAL LAND OWNERS

### General

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 municipal utility district pursuant to the rules of the TCEQ. The District requested an exemption from such developer participation requirement with respect to the Prior Bonds on the basis of one of the criteria under TCEQ rules for such exemption. The TCEQ granted the request for such exemption in its orders authorizing the District to issue the Prior Bonds. The relative success or failure of a developer to perform such activities in development of the property within a municipal 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.

The developers of Morgan's Landing located within the District, Beazer Homes Texas, L.P. ("Beazer Homes") and Taylor Morrison of Texas, Inc. ("Taylor Morrison"), have completed the development of 646 single-family residential lots that have been subdivided as Morgan's Landing Phase I, Sections 1 through 5, Morgan's Landing Phase II, Sections 6 through 8, Morgan's Landing Phase III, Sections 9 through 11, 14 and 15, and Morgan's Landing Phase IV, Sections 12 and 13. Beazer Homes and Taylor Morrison paid equal amounts for undivided interests in the land that has been developed as the above-referenced sections. As the development of such single-family residential lots has been undertaken, Beazer Homes and Taylor Morrison have each paid one-half of the costs of the development thereof and each has taken title to one-half of such fully-developed single-family residential lots for home building purposes. Beazer Homes has completed home construction on all of its lots and conveyed all of such homes to home purchasers. Beazer Homes and Taylor Morrison own no additional land located within the District.

Beazer Homes and Taylor Morrison are sometimes together referred to herein as the "Developers" or "Builders." The Builders have constructed and will construct homes in Morgan's Landing as is described in this Official Statement under the caption "BUILDERS" and in the chart that appears under the caption "DEVELOPMENT OF THE DISTRICT."

CityStreet Residential Partners ("CSRP"), a related entity of Domain at Morgan's Landing LP ("Domain"), both of whose general partner is City Street GP, LLC, has completed the construction of Domain Morgan's Landing, a 350-unit apartment complex consisting of 12 residential buildings and a clubhouse on approximately 18 acres of land located within the District, which has been sold to Domain JV LLC. CSRP owns approximately 9 acres located within the District on which it anticipates constructing an approximate 270,000 square foot senior living facility comprising independent living (158 units), assisted living (50 units), and memory care (32 units). The District cannot represent whether or when such construction will be initiated. CSRP owns an additional approximately 1.51 acres located within the District that are available for future commercial development. However, since CSRP has no obligation to the District to develop such remaining approximately 1.51 acres of land within the District, the District cannot represent that the development of such acreage will be undertaken.

## **BUILDERS**

Beazer Homes has constructed homes in Morgan's Landing that range in size from approximately 1,698 to 2,877 square feet of living area and in sales price from approximately \$317,193 to \$479,366. Taylor Morrison Homes will construct homes in Morgan's Landing that range in size from approximately 1,532 to 4,112 square feet of living area and in sales price from approximately \$303,990 to \$427,990. Taylor Morrison Homes may change the types, sizes and sales prices of the homes which it chooses to construct within the District entirely within its discretion, or may suspend home construction activity entirely.

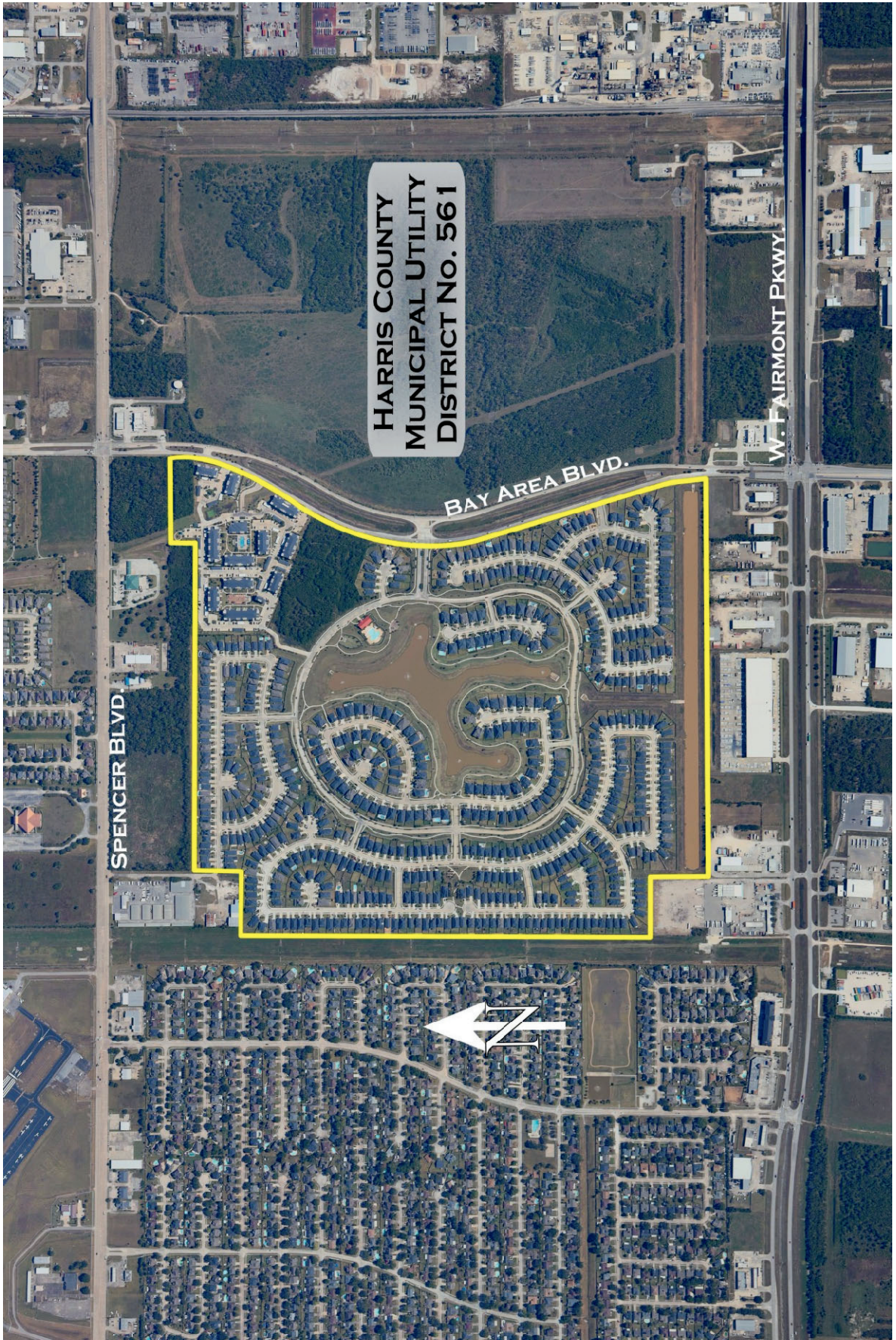
## **FUTURE DEVELOPMENT**

As is described above under the caption "DEVELOPMENT OF THE DISTRICT," approximately 177.3 acres of the total of approximately 234.65 acres of land located within the District have been developed into 646 single-family residential lots, the development of which is complete and Domain Morgan's Landing, a 350-unit apartment complex consisting of 12 residential buildings and a clubhouse, has been constructed on approximately 18 acres of land located within the District. CSRP owns approximately 9 acres located within the District on which it anticipates constructing an approximate 270,000 square foot senior living facility comprising independent living (158 units), assisted living



(50 units), and memory care (32 units). The District cannot represent whether or when such construction will be initiated. CSRP owns an additional approximately 1.51 acres located within the District that are available for future commercial development. The remaining acreage within the District is comprised of streets, drainage easements and open space. Since no party, including CSRP is under any obligation to the District to undertake the development of any currently undeveloped portion of the District, the District can make no representation as to when, or whether, the undeveloped portions of the District might be developed.

AERIAL PHOTOGRAPH OF THE DISTRICT  
(taken October 2024)



PHOTOGRAPHS TAKEN WITHIN THE DISTRICT  
(taken October 2024)



PHOTOGRAPHS TAKEN WITHIN THE DISTRICT  
(taken October 2024)



## DISTRICT DEBT

### Debt Service Requirement Schedule

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

Year Ending December 31	Current Total Debt Service	Plus: The Bonds		New Total Debt Service
		Principal	Interest*	
2025	\$1,271,388		\$116,667	\$1,388,054
2026	1,534,763		200,000	1,734,763
2027	1,535,863		200,000	1,735,863
2028	1,534,338	\$85,000	200,000	1,819,338
2029	1,530,613	95,000	195,750	1,821,363
2030	1,531,263	100,000	191,000	1,822,263
2031	1,526,138	110,000	186,000	1,822,138
2032	1,529,263	115,000	180,500	1,824,763
2033	1,527,863	120,000	174,750	1,822,613
2034	1,535,650	120,000	168,750	1,824,400
2035	1,537,113	125,000	162,750	1,824,863
2036	1,536,700	130,000	156,500	1,823,200
2037	1,540,613	135,000	150,000	1,825,613
2038	1,543,688	140,000	143,250	1,826,938
2039	1,545,650	145,000	136,250	1,826,900
2040	1,546,763	155,000	129,000	1,830,763
2041	1,546,725	160,000	121,250	1,827,975
2042	1,550,863	165,000	113,250	1,829,113
2043	1,553,925	170,000	105,000	1,828,925
2044	1,554,725	180,000	96,500	1,831,225
2045	1,554,488	185,000	87,500	1,826,988
2046	1,558,244	195,000	78,250	1,831,494
2047	1,560,744	205,000	68,500	1,834,244
2048	1,562,038	210,000	58,250	1,830,288
2049	1,562,175	225,000	47,750	1,834,925
2050	1,570,700	230,000	36,500	1,837,200
2051	1,567,625	245,000	25,000	1,837,625
2052	1,567,300	255,000	12,750	1,835,050
	\$43,017,221	\$4,000,000	\$3,541,667	\$50,558,887

Average Annual Requirements (2026-2052) .....	\$ 1,821,142
Maximum Annual Requirement (2051) .....	\$ 1,837,625

\* Interest is estimated at 5.00% per annum for purposes of illustration.

**Bonded Indebtedness**

2024 Assessed Valuation .....	\$	272,441,095 (a)
(As of January 1, 2024)		
See "TAX DATA" and "TAXING PROCEDURES"		
Direct Debt:		
Outstanding Bonds .....	\$	28,315,000
The Bonds.....	\$	<u>4,000,000</u>
Total.....	\$	32,315,000 (b)
Estimated Overlapping Debt .....	\$	<u>12,329,470</u>
Total Direct and Estimated Overlapping Debt .....	\$	<u>44,644,470</u>
Direct Debt Ratio		
: as a percentage of 2024 Assessed Valuation.....		11.86 %
Direct and Overlapping Debt Ratio		
: as a percentage of 2024 Assessed Valuation.....		16.39 %
Utility System Debt Service Fund Balance as of October 10, 2024 .....	\$	1,302,695 (c)
Road System Debt Service Fund Balance as of Delivery of the Bonds.....	\$	928,848 (c)
General Fund Balance as of October 10, 2024 .....	\$	1,203,155
2024 Tax Rate per \$100 of Assessed Valuation		
Debt Service Tax – Utility System.....	\$	0.29
Debt Service Tax – Road System.....		0.14
Maintenance Tax.....		<u>0.33</u>
Total .....	\$	0.76 (d)

- (a) As of January 1, 2024, and comprises the District's 2024 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"). Such sum includes certain values which have not been certified by the Appraisal Review Board, including the value of certain properties which has been proposed by the Appraisal District but protested by the owners thereof to the Appraisal District and the value of certain properties not under protest but not yet certified. The Appraisal District's "Estimated Final Taxable Value with Hearing Loss" of such protested properties is \$41,488, which total is included in the amount of \$272,441,095. The Appraisal District has proposed the valuation of such protested properties to be \$52,346. The Appraisal District's estimate of the total taxable value of taxable property not under protest and not yet included on the certified appraisal roll is \$1,055,831, which total is also included in the amount of \$272,441,095. The District is unable to predict the amount of the District's final 2024 Assessed Valuation. Such final 2024 Assessed Valuation will not be determined until the valuation of all taxable property located within the District is certified by the Appraisal Review Board for 2024.
- (b) In addition to the components of the Utility System and Road System that the District has financed with the proceeds of the Prior Bonds and the components of the Road System that the District is financing with the proceeds of the Bonds, the District expects to finance the acquisition or construction of additional components of the Utility System, Road 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 - "Use and Distribution of Bond Proceeds," "FUTURE DEVELOPMENT," "THE UTLITY SYSTEM" and "INVESTMENT CONSIDERATIONS - Future Debt."

- (c) Neither Texas law nor the Bond Resolution requires the District to maintain any particular sum in the Utility System Debt Service Fund or the Road System Debt Service Fund. Such Utility System Debt Service Fund and Road System Debt Service Fund balances give effect to the payment by the District of its debt service requirements on the Outstanding Bonds that were due for 2024. The District will capitalize the amount of \$300,000 from the proceeds of the sale of the Bonds and deposit such sum in the Road System Debt Service Fund upon the delivery of the Bonds. The Utility System Debt Service Fund is not pledged to the Bonds or any bonds issued for the Road System, and the Road System Debt Service Fund (defined herein) will not be pledged to the Outstanding Bonds issued for the Utility System or recreational facilities. See “THE BONDS – Source of Payment” herein. The initial payment on the Bonds, consisting of an interest payment thereon, is due on September 1, 2025.
- (d) The District levied a tax rate of \$0.76 per \$100 of Assessed Valuation for 2024, consisting of utility debt service, road debt service and maintenance tax components of \$0.29, \$0.14 and \$0.33 per \$100 of Assessed Valuation, respectively. As is enumerated in this Official Statement under the caption “TAX DATA - Estimated Overlapping Taxes,” the aggregate of the 2024 tax levies of all overlapping taxing units which levy taxes upon property located in the District, plus the District’s 2024 tax rate, is \$3.207457 per \$100 of Assessed Valuation. Such aggregate levies are higher than the aggregate tax levies of many 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. 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 outstanding bonds payable from ad valorem taxes. The following statement of direct and estimated overlapping ad valorem tax debt was developed from information contained in “Texas Municipal Reports,” published by the Municipal Advisory Council of Texas, or other available information. Except for the amount relating to the District, the District has not independently verified the accuracy or completeness of such information, and no person is entitled to rely upon such information as being accurate or complete. Furthermore, certain of the entities listed below may have issued additional bonds since the dates stated in this table, and such entities may have programs requiring the issuance of substantial amounts of additional bonds, the amount of which cannot presently be determined. Political subdivisions overlapping the District are authorized by Texas law to levy and collect ad valorem taxes for operation, maintenance and/or general revenue purposes in addition to taxes for payment of their debt, and some are presently levying and collecting such taxes.

<u>Taxing Jurisdiction</u>	<u>Debt as of December 1, 2024</u>	<u>Estimated Overlapping</u>	
		<u>Percent</u>	<u>Amount</u>
Harris County	\$2,424,019,039	0.04094%	\$992,405
Harris County Department of Education	28,960,000	0.04094%	11,856
Harris County Flood Control District	968,445,000	0.04094%	396,486
Harris County Hospital District	65,285,000	0.04094%	26,728
Port of Houston Authority	406,509,397	0.04094%	166,427
La Porte Independent School District	385,900,000	1.85525%	7,159,429
San Jacinto College District	520,862,492	0.30919%	1,610,454
City of La Porte	41,790,000	4.70372%	<u>1,965,685</u>
Total Estimated Overlapping Debt			\$12,329,470
The District (the Bonds and the Outstanding Bonds)			<u>\$32,315,000</u>
Total Direct & Estimated Overlapping Debt			\$44,644,470

**Debt Ratios**

	% of 2024 <u>Assessed Valuation</u>
Direct Debt .....	11.86%
Direct and Estimated Overlapping Debt .....	16.39%

**TAX DATA**

**Debt Service Tax**

All taxable property located within the District is subject to the assessment, levy, and collection by the District of two separate annual ad valorem taxes, each without legal limitation as to rate or amount, levied upon all taxable property within the District, sufficient to pay principal of and interest on the Bonds, the Outstanding Bonds and any future tax-supported bonds which may be issued from time to time as authorized. The Board covenants in the Bond Resolution 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 when due. The actual rate of such tax will be determined from year to year as a function of the District's tax base, its debt service requirements, and available funds. The District levied a utility debt service tax in 2024 of \$0.29 per \$100 of Assessed Valuation and a road debt service tax in 2024 of \$0.14 per \$100 of Assessed Valuation.

**Tax Rate Limitation**

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

**Maintenance Tax**

The Board of Directors of the District has the statutory authority to levy and collect an annual ad valorem tax for maintenance of the District's improvements if such maintenance tax is authorized by vote of the District's electors. On May 4, 2019, the Board was authorized by a vote of the District's electors to levy such maintenance tax in an amount not to exceed \$1.50 per \$100 of assessed valuation. Such tax, when levied, is in addition to taxes which the District is authorized to levy for paying principal of and interest on the Bonds, the Outstanding Bonds and any tax bonds which may be issued in the future. The District levied a maintenance tax of \$0.33 per \$100 of Assessed Valuation for 2024, as is described below under the caption "Tax Rate Distribution."



**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.

<u>Tax Year</u>	<u>Assessed Valuation</u>	<u>Tax Rate(a)</u>	<u>Total Levy</u>	<u>% Collections</u>	
				<u>Current &amp; Prior Years (b)</u>	<u>Year Ending 9/30</u>
2019	\$12,913,165	\$0.79	\$102,014	100.00 %	2020
2020	49,115,137	0.79	388,010	99.79	2021
2021	116,715,353	0.79	922,051	99.67	2022
2022	197,667,135	0.79	1,561,570	99.79	2023
2023	259,829,074	0.79	2,052,650	99.84	2024
2024	272,441,095(c)	0.76	2,070,552	1.36 (d)	2025

- (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 November 30, 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) Such sum includes certain values which have not been certified by the Appraisal Review Board, including the value of certain properties which has been proposed by the Appraisal District but protested by the owners thereof to the Appraisal District and the value of certain properties not under protest but not yet certified. The Appraisal District's "Estimated Final Taxable Value with Hearing Loss" of such protested properties is \$41,488, which total is included in the amount of \$272,441,095. The Appraisal District has proposed the valuation of such protested properties to be \$52,346. The Appraisal District's estimate of the total taxable value of taxable property not under protest and not yet included on the certified appraisal roll is \$1,055,831, which total is also included in the amount of \$272,441,095. The District is unable to predict the amount of the District's final 2024 Assessed Valuation. Such final 2024 Assessed Valuation will not be determined until the valuation of all taxable property located within the District is certified by the Appraisal Review Board for 2024.
- (d) As of November 30, 2024. In process of collection.

**Tax Rate Distribution**

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
Debt Service - Utilities	\$0.29	\$0.42	\$0.50	\$0.62	\$0.00
Debt Service - Roads	0.14	0.15	0.00	0.00	0.00
Maintenance & Operations	<u>0.33</u>	<u>0.22</u>	<u>0.29</u>	<u>0.17</u>	<u>0.79</u>
Total	\$0.76	\$0.79	\$0.79	\$0.79	\$0.79

**Analysis of Tax Base**

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

<u>Type of Property</u>	<u>2024</u>		<u>2023</u>		<u>2022</u>	
	<u>Assessed Value</u>	<u>%</u>	<u>Assessed Value</u>	<u>%</u>	<u>Assessed Value</u>	<u>%</u>
Land	\$54,687,677	20.07%	\$54,196,099	20.86%	\$51,496,290	26.05%
Improvements	228,066,916	83.71%	220,135,076	84.72%	154,783,392	78.31%
Personal Property	1,509,939	0.55%	1,227,612	0.47%	151,266	0.08%
Uncertified	1,097,319	0.40%	0	0.00%	0	0.00%
Exemptions	<u>(12,920,756)</u>	<u>-4.73%</u>	<u>(15,729,713)</u>	<u>-6.05%</u>	<u>(8,763,813)</u>	<u>-4.43%</u>
Total	\$272,441,095*	100.00%	\$259,829,074	100.00%	\$197,667,135	100.00%

<u>Type of Property</u>	<u>2021</u>		<u>2020</u>	
	<u>Assessed Value</u>	<u>%</u>	<u>Assessed Value</u>	<u>%</u>
Land	\$38,496,165	32.98%	\$19,817,285	40.35%
Improvements	81,323,955	69.68%	30,857,622	62.83%
Personal Property	417,323	0.36%	69,301	0.14%
Exemptions	<u>(3,522,090)</u>	<u>-3.02%</u>	<u>(1,629,071)</u>	<u>-3.32%</u>
Total	\$116,715,353	100.00%	\$49,115,137	100.00%

\* Such sum includes certain values which have not been certified by the Appraisal Review Board, including the value of certain properties which has been proposed by the Appraisal District but protested by the owners thereof to the Appraisal District and the value of certain properties not under protest but not yet certified. The Appraisal District’s “Estimated Final Taxable Value with Hearing Loss” of such protested properties is \$41,488, which total is included in the amount of \$272,441,095. The Appraisal District has proposed the valuation of such protested properties to be \$52,346. The Appraisal District’s estimate of the total taxable value of taxable property not under protest and not yet included on the certified appraisal roll is \$1,055,831, which total is also included in the amount of \$272,441,095. The District is unable to predict the amount of the District’s final 2024 Assessed Valuation. Such final 2024 Assessed Valuation will not be determined until the valuation of all taxable property located within the District is certified by the Appraisal Review Board for 2024.

**Principal 2024 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, 2024. The information reflects the composition of property ownership reflected on the District's 2024 tax roll.

<u>Taxpayer</u>	<u>Type of Property</u>	<u>2024 Taxable Value</u>	<u>% of 2024 Tax Roll</u>
Domain JV LLC*	Land and Improvements	\$52,833,400	19.39%
CSRP Land Investments LP*	Land	1,853,776	0.68%
Homeowner	Land and Improvements	833,572	0.31%
Taylor Morrison of Texas, Inc.	Land and Improvements	770,040	0.28%
Homeowner	Land and Improvements	649,404	0.24%
Homeowner	Land and Improvements	595,126	0.22%
Homeowner	Land and Improvements	582,537	0.21%
Homeowner	Land and Improvements	581,907	0.21%
Homeowner	Land and Improvements	575,214	0.21%
Homeowner	Land and Improvements	<u>561,256</u>	<u>0.21%</u>
		\$59,836,232	21.96%

\* Related entities. See “DEVELOPERS, HOME BUILDERS AND OTHER PRINCIPAL LAND OWNERS.”

**Tax Exemption**

The District did not adopt a residential homestead exemption for persons 65 or older or disabled persons or a general residential homestead exemption for 2024. See “TAXING PROCEDURES.”

**Additional Penalties**

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

**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 2024 Assessed Valuation. The calculations assume collection of 95% of taxes levied, no use of District funds on hand other than tax collections, and the sale of no bonds by the District except the Bonds and the Prior Bonds.

Average Annual Debt Service Requirements (2026-2052) .....	\$1,821,142
Tax Rate of \$0.71 on the 2024 Assessed Valuation (\$272,441,095) produces.....	\$1,837,615
Maximum Annual Debt Service Requirement (2051) .....	\$1,837,625
Tax Rate of \$0.72 on the 2024 Assessed Valuation (\$272,441,095) produces.....	\$1,863,497

The District levied a tax rate of \$0.76 per \$100 of Assessed Valuation for 2024, consisting of utility debt service, road debt service and maintenance tax components of \$0.29, \$0.14 and \$0.33 per \$100 of Assessed Valuation, respectively. As the above table indicates, the combined 2024 debt service tax rate of \$0.43 will not be sufficient to pay the average annual and the maximum annual debt service requirement on the Bonds and the Outstanding Bonds given taxable values in the District at the level of the 2024 Assessed Valuation, assuming the District will have a tax collection rate of 95%, no use of District funds on hand other than tax collections for such purpose, and the issuance of no additional bonds by the District other than the Bonds and the Prior Bonds. See “TAXING PROCEDURES” and “INVESTMENT CONSIDERATIONS - Factors Affecting Taxable Values and Tax Payments.” However, as is illustrated above under the caption “Historical Values and Tax Collection History,” the District had collected 99.82% of its 2019 through 2023 tax levies as of November 30, 2024. In addition, the District's Utility System Debt Service Fund balance was \$1,302,695 as of October 10, 2024, and the District's Road System Debt Service Fund balance is estimated to be \$928,848 as of the date of delivery of the Bonds. Although neither Texas law nor the Bond Resolution requires that any specific amount be retained in either Debt Service Fund at any time, the District has in the past applied earnings from the investment of monies held in the Utility System Debt Service Fund and the Road System Debt Service Fund to meet the debt service requirements of the Prior Bonds (see “APPENDIX B - FINANCIAL REPORT”). Therefore, given these and other factors, the District anticipates that it will be able to meet the future debt service requirements on the Bonds and the Outstanding Bonds without increasing its total tax rate for debt service and maintenance tax above the total tax rate for debt service and maintenance tax which the District levied for 2024 – \$0.76 per \$100 of Assessed Valuation. However, the District can make no representation that the taxable property values in the District will increase in the future or will maintain a value sufficient to support the aforementioned tax rate or to justify continued payment of taxes by property owners. See “TAXING PROCEDURES” and “INVESTMENT CONSIDERATIONS - Factors Affecting Taxable Values and Tax Payments.” In addition to the components of the Utility System and Road System that the District has financed with the proceeds of the Prior Bonds and the components of the Road System that the District is financing with the proceeds of the Bonds, the District expects to finance the acquisition or construction of additional components of the Utility System, Road 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 - “Use and Distribution of Bond Proceeds,” “FUTURE DEVELOPMENT,” “THE UTILITY SYSTEM,” and “INVESTMENT CONSIDERATIONS - Future Debt.”

### **Estimated Overlapping Taxes**

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

Set forth below is an estimation of all taxes per \$100 of assessed valuation levied by such jurisdictions. No recognition is given to local assessments for civic association dues, emergency medical service contributions, fire department contributions or any other charges made by entities other than political subdivisions. The following chart includes the 2024 taxes per \$100 of assessed valuation levied by all such taxing jurisdictions.

<u>Taxing Jurisdiction</u>	<u>2024 Tax Rate Per \$100 of A.V.</u>
Harris County	0.385290
Harris Department of Education	0.004799
Harris County Flood Control District	0.048970
Harris County Hospital District	0.163480
Port of Houston Authority	0.006150
La Porte Independent School District	0.973900
San Jacinto College District	0.154868
City of La Porte	0.710000
The District (i)	<u>0.760000</u>
	\$3.207457

- (i) The District levied a tax rate of \$0.76 per \$100 of Assessed Valuation for 2024, consisting of utility debt service, road debt service and maintenance tax components of \$0.29, \$0.14 and \$0.33 per \$100 of Assessed Valuation, respectively.

No prediction can be made of the tax rates that will be levied in future years by the respective taxing jurisdictions.

## **TAXING PROCEDURES**

### **Authority to Levy Taxes**

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

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

Title I of the Texas Tax Code (the “Property Tax Code”) specifies the taxing procedures of all political subdivisions of the State of Texas, including the District. Provisions of the Property Tax Code are complex and are not fully summarized here.

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

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

of that year. Beginning on the date of the disaster and for the remainder of the year, the taxing unit assesses taxes on the reappraised market value of the property.

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

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

**Residential Homestead Exemptions:** The Property Tax Code authorizes the governing body of each political subdivision in the State of Texas to exempt up to twenty percent (20%) of the appraised market value of residential homesteads from ad valorem taxation. Where ad valorem taxes have previously been pledged for the payment of debt, the governing body of a political subdivision may continue to levy and collect taxes against the exempt value of the homesteads until the debt is discharged, if the cessation of the levy would impair the obligations of the contract by which the debt was created. The adoption of a homestead exemption may be considered each year, but must be adopted before July 1. The District did not grant a general residential homestead exemption for 2024. See "TAX DATA - Exemptions."

**Freeport Goods Exemption:** A "Freeport Exemption" applies to goods, wares, ores, and merchandise other than oil, gas, and petroleum products (defined as liquid and gaseous materials immediately derived from refining petroleum or natural gas), and to aircraft or repair parts used by a certified air carrier acquired in or imported into Texas which are destined to be forwarded outside of Texas and which are detained in Texas for assembling, storing, manufacturing, processing or fabricating for less than 175 days. Although certain taxing units may take official action to tax such property in transit and negate such exemption, the District does not have such an option. A "Goods-in-Transit" Exemption is applicable to the same categories of tangible personal property which are covered by the Freeport Exemption, if, for tax year 2011 and prior applicable years, such property is acquired in or imported into Texas for assembling, storing, manufacturing, processing, or fabricating purposes and is subsequently forwarded to another location inside or outside of Texas not later than 175 days after acquisition or importation, and the location where said property is detained during that period is not directly or indirectly owned or under the control of the property owner. For tax year 2012 and subsequent years, such Goods-in-Transit Exemption includes tangible personal

property acquired in or imported into Texas for storage purposes only if such property is stored under a contract of bailment by a public warehouse operator at one or more public warehouse facilities in Texas that are not in any way owned or controlled by the owner of such property for the account of the person who acquired or imported such property. A property owner who receives the Goods-in-Transit Exemption is not eligible to receive the Freeport Exemption for the same property. Local taxing units such as the District may, by official action and after public hearing, tax goods-in-transit personal property. A taxing unit must exercise its option to tax goods-in-transit property before January 1 of the first tax year in which it proposes to tax the property at the time and in the manner prescribed by applicable law. The District has taken official action to allow taxation of all such goods-in-transit personal for all prior and subsequent years.

## **Tax Abatement**

Harris County, or the City of La Porte may designate all or part of the area within the District as a reinvestment zone. Thereafter, the City of La Porte, Harris County and the District, at the option and discretion of each entity, may enter into tax abatement agreements with owners of property within the zone. Prior to entering into a tax abatement agreement, each entity must adopt guidelines and criteria for establishing tax abatement, which each entity will follow in granting tax abatement to owners of property. The tax abatement agreements may exempt from ad valorem taxation by each of the applicable taxing jurisdictions, including the District, for a period of up to ten (10) years, all or any part of any increase in the assessed valuation of property covered by the agreement over its assessed valuation in the year in which the agreement is executed, on the condition that the property owner make specified improvements or repairs to the property in conformity with the terms of the tax abatement. Each taxing jurisdiction has discretion to determine terms for its tax abatement agreements without regard to the terms approved by the other taxing jurisdictions.

## **Valuation of Property for Taxation**

Generally, property in the District must be appraised by the Appraisal District at market value as of January 1 of each year. Once an appraisal roll is prepared and finally approved by the Appraisal Review Board, it is used by the District in establishing its tax rolls and tax rate. Assessments under the Property Tax Code are to be based on one hundred percent (100%) of market value, as such is defined in the Property Tax Code. In determining market value, either the replacement cost or the income or the market data method of valuation may be used, whichever is appropriate. Nevertheless, certain land may be appraised at less than market value under the Property Tax Code. Increases in the appraised value of residence homesteads are limited by the Texas Constitution to 10 percent annually regardless of the market value of the property.

The Property Tax Code permits land designated for agricultural use, open space or timberland to be appraised at its value based on the land's capacity to produce agricultural or timber products rather than at its 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 of such property would bring if sold as a unit to a purchaser who would continue the business. Provisions of the Property Tax Code are complex and are not fully summarized here. Landowners wishing to avail themselves of the agricultural use, open space or timberland designation or residential real property inventory designation must apply for the designation and the appraiser is required by the Property Tax Code to act on each claimant's right to the designation individually. A claimant may waive the special valuation as to taxation by some political subdivisions while claiming it for another. If a claimant receives the agricultural use designation and later loses it by changing the use of the property or selling it to an unqualified owner, the District can collect taxes based on the new use, including taxes for the previous three (3) years for agricultural use, open space land and timberland.

The Property Tax Code requires the Appraisal Districts to implement a plan for periodic reappraisal of property to update appraisal values. The plan must provide for appraisal of all real property in the Appraisal Districts at least once every three years. It is not known what frequency of reappraisals will be utilized by the Appraisal Districts or whether reappraisals will be conducted on a zone or county-wide basis. The District, however, at its expense, has the right to obtain from the Appraisal Districts a current estimate of appraised values within the District or an estimate of any new property or improvements within the District. While such current estimate of appraised values may serve to indicate the rate and extent of growth of taxable values within the District, it cannot be used for establishing a tax rate within the District until such time as the Appraisal Districts choose to formally include such values on its appraisal roll.

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

### **District and Taxpayer Remedies**

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

The Property Tax Code also establishes a procedure for notice to property owners of reappraisals reflecting increased property values, appraisals that are higher than renditions and appraisals of property not previously on an appraisal roll.

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

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

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



## Rollback of Operation and Maintenance Tax Rate

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

### *Special Taxing Units*

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

### *Developed Districts*

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

### *Developing Districts*

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

### *The District*

A determination as to a district's status as a Special Taxing Unit, Developed District or Developing District will be made by the Board of Directors on an annual basis. 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.

## **Additional Penalties**

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

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

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

At any time after taxes on property become delinquent, the District may file suit to foreclose the lien securing payment of the tax, to enforce personal liability for the tax, or both. In filing a suit to foreclose a tax lien on real property, the District must join other taxing units that have claims for delinquent taxes against all or part of the same property.

Collection of delinquent taxes may be adversely affected by the amount of taxes owed to other taxing units, by the effects of market conditions on the foreclosure sale price, by taxpayer redemption rights (a taxpayer may redeem property within six (6) months for commercial property and two (2) years for residential and all other types of property after the purchaser's deed issued at the foreclosure sale is filed in the county records) or by bankruptcy proceedings which restrict the collection of taxpayer debts. See "INVESTMENT CONSIDERATIONS -Tax Collection Limitations."

## **THE UTILITY SYSTEM**

### **Regulation**

According to the Engineer, the District's water distribution, wastewater collection, and storm drainage facilities (collectively, the "Utility System") have been designed in accordance with accepted engineering practices and the requirements of various agencies having regulatory or supervisory jurisdiction over the construction and operation of such facilities. The construction and operation of the Utility System must be accomplished in accordance with the standards and specifications of such entities and are subject to inspection by each such entity. The TCEQ exercises continuing supervisory authority over the District. Construction of drainage facilities is subject to the regulatory authority of the Harris County Flood Control District, and, in some instances, the TCEQ and the U.S. Army Corps of Engineers. Harris County and the City also exercise regulatory jurisdiction over the District's System. The total number of equivalent single-family connections ("ESFCs") estimated at this time for the District upon the full development of its approximately 234.65 acres is 1,171 with a total estimated population of 3,211 people. The following descriptions are based upon information supplied by the District's Engineer.

### **Description**

The District financed its cost of the construction or acquisition of components of the Utility System to serve Morgan's Landing Phase I, Section 1 and the Domain Morgan's Landing Apartments, Morgan's Landing collector road and Morgan's Landing Phase I, Sections 2 through 5, Morgan's Landing Phase II, Sections 6 through 8, Morgan's Landing Phase III, Sections 9 through 15 and other facilities with a portion of the Prior Bonds. The District is financing its portion of the cost of the acquisition or construction of the Road System serving Morgan's Landing, Sections 4, 5, 7 and Collector Road, and Bay Area Boulevard with portions of the proceeds of the sale of the Bonds (see "THE BONDS

- Use and Distribution of Bond Proceeds”). In addition to the components of the Utility System and Road System that the District has financed with the proceeds of the Prior Bonds and the components of the Road System that the District is financing with the proceeds of the Bonds, the District expects to finance the acquisition or construction of additional components of the Utility System, Road System, and recreational facilities with the proceeds of bonds, if any, to be issued by the District in the future. See “THE BONDS - Authority for Issuance” and - “Issuance of Additional Debt” and “INVESTMENT CONSIDERATIONS - Future Debt.”

## **Water Supply**

The District does not own any water supply facilities. The District receives water from the City of La Porte (the “City”). Pursuant to the Amended and Restated Utility Agreement (the “Agreement”) dated April 9, 2018, the City has 1,200 ESFCs of excess water supply available to the District, which is sufficient to provide service to the entirety of the District upon its full development. The District receives water from six connections with the City. The District does not have any other water interconnects.

## **Wastewater Treatment**

The District receives wastewater treatment service from the City. Pursuant to the Agreement, the City has 1,200 ESFCs of excess wastewater capacity available to the District, which is sufficient to provide service to the entirety of the District upon its full development.

## **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 certain areas within the Subsidence District’s jurisdiction, including the area within the District. In 2005, the Texas legislature created the North Harris County Regional Water Authority (the “Authority”) to, among other things, reduce groundwater usage in, and to provide surface water to, the northern portion of Harris County (including the District) and a small portion of Harris 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. Pursuant to its GRP, the Authority is delivering surface water to the District.

The Authority, among other powers, has the power to: (i) issue debt supported by the revenues pledged for the payment of its obligations; (ii) establish fees (including fees imposed on the District for groundwater pumped by the District), user fees, rates, charges and special assessments as necessary to accomplish its purposes; and (iii) mandate water users, including the District, to convert from groundwater to surface water. The Authority currently charges the District, and other major groundwater users, substantial fees per 1,000 gallons based on the amount of groundwater pumped by the District, and the amount of surface water received from the Authority. The Authority has issued revenue bonds to fund, among other things, Authority surface water project costs. It is expected that the Authority will continue to issue a substantial amount of bonds by the year 2025 to finance the Authority’s project costs, and it is expected that the fees charged by the Authority will increase substantially over such period.

Under the Subsidence District regulations and the GRP, the Authority is required to: (i) have limited groundwater withdrawals to no more than 70% of the total water demand of the water users within the Authority’s GRP, beginning in the year 2014; and (ii) limit groundwater withdrawals to no more than 40% of the total water demand of the water users within the Authority’s GRP, beginning in the year 2025. If the Authority fails to comply with the above Subsidence District regulations, the Authority is subject to a substantial disincentive fee penalty (“Disincentive Fees”) imposed by the Subsidence District for any groundwater withdrawn in excess of 40% of the total water demand in the Authority’s GRP. In the event of such Authority failure to comply, the Subsidence District may also seek to collect

Disincentive Fees from the District. If the District fails 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.

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

According to the Engineer, information received through the Federal Emergency Management Agency indicates that the District is located on Flood Insurance Rate Map Panel 48157CO13OL, 48157CO135L, 48157CO14OL, and 48157CO145L and that no portion of the District is located within a special flood hazard area.

“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. If substantial or frequent flooding of homes were to occur in the area of the District, the marketing of homes and the future growth of property values in the District could be adversely affected. See “INVESTMENT CONSIDERATIONS - Tropical Weather Events.”

In 2018, the National Weather Service completed a rainfall study known as NOAA Atlas 14, Volume 11 Precipitation-Frequency Atlas of the United States ("Atlas 14"). Floodplain boundaries within the District may be redrawn based on the Atlas 14 study based on a higher statistical rainfall amount, resulting in the application of more stringent floodplain regulations applying to a larger area and potentially leaving less developable property within the District. The application of such regulations could additionally result in higher insurance rates, increased development fees, and stricter building codes for any property located within the expanded boundaries of the floodplain.

## **THE ROAD SYSTEM**

The Road System is being and will be financed with a portion of the proceeds of the Bonds and additional bonds issued for such purpose. See “THE BONDS – Issuance of Additional Debt” and – “Use and Distribution of Bonds Proceeds,” and “INVESTMENT CONSIDERATIONS – Future Debt.” Construction of the District's roads is subject to certain regulations by Harris County, Texas. The roads located within the District are constructed with reinforced concrete pavement with curbs on cement or lime stabilized subgrade.

## **INVESTMENT CONSIDERATIONS**

### **General**

The Bonds, which are obligations of the District and not of the State of Texas, Harris County, Texas, the City of La Porte, Texas, or any political subdivision other than the District, will be secured by an annual ad valorem tax, without legal limitation as to rate or amount, levied against all taxable property located within the District. Therefore, the ultimate security for payment of the principal of and interest on the Bonds and the Outstanding Bonds depends upon the ability of the District 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 representations that over the life of the Bonds and the Outstanding Bonds the property within the District will maintain a value sufficient to justify continued payment of taxes by the property owners. 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.

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

**Economic Factors:** The maintenance of or the potential increase in taxable valuation of the District are directly related to the vitality of the single and multi-family residential housing industry, and can be significantly affected by factors such as interest rates, construction costs, and consumer demand. The market value of homes, lots, apartments, and other above-ground taxable improvements is related to general economic conditions affecting the demand for homes, apartments, and other above-ground taxable improvements. Demand for lots of this type and the construction of such improvements can be significantly affected by factors such as interest rates, credit availability, construction costs, energy availability and costs and the prosperity and demographic characteristics of the urban center toward which the marketing of such improvements is directed. Recent changes in federal tax law limiting deductions for ad valorem taxes may adversely affect the demand for housing and the taxable valuation thereof. Volatility in the price of oil could adversely affect job stability, wages and salaries, thereby negatively affecting the demand for housing and the value of existing homes and occupancy of apartments (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 in the District has occurred as is described in this Official Statement under the caption “DEVELOPMENT OF THE DISTRICT,” the District cannot predict the pace or magnitude of any future development or home construction or construction of other improvements, including apartments, in the District other than that which has occurred to date. Further, the District cannot predict the level of occupancy of homes or apartments within the District.

**National Economy:** The housing and homebuilding 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 in the District has occurred as described in this Official Statement under the caption “DEVELOPMENT OF THE DISTRICT,” the District cannot predict the pace or magnitude of any future development or home construction or construction of other improvements, including apartments, in the District other than that which has occurred to date. Further, the District cannot predict the level of occupancy of homes or apartments within the District. 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 construction of taxable above-ground improvements, particularly short-term interest rates at which developers are able to obtain financing for the construction of taxable above-ground improvements and development costs and at which homebuilders are able to finance the construction of new homes for sale. Interest rate levels may affect the ability of a developer with undeveloped property to undertake and complete development activities within the District and to initiate the construction of taxable above-ground improvements. 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 the construction of taxable above-ground improvements within the District. In addition, since the District is located approximately 20 miles east 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/or the construction of taxable above-ground improvements in the District and restrain the growth of the District’s property tax base.

**Principal Land Owners' Obligations to the District:** Domain JV LLC was the District's largest taxpayer in 2024 with land and improvements the 2024 Assessed Valuation of which was \$52,833,400, or approximately 19.39% of the District's 2024 tax roll. CSRP Land Investments LP, an entity that is related to Domain JV LLC, was the District's second largest taxpayer in 2024 with land and improvements the 2024 Assessed Valuation of which was \$1,853,776, or approximately 0.68% of the District's 2024 tax roll. Therefore, the District's two largest taxpayers owned property in the District that in 2024 comprised approximately 20.07% of the District's 2024 tax roll. The District cannot represent that its tax roll will not continue to be concentrated to such a degree in a small number of taxpayers. See "DEVELOPMENT OF THE DISTRICT," "DEVELOPERS, HOME BUILDERS AND OTHER PRINCIPAL LAND OWNERS," "BUILDERS," and "TAX DATA - Principal 2024 Taxpayers." The ability of Domain and CSRP Land Investments LP (defined in this Official Statement under the caption "DEVELOPERS, HOME BUILDERS AND OTHER PRINCIPAL LAND OWNERS"), or any other principal taxpayer within the District 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. As is also described under such caption, CSRP owns approximately 9 acres located within the District on which it anticipates constructing an approximate 270,000 square foot senior living facility comprising independent living (158 units), assisted living (50 units), and memory care (32 units) owns approximately and owns approximately 1.51 acres located within the District that are available for future commercial development. CSRP is under no obligation to the District to undertake the development of any of such acres for any particular type of development, according to any timetable, or at all. Moreover, any such owner may sell the land that it owns at its sole discretion. Therefore, the District can make no representation whether, or when, any development might occur (nor what type of development might occur) on any of the currently undeveloped land located within the District. See "FUTURE DEVELOPMENT."

**Maximum Impact on District Tax Rates:** Assuming no further development, the value of the land and improvements currently within the District will be the major determinant of the ability or willingness of District property owners to pay their taxes. The 2024 Assessed Valuation of property located within the District is \$272,441,095. After issuance of the Bonds, the maximum annual debt service requirement on the Bonds and the Outstanding Bonds will be \$1,837,625 (2051) and the average annual debt service requirements will be \$1,821,142 (2026 through 2052, inclusive). Assuming no increase to nor decrease from the 2024 Assessed Valuation, tax rates of \$0.72 and \$0.71 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, on the Bonds and the Outstanding Bonds, assuming no use of other legally available funds on hand, and the issuance of no bonds by the District except the Bonds and the Prior Bonds. See "TAX DATA - Tax Rate Calculations." The District levied a tax rate of \$0.76 per \$100 of Assessed Valuation for 2024, consisting of utility debt service, road debt service and maintenance tax components of \$0.29, \$0.14 and \$0.33 per \$100 of Assessed Valuation, respectively. As is indicated above, the combined 2024 debt service tax rate of \$0.43 will not be sufficient to pay the average annual and the maximum annual debt service requirement on the Bonds and the Outstanding Bonds given taxable values in the District at the level of the 2024 Assessed Valuation, assuming the District will have a tax collection rate of 95%, no use of District funds on hand other than tax collections for such purpose, and the issuance of no additional bonds by the District other than the Bonds and the Prior Bonds. See "TAXING PROCEDURES" and "INVESTMENT CONSIDERATIONS - Factors Affecting Taxable Values and Tax Payments." However, as is illustrated above under the caption "Historical Values and Tax Collection History," the District had collected 99.82% of its 2019 through 2023 tax levies as of November 30, 2024. In addition, the District's Utility System Debt Service Fund balance was \$1,302,695 as of October 10, 2024, and the District's Road System Debt Service Fund balance is estimated to be \$928,848 as of the date of delivery of the Bonds. Although neither Texas law nor the Bond Resolution requires that any specific amount be retained in either Debt Service Fund at any time, the District has in the past applied earnings from the investment of monies held in the Utility System Debt Service Fund and the Road System Debt Service Fund to meet the debt service requirements of the Prior Bonds (see "APPENDIX B - FINANCIAL REPORT"). Therefore, given these and other factors, the District anticipates that it will be able to meet the future debt service requirements on the Bonds and the Outstanding Bonds without increasing its total tax rate for debt service and maintenance tax above the total tax rate for debt service and maintenance tax which the District levied for 2024—\$0.76 per \$100 of Assessed Valuation. However, the District can make no representation that the taxable property values in the District will increase in the future or will maintain a value sufficient to support the aforementioned tax rate or to justify continued payment of taxes by property owners.

Increases in the District's tax rate to substantially higher levels than the total tax rate of \$0.76 per \$100 of Assessed Valuation which the District levied for 2024 may have an adverse impact upon future development of the District, the sale and construction of homes within the District, and the ability of the District to collect, and the willingness of owners of property located within the District to pay, ad valorem taxes levied by the District. As is enumerated in this Official Statement under the caption "TAX DATA - Estimated Overlapping Taxes," the aggregate of the 2024 tax levies of all overlapping taxing units which levy taxes upon property located in the District, plus the District's 2024 tax rate, is \$3.207457 per \$100 of Assessed Valuation. Such aggregate levies are higher than the aggregate tax levies of many 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.

One must consider the total tax burden of all overlapping jurisdictions imposed upon property located within the District as contrasted with property located in comparable real estate developments to gauge the relative tax burden on property within the District. The tax rate necessary to service the debt issued or to be issued by the District, and the tax rates levied by other overlapping jurisdictions, are subject to numerous uncertainties and variables, and thus the District can give no assurance that the composite tax rates imposed by overlapping jurisdictions, plus the District's tax rate, will be competitive with the tax rates of competing projects. See "TAX DATA - Estimated Overlapping Taxes," "TAXING PROCEDURES," and "THE BONDS - Registered Owners' Remedies."

### **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 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 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 Resolution does 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 Resolution may not be reduced to a judgment 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 - Registered Owners’ Remedies.”

The District may not be placed into bankruptcy involuntarily.

### **Marketability**

The District has no understanding (other than the initial reoffering yields) with the Underwriter 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 has the right to issue the remaining \$139,430,000 principal amount of bonds for the purpose of acquiring and constructing the Utility System and refunding of such bonds, \$19,620,000 principal amount of unlimited tax bonds for recreational facilities and refunding of such bonds, and \$57,787,000 principal amount of unlimited tax bonds for the purpose of acquiring and constructing the Road System and refunding of such bonds (see “THE BONDS - Issuance of Additional Debt”), and such additional bonds as may hereafter be approved by both the Board and voters of the District. The District also has the right to issue certain other additional bonds, special project bonds, and other obligations described in the Bond Resolution. All of the remaining \$139,430,000 bonds 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 \$139,430,000 bonds for waterworks, wastewater, and drainage facilities and \$19,620,000 bonds for recreational facilities is also subject to TCEQ authorization.

The District's consulting engineer, Cobb Fendley & Associates, Inc. (the “Engineer”) currently estimates that the aforementioned \$139,430,000 authorized unlimited tax bonds which remain unissued will be adequate to finance the construction of all waterworks, wastewater, and drainage facilities that will be necessary to provide service to all of the currently undeveloped portions of the District. See “DEVELOPMENT OF THE DISTRICT,” “FUTURE DEVELOPMENT,” and “THE UTILITY SYSTEM.” In addition to the components of the Utility System and Road System that the District has financed with the proceeds of the Prior Bonds and the components of the Road System that the District is financing with the proceeds of the Bonds, the District expects to finance the acquisition or construction of additional components of the Utility System, Road 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 - “Use and Distribution of Bond Proceeds,” “FUTURE DEVELOPMENT” and “THE UTILITY SYSTEM.”

If additional bonds are issued in the future and property values have not increased proportionately, such issuance may increase gross debt/property valuation ratios and thereby adversely affect the investment quality or security of the Bonds.

As is stated above, the District is authorized by statute to develop parks and recreational facilities, including the issuance of bonds payable from taxes for such purpose. Before the District could issue park bonds payable from taxes, the following actions would be required: (a) approval of the park plan and bonds by the TCEQ; and (b) approval of the bonds by the Attorney General of Texas. If the District does issue park bonds, the outstanding principal amount of such bonds may not exceed an amount equal to one percent of the value of the taxable property in the District, unless the District meets certain financial feasibility requirements under the TCEQ rules, in which case the outstanding principal amount of such bonds issued by the District may exceed an amount equal to one percent but not more than three percent of the value of the taxable property in the District. On November 5, 2020, the District authorized \$19,620,000 in bonds for parks and recreational facilities.



## **Competitive Nature of Houston Single-Family Residential Housing and Apartment Markets**

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

## **Continuing Compliance with Certain Covenants**

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

## **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 of the information contained in this Official Statement.

## **Environmental Regulations**

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

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

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

*Air Quality Issues.* Air quality control measures required by the United States Environmental Protection Agency (the “EPA”) and the Texas Commission on Environmental Quality (the “TCEQ”) may impact new industrial, commercial and residential development in the Houston area. Under the Clean Air Act (“CAA”) Amendments of 1990, the eight-county Houston-Galveston-Brazoria area (“HGB Area”)—Harris, Galveston, Brazoria, Chambers, Fort Bend, Waller, Montgomery and Liberty Counties—has been designated a nonattainment area under two separate federal ozone standards: the 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 “serious” nonattainment area under the 2015 Ozone Standard, with an attainment deadline of August 3, 2027. For purposes of the 2015 Ozone Standard, the HGB Area consists of only six counties: Brazoria, Chambers, Fort Bend, Galveston, Harris, and Montgomery Counties.

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

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

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

Pursuant to the federal Safe Drinking Water Act (“SDWA”) and the EPA’s National Primary Drinking Water Regulations (“NPDWRs”), which are implemented by the TCEQ’s Water Supply Division, a municipal utility district’s provision of water for human consumption is subject to extensive regulation as a public water system. Municipal utility districts must generally provide treated water that meets the primary and secondary drinking water quality standards adopted by the TCEQ, the applicable disinfectant residual and inactivation standards, and the other regulatory action levels established under the agency’s rules. The EPA has established NPDWRs for more than ninety (90) contaminants and has identified and listed other contaminants which may require national drinking water regulation in the future. Further, the EPA has established a NPDWR for six (6) Per- and Polyfluoroalkyl Substances (“PFAS”), which requires public water systems to perform certain monitoring and remediation measures. Public water systems may be subject to additional PFAS regulation in the future, which could increase the cost of constructing, operating, and maintaining water production and distribution facilities.

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) (the “CGP”), with an effective date of March 5, 2023, 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. The CGP has a 5-year permit term, and is then subject to renewal. Moreover, the Clean Water Act (“CWA”) and Texas Water Code require municipal wastewater treatment plants to meet secondary treatment effluent limitations and more stringent water quality-based limitations and requirements to comply with the Texas water quality standards. Any water quality-based limitations and requirements with which a municipal utility district must comply may have an impact on the municipal utility district’s ability to obtain and maintain compliance with TPDES permits.

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

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

In 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 and subsequent regulatory action 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.

### **Tax Payment Installments after Disaster**

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

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

### **Tropical Weather Events**

The greater Houston area, including the District, is subject to occasional severe weather events, including tropical storms and hurricanes. 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. No development or home construction had been undertaken in the District at the time of Hurricane Harvey. 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.

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.

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.

### **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.

### **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.

## **LEGAL MATTERS**

### **Legal Opinions**

Delivery of the Bonds will be accompanied by the unqualified approving legal opinion of the Attorney General of Texas to the effect that the Bonds are valid and legally binding obligations of the District under the Constitution and laws of the State of Texas payable from the proceeds of an annual ad valorem tax levied by the District, without limit as to rate or amount, upon all taxable property within the District, and, based upon their examination of a transcript of certified proceedings relating to the issuance and sale of the Bonds, the approving legal opinion of Allen Boone Humphries Robinson LLP, Bond Counsel, to a like effect and to the effect that, under existing law, interest on the Bonds is excludable from gross income for federal income tax purposes and interest on the Bonds is not subject to the alternative minimum tax on individuals; however, such interest is taken into account in determining the annual adjusted financial statement income of applicable corporations for the purpose of determining the alternative minimum tax imposed on corporations.

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

opinion of any kind with regard to the accuracy or completeness of any information contained herein, other than the matters discussed immediately above.

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

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

### **No-Litigation Certificate**

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

### **TAX MATTERS**

In the opinion of Allen Boone Humphries Robinson LLP, Bond Counsel, under existing law, interest on the Bonds is excludable from gross income for federal income tax purposes and interest on the Bonds is not subject to the alternative minimum tax on individuals; however, such interest is taken into account in determining the annual adjusted financial statement income of applicable corporations (as defined in section 59(k) of the Internal Revenue Code of 1986, as amended (the Code)) for the purpose of determining the alternative minimum tax imposed on corporations.

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

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

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

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

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

Bond Counsel's opinions are based on existing law, which is subject to change. Such opinions are further based on Bond Counsel's knowledge of facts as of the date thereof. Bond Counsel assumes no duty to update or supplement its opinions to reflect any facts or circumstances that may thereafter come to Bond Counsel's attention or to reflect any changes in any law that may thereafter occur or become effective. Moreover, Bond Counsel's opinions are not a guarantee of result and are not binding on the Service; rather, such opinions represent Bond Counsel's legal judgment based upon its review of existing law and in reliance upon the representations and covenants referenced above that it deems relevant to such opinions. The Service has an ongoing audit program to determine compliance with rules that relate to whether interest on state or local obligations is includable in gross income for federal income tax purposes. No assurance can be given whether or not the Service will commence an audit of the Bonds. If an audit is commenced, in accordance with its current published procedures the Service is likely to treat the District as the taxpayer and the Owners may not have a right to participate in such audit. Public awareness of any future audit of the Bonds could adversely affect the value and liquidity of the Bonds during the pendency of the audit regardless of the ultimate outcome of the audit.

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

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

In the event of the redemption, sale, or other taxable disposition of such Original Issue Discount Bond prior to stated maturity, however, the amount realized by such owner in excess of the basis of such Original Issue Discount Bond in the hands of such owner (adjusted upward by the portion of the original issue discount allocable to the period for which such Original Issue Discount Bond was held by such initial owner) is includable in gross income. (Because original issue discount is treated as interest for federal income tax purposes, the discussion regarding interest on the Bonds under the caption “TAX MATTERS” generally applies, except as otherwise provided below, to original issue discount on an Original Issue Discount Bond held by an owner who purchased such Bond at the initial offering price in the initial public offering of the Bonds and should be considered in connection with the discussion in this portion of the Official Statement.)The foregoing discussion assumes, in reliance upon certain representations of the Underwriter, that (a) the Underwriter has purchased the Bonds for contemporaneous sale to the public and (b) all of the Original Issue Discount Bonds have been initially offered, and a substantial amount of each maturity thereof has been sold, to the general public in arm's-length transactions for a price (and with no other consideration being included) not more than the initial offering prices thereof stated on the cover page of this Official Statement. Neither the District nor Bond Counsel warrants that the Original Issue Discount Bonds will be offered and sold in accordance with such assumptions.

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

Under existing law, the original issue discount on each Original Issue Discount Bond is accrued daily to the stated maturity thereof (in amounts calculated as described below for each six-month period ending on the date before the semiannual anniversary dates of the 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 the amount of original issue discount accrued in prior periods multiplied by the yield to stated maturity (determined on the basis of compounding at the close of each accrual period and properly adjusted for the length of the accrual period) less (b) the amounts payable as current interest during such accrual period on such Bond.

The federal income tax consequences of the purchase, ownership, and redemption, sale, or other disposition of Original Issue Discount Bonds that 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.

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

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

The District will designate the Bonds as "qualified tax exempt obligations" and has represented that the aggregate amount of tax exempt bonds (including the Bonds) issued by the District and entities aggregated with the District under the Code during calendar year 2025 is not expected to exceed \$10,000,000 and that the District and entities aggregated with the District under the Code have not designated more than \$10,000,000 in "qualified tax exempt obligations" (including the Bonds) during calendar year 2025.

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

### **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. With the Underwriter's purchase of municipal bond guaranty insurance on the Bonds, 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 Developers, CSRP (see "DEVELOPERS"), the Tax Assessor/Collector and other sources believed to be reliable; however, no representation is made by the District as to the accuracy or completeness of the information contained herein, except as described below under "Certification as to Official Statement." The summaries of the statutes, contracts, resolutions and engineering and other related reports set forth herein are included subject to all of the provisions of such documents. These summaries do not purport to be complete statements of such provisions and reference is made to such documents for further information.

The District's financial statements for the fiscal year ended December 31, 2023, were audited by McGrath & Co., PLLC, Certified Public Accountants, and have been included herein as "APPENDIX B." McGrath & Co., PLLC, Certified Public Accountants, has agreed to the publication of such financial statements in this Official Statement.

### **Experts**

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

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

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

The District, acting by and through its Board 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 resolution authorizing the issuance of the Bonds (the “Bond Resolution”), 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 specified material events, to the Municipal Securities Rulemaking Board (“MSRB”). The MSRB has established the Electronic Municipal Market Access (“EMMA”) system.

### Annual Reports

The information to be updated with respect to the District includes the quantitative financial information and operating data of the District of the general type included in this Official Statement under the headings “DISTRICT DEBT” (except for “Estimated Direct and Overlapping Debt Statement”), “TAX DATA,” and in “APPENDIX B” (Financial Report). The District will update and provide this information to EMMA within six months after the end of each of its fiscal years ending in or after 2024.

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

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

### Event Notices

The District will provide timely notices of certain events to the MSRB, but in no event will such notices be provided to the MSRB in excess of ten business days after the occurrence of an event. The District will provide notice of any of the following events with respect to the Bonds: (1) principal and interest payment delinquencies; (2) non-payment related defaults, if material; (3) unscheduled draws on debt service reserves reflecting financial difficulties; (4) unscheduled draws on credit enhancements reflecting financial difficulties; (5) substitution of credit or liquidity providers, or their failure to perform; (6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final 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 Resolution makes any provision for debt service reserves or liquidity enhancement. In addition, the District will provide timely notice of any failure by the District to provide 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 through its EMMA system at [www.emma.msrb.org](http://www.emma.msrb.org).

### **Limitations and Amendments**

The District has agreed to update information and to provide notices of material 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 underwriter to purchase or sell Bonds in the offering made hereby in compliance with the SEC Rule 15c2-12, taking into account any amendments or interpretations of such Rule to the date of such amendment, as well as such changed circumstances, and either the holders of a majority in aggregate principal amount of the outstanding Bonds consent to the amendment or any person unaffiliated with the District (such as nationally recognized bond counsel) determines that the amendment will not materially impair the interests of the holders and beneficial owners of the Bonds. The District may amend or repeal the agreement in the Bond Resolution if the SEC amends or repeals the applicable provisions of such 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 Underwriter 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 its prior continuing disclosure agreement made by it in accordance with SEC Rule 15c2-12.

### **Official Statement "Deemed Final"**

For purposes of compliance with SEC Rule 15c2-12, this document, as the same may be supplemented or corrected by the District from time to time, may be treated as an "official statement" with respect to the Bonds described herein "deemed final" by the District as of the date hereof (or of any such supplement or correction) except for the omission of certain information referred to in the succeeding paragraph.

This document, when further supplemented by adding information specifying the interest rates and certain other information relating to the Bonds, shall constitute a "final official statement" of the District with respect to the Bonds, as that term is defined in SEC Rule 15c2-12.

This Official Statement was approved by the Board of Directors of Harris County Municipal Utility District No. 561 as of the date shown on the first page hereof.

President, Board of Directors  
Harris County Municipal  
Utility District No. 561

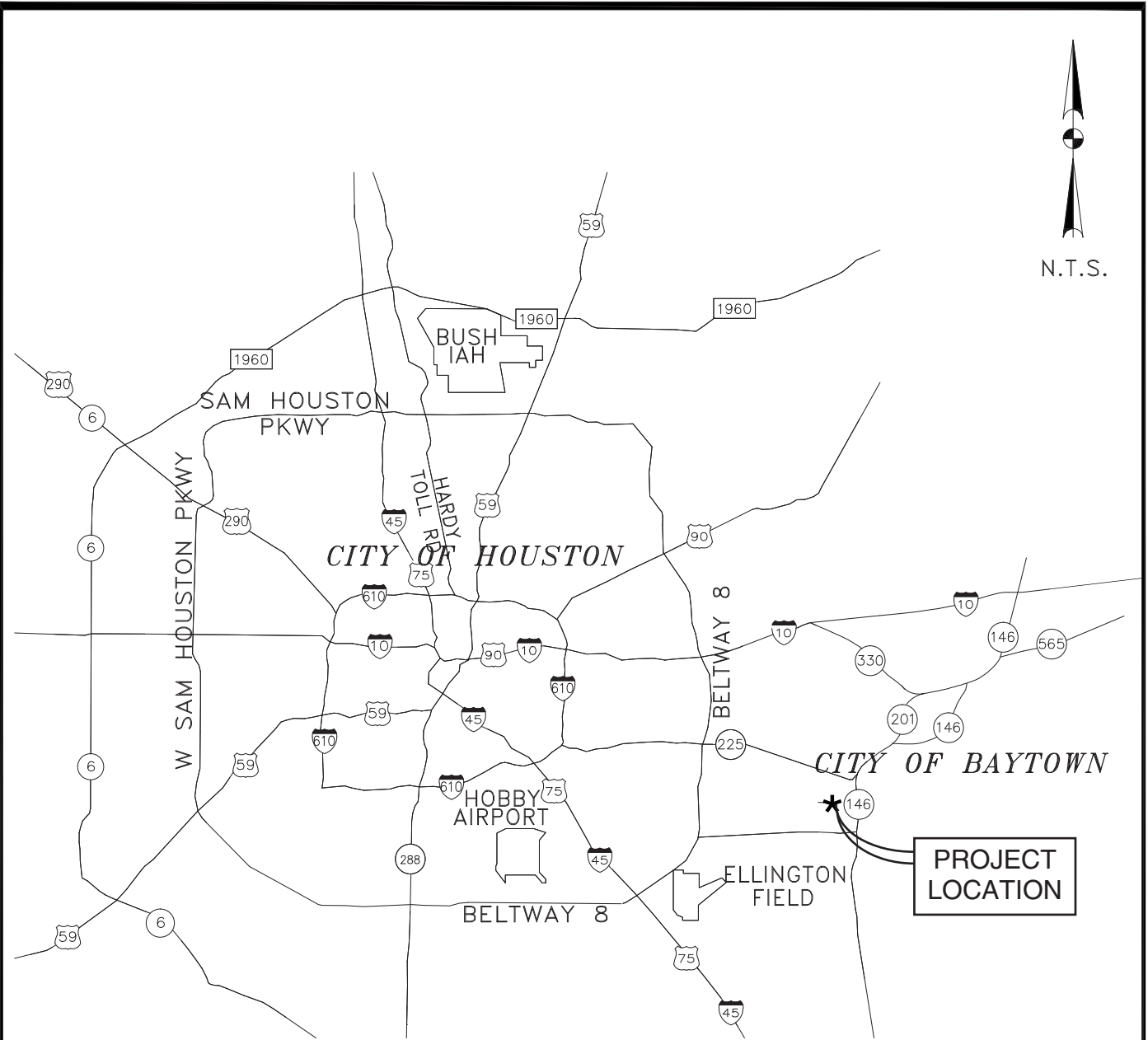
ATTEST:

Secretary, Board of Directors  
Harris County Municipal  
Utility District No. 561



APPENDIX A

LOCATION MAP



VICINITY MAP

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 561

HARRIS COUNTY, TEXAS



TBPE Firm Registration No. 274  
TBPLS Firm Registration No. 100467  
13430 Northwest Freeway, Suite 1100  
Houston, Texas 77040  
713.462.3242 | fax 713.462.3262  
www.cobbfendley.com



**APPENDIX B**

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 561**

**HARRIS COUNTY, TEXAS**

**FINANCIAL REPORT**

**DECEMBER 31, 2023**





**HARRIS COUNTY MUNICIPAL  
UTILITY DISTRICT NO. 561**

**HARRIS COUNTY, TEXAS**

**FINANCIAL REPORT**

**December 31, 2023**



## Table of Contents

	<u>Schedule</u>	<u>Page</u>
Independent Auditor's Report		1
Management's Discussion and Analysis		7
<b>BASIC FINANCIAL STATEMENTS</b>		
Statement of Net Position and Governmental Funds Balance Sheet		16
Statement of Activities and Governmental Funds Revenues, Expenditures and Changes in Fund Balances		17
Notes to Financial Statements		19
<b>REQUIRED SUPPLEMENTARY INFORMATION</b>		
Budgetary Comparison Schedule – General Fund		36
Notes to Required Supplementary Information		37
<b>TEXAS SUPPLEMENTARY INFORMATION</b>		
Services and Rates	TSI-1	40
General Fund Expenditures	TSI-2	42
Investments	TSI-3	43
Taxes Levied and Receivable	TSI-4	44
Long-Term Debt Service Requirements by Years	TSI-5	45
Change in Long-Term Bonded Debt	TSI-6	50
Comparative Schedule of Revenues and Expenditures – General Fund	TSI-7a	52
Comparative Schedule of Revenues and Expenditures – Debt Service Fund	TSI-7b	54
Board Members, Key Personnel and Consultants	TSI-8	56



# McGRATH & CO., PLLC

*Certified Public Accountants*

2900 North Loop West, Suite 880

Houston, Texas 77092

## Independent Auditor's Report

Board of Directors  
Harris County Municipal Utility District No. 561  
Harris County, Texas

### Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Harris County Municipal Utility District No. 561 (the "District"), as of and for the year ended December 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 financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Harris County Municipal Utility District No. 561, as of December 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. 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 the 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 twelve 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 generally accepted auditing standards 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 generally accepted auditing standards, 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 information 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

***Board of Directors  
Harris County Municipal Utility District No. 561  
Harris County, Texas***

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



Houston, Texas  
April 11, 2024

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

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## **Using this Annual Report**

Within this section of the financial report of Harris County Municipal Utility District No. 561 (the "District"), the District's Board of Directors provides a narrative discussion and analysis of the financial activities of the District for the fiscal year ended December 31, 2023. This analysis should be read in conjunction with the independent auditor's report and the basic financial statements that follow this section.

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

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

## **Overview of the Financial Statements**

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

## **Government-Wide Financial Statements**

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

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

***Harris County Municipal Utility District No. 561  
Management's Discussion and Analysis  
December 31, 2023***

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

**Fund Financial Statements**

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

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

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

The District's net position at December 31, 2023, was negative \$24,536,227. The District's net position is negative because the District incurs debt to construct certain infrastructure improvements which it conveys to the City of La Porte and Harris County. A comparative summary of the District's overall financial position, as of December 31, 2023 and 2022, is as follows:

	2023	2022
Current and other assets	\$ 4,322,303	\$ 2,851,311
Capital assets	6,216,930	6,345,130
Total assets	<u>10,539,233</u>	<u>9,196,441</u>
Current liabilities	500,822	2,142,553
Long-term liabilities	32,519,896	23,454,486
Total liabilities	<u>33,020,718</u>	<u>25,597,039</u>
Total deferred inflows of resources	<u>2,054,742</u>	<u>1,603,516</u>
Net position		
Net investment in capital assets	(1,938,137)	(1,551,837)
Restricted	1,191,290	530,763
Unrestricted	<u>(23,789,380)</u>	<u>(16,983,040)</u>
Total net position	<u>\$ (24,536,227)</u>	<u>\$ (18,004,114)</u>

***Harris County Municipal Utility District No. 561  
Management's Discussion and Analysis  
December 31, 2023***

The total net position of the District decreased during the current fiscal year by \$6,532,113. A comparative summary of the District's *Statement of Activities* for the past two years is as follows:

	<u>2023</u>	<u>2022</u>
Revenues		
Property taxes, penalties and interest	\$ 1,565,890	\$ 934,261
Other	100,437	17,723
Total revenues	<u>1,666,327</u>	<u>951,984</u>
Expenses		
Operating and administrative	349,498	269,607
Debt interest and fees	690,575	460,248
Developer interest	674,233	501,111
Debt issuance costs	816,543	819,124
Depreciation	128,200	128,200
Total expenses	<u>2,659,049</u>	<u>2,178,290</u>
Change in net position before other item	(992,722)	(1,226,306)
Other item		
Transfers to other governments	<u>(5,539,391)</u>	<u>(260,905)</u>
Change in net position	(6,532,113)	(1,487,211)
Net position, beginning of year	<u>(18,004,114)</u>	<u>(16,516,903)</u>
Net position, end of year	<u>\$ (24,536,227)</u>	<u>\$ (18,004,114)</u>

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

The District's combined fund balances, as of December 31, 2023, were \$2,233,885, which consists of \$738,872 in the General Fund, \$1,478,072 in the Debt Service Fund and \$16,941 in the Capital Projects Fund.

*General Fund*

A comparative summary of the General Fund's financial position as of December 31, 2023 and 2022, is as follows:

	<u>2023</u>	<u>2022</u>
Total assets	<u>\$ 1,320,165</u>	<u>\$ 934,860</u>
Total liabilities	\$ 7,180	\$ 22,831
Total deferred inflows	574,113	591,647
Total fund balance	<u>738,872</u>	<u>320,382</u>
Total liabilities, deferred inflows and fund balance	<u>\$ 1,320,165</u>	<u>\$ 934,860</u>

***Harris County Municipal Utility District No. 561  
Management's Discussion and Analysis  
December 31, 2023***

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

	<u>2023</u>	<u>2022</u>
Total revenues	\$ 605,047	\$ 204,495
Total expenditures	<u>(209,995)</u>	<u>(181,278)</u>
Revenues over expenditures	395,052	23,217
Other changes in fund balance	23,438	28,644
Net change in fund balance	<u>\$ 418,490</u>	<u>\$ 51,861</u>

The District manages its activities with the objectives of ensuring that expenditures will be adequately covered by revenues each year and that an adequate fund balance is maintained. The District's primary financial resources in the General Fund are from a property tax levy, which are dependent upon assessed values in the District and the maintenance tax rate set by the District. The 2022 levy was recognized as revenues in the 2023 fiscal year, while the 2021 levy was recognized in the 2022 fiscal year (to the extent that these amounts were collected). Property tax revenues increased from prior year because the District increased the maintenance and operations component of the levy and because assessed values increased from prior year.

*Debt Service Fund*

A comparative summary of the Debt Service Fund's financial position as of December 31, 2023 and 2022, is as follows:

	<u>2023</u>	<u>2022</u>
Total assets	<u>\$ 2,985,197</u>	<u>\$ 1,713,831</u>
Total liabilities	\$ 18,058	\$ 6,662
Total deferred inflows	1,489,067	1,018,927
Total fund balance	<u>1,478,072</u>	<u>688,242</u>
Total liabilities, deferred inflows and fund balance	<u>\$ 2,985,197</u>	<u>\$ 1,713,831</u>

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

	<u>2023</u>	<u>2022</u>
Total revenues	\$ 1,058,797	\$ 740,909
Total expenditures	<u>(763,967)</u>	<u>(358,789)</u>
Revenues over expenditures	294,830	382,120
Other changes in fund balance	495,000	
Net change in fund balance	<u>\$ 789,830</u>	<u>\$ 382,120</u>

***Harris County Municipal Utility District No. 561  
Management's Discussion and Analysis  
December 31, 2023***

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

*Capital Projects Fund*

A comparative summary of the Capital Projects Fund's financial position as of December 31, 2023 and 2022, is as follows:

	2023	2022
Total assets	<u>\$ 16,941</u>	<u>\$ 202,620</u>
Total fund balance	<u>\$ 16,941</u>	<u>\$ 202,620</u>

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

	2023	2022
Total revenues	\$ 1,104	\$ 1,766
Total expenditures	<u>(7,393,345)</u>	<u>(7,185,795)</u>
Revenues under expenditures	(7,392,241)	(7,184,029)
Other changes in fund balance	<u>7,206,562</u>	<u>6,886,356</u>
Net change in fund balance	<u>\$ (185,679)</u>	<u>\$ (297,673)</u>

The District has had considerable capital asset activity in the last two years, which was financed with proceeds from the issuance of its Series 2023 Unlimited Tax Bonds and Series 2023A Unlimited Tax Road Bonds in the current fiscal year and issuance of its Series 2022 Unlimited Tax Bonds and Series 2022 Bond Anticipation Note in the prior fiscal year.

**General Fund Budgetary Highlights**

The Board of Directors adopts an annual unappropriated budget for the General Fund prior to the beginning of each fiscal year. The Board amended the budget during the year to reflect changes in anticipated expenditures.

Since the District's budget is primarily a planning tool, actual results varied from the budgeted amounts. Actual net change in fund balance was \$44,590 greater than budgeted. The *Budgetary Comparison Schedule* on page 36 of this report provides variance information per financial statement line item.

*Harris County Municipal Utility District No. 561  
Management's Discussion and Analysis  
December 31, 2023*

**Capital Assets**

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

Capital assets held by the District at December 31, 2023 and 2022, are summarized as follows:

	2023	2022
Capital assets not being depreciated		
Land and improvements	<u>\$ 3,660,129</u>	<u>\$ 3,660,129</u>
Capital assets being depreciated		
Infrastructure	1,068,945	1,068,945
Landscaping improvements	<u>2,025,199</u>	<u>2,025,199</u>
	<u>3,094,144</u>	<u>3,094,144</u>
Less accumulated depreciation		
Infrastructure	(170,131)	(134,499)
Landscaping improvements	<u>(367,212)</u>	<u>(274,644)</u>
	<u>(537,343)</u>	<u>(409,143)</u>
Depreciable capital assets, net	<u>2,556,801</u>	<u>2,685,001</u>
Capital assets, net	<u><u>\$ 6,216,930</u></u>	<u><u>\$ 6,345,130</u></u>

The District and the City of La Porte (the "City") have entered into an agreement which obligates the District to construct water, wastewater, storm drainage and road facilities to serve the District and, when completed, to convey title to the facilities to the City (with the exception of certain detention facilities and parks and recreational facilities). The District also conveys certain facilities to Harris County that are within the County's public road rights-of-ways. The value of these assets is recorded as transfers to other governments upon completion of construction and trued-up when the developers are reimbursed. For the year ended December 31, 2023, capital assets in the amount of \$5,539,391 have been recorded as transfers to other governments in the government-wide statements. Additional information is presented in Note 10.

**Long-Term Debt and Related Liabilities**

As of December 31, 2023, the District owes approximately \$4,204,896 to developers for completed projects. The initial cost of the completed project and related liability is estimated based on actual construction costs plus 10-15% for engineering and other fees and is recorded on the District's financial statements upon completion of construction. The District intends to reimburse its developers from proceeds of future bond issues or other lawfully available funds. The estimated cost of amounts owed to the developers is trued up when the developers are reimbursed.



***Harris County Municipal Utility District No. 561  
Management's Discussion and Analysis  
December 31, 2023***

At December 31, 2023 and 2022, the District had total bonded debt outstanding as shown below:

Series	2023	2022
2021	\$ 9,325,000	\$ 9,500,000
2022	9,700,000	9,700,000
2023	2,875,000	
2023A Road	6,600,000	
	\$ 28,500,000	\$ 19,200,000

During the current fiscal year, the District issued \$2,875,000 in unlimited tax bonds and \$6,600,000 in unlimited tax road bonds. At December 31, 2023, the District had \$139,430,000 unlimited tax bonds authorized, but unissued for the purposes of acquiring, constructing and improving the water, sanitary sewer and drainage systems within the District and the refunding of such bonds; \$19,620,000 for parks and recreational facilities and the refunding of such bonds and \$61,787,000 for road improvements and the refunding of such bonds.

**Next Year's Budget**

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

	2023 Actual	2024 Budget
Total revenues	\$ 605,047	\$ 570,000
Total expenditures	(209,995)	(241,400)
Revenues over expenditures	395,052	328,600
Other changes in fund balance	23,438	
Net change in fund balance	418,490	328,600
Beginning fund balance	320,382	738,872
Ending fund balance	\$ 738,872	\$ 1,067,472

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## **Basic Financial Statements**

**Harris County Municipal Utility District No. 561**  
**Statement of Net Position and Governmental Funds Balance Sheet**  
**December 31, 2023**

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Net Position
<b>Assets</b>						
Cash	\$ 66,047	\$ 114,529	\$ 16,941	\$ 197,517	\$ -	\$ 197,517
Investments	660,399	1,505,508		2,165,907		2,165,907
Taxes receivable	542,889	1,408,167		1,951,056		1,951,056
Internal balances	43,007	(43,007)				
Prepaid items	7,823			7,823		7,823
Capital assets not being depreciated					3,660,129	3,660,129
Capital assets, net					2,556,801	2,556,801
<b>Total Assets</b>	<b>\$ 1,320,165</b>	<b>\$ 2,985,197</b>	<b>\$ 16,941</b>	<b>\$ 4,322,303</b>	<b>6,216,930</b>	<b>10,539,233</b>
<b>Liabilities</b>						
Accounts payable	\$ 7,180	\$ -	\$ -	\$ 7,180		7,180
Other payables		18,058		18,058		18,058
Accrued interest payable					290,584	290,584
Due to developers					4,204,896	4,204,896
Long-term debt						
Due within one year					185,000	185,000
Due after one year					28,315,000	28,315,000
<b>Total Liabilities</b>	<b>7,180</b>	<b>18,058</b>		<b>25,238</b>	<b>32,995,480</b>	<b>33,020,718</b>
<b>Deferred Inflows of Resources</b>						
Deferred property taxes	574,113	1,489,067		2,063,180	(8,438)	2,054,742
<b>Fund Balances/Net Position</b>						
<b>Fund Balances</b>						
Nonspendable	7,823			7,823	(7,823)	
Restricted		1,478,072	16,941	1,495,013	(1,495,013)	
Unassigned	731,049			731,049	(731,049)	
<b>Total Fund Balances</b>	<b>738,872</b>	<b>1,478,072</b>	<b>16,941</b>	<b>2,233,885</b>	<b>(2,233,885)</b>	
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances</b>	<b>\$ 1,320,165</b>	<b>\$ 2,985,197</b>	<b>\$ 16,941</b>	<b>\$ 4,322,303</b>		
<b>Net Position</b>						
Net investment in capital assets					(1,938,137)	(1,938,137)
Restricted for debt service					1,191,290	1,191,290
Unrestricted					(23,789,380)	(23,789,380)
<b>Total Net Position</b>					<b>\$ (24,536,227)</b>	<b>\$ (24,536,227)</b>

See notes to basic financial statements.

*Harris County Municipal Utility District No. 561*

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

*For the Period Ended December 31, 2023*

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Activities
<b>Revenues</b>						
Property taxes	\$ 574,566	\$ 986,652	\$ -	\$ 1,561,218	\$ 1,030	\$ 1,562,248
Penalties and interest		3,293		3,293	349	3,642
Investment earnings	30,481	68,852	1,104	100,437		100,437
<b>Total Revenues</b>	<b>605,047</b>	<b>1,058,797</b>	<b>1,104</b>	<b>1,664,948</b>	<b>1,379</b>	<b>1,666,327</b>
<b>Expenditures/Expenses</b>						
Operating and administrative						
Professional fees	87,597		102,844	190,441		190,441
Contracted services	19,275	29,526		48,801		48,801
Repairs and maintenance	81,716			81,716		81,716
Administrative	20,157	6,650		26,807		26,807
Other	1,250	123	360	1,733		1,733
Capital outlay			5,763,981	5,763,981	(5,763,981)	
Debt service						
Principal		175,000		175,000	(175,000)	
Interest and fees		552,668	35,384	588,052	102,523	690,575
Developer interest			674,233	674,233		674,233
Debt issuance costs			816,543	816,543		816,543
Depreciation					128,200	128,200
<b>Total Expenditures/Expenses</b>	<b>209,995</b>	<b>763,967</b>	<b>7,393,345</b>	<b>8,367,307</b>	<b>(5,708,258)</b>	<b>2,659,049</b>
<b>Revenues Over/(Under)</b>						
<b>Expenditures/Expenses</b>	<b>395,052</b>	<b>294,830</b>	<b>(7,392,241)</b>	<b>(6,702,359)</b>	<b>5,709,637</b>	<b>(992,722)</b>
<b>Other Financing Sources/(Uses)</b>						
Proceeds from sale of bonds		495,000	8,980,000	9,475,000	(9,475,000)	
Repayment of bond anticipation note			(1,750,000)	(1,750,000)	1,750,000	
Internal transfers	23,438		(23,438)			
<b>Other Item</b>						
Transfers to other governments					(5,539,391)	(5,539,391)
<b>Net Change in Fund Balances</b>	<b>418,490</b>	<b>789,830</b>	<b>(185,679)</b>	<b>1,022,641</b>	<b>(1,022,641)</b>	
<b>Change in Net Position</b>					<b>(6,532,113)</b>	<b>(6,532,113)</b>
Fund Balance/Net Position						
Beginning of the year	320,382	688,242	202,620	1,211,244	(19,215,358)	(18,004,114)
<b>End of the year</b>	<b>\$ 738,872</b>	<b>\$ 1,478,072</b>	<b>\$ 16,941</b>	<b>\$ 2,233,885</b>	<b>\$ (26,770,112)</b>	<b>\$ (24,536,227)</b>

See notes to basic financial statements.

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

The accounting policies of Harris County Municipal Utility District No. 561 (the “District”) conform with accounting principles generally accepted in the United States of America as promulgated by the Governmental Accounting Standards Board (“GASB”). The following is a summary of the most significant policies:

### **Creation**

The District was organized, created, and established pursuant to an order of the Texas Commission on Environmental Quality dated January 10, 2019, and operates in accordance with Article XVI, Section 59 of the Texas Constitution, and Chapters 49 and 54 of the Texas Water Code. The City of La Porte consented to the creation of the District on April 23, 2018. The Board of Directors held its first meeting on January 31, 2019. The first bonds were issued on March 16, 2021.

The District is responsible for providing water, sewer, drainage, parks and recreational facilities and roads within the District. As further discussed in Note 11, the District transfers certain of these facilities to the City of La Porte for operation and maintenance upon completion of construction. The District has contracted with various consultants to provide services to operate and administer the affairs of the District. The District has no employees, related payroll, or pension costs.

### **Reporting Entity**

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

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

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

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

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

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

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

- The General Fund is used to account for the operations of the District and all other financial transactions not reported in other funds. The primary source of revenue is property taxes. Expenditures include costs associated with the daily operations of the District.
- The Debt Service Fund is used to account for the payment of interest and principal on the District’s general long-term debt. The primary source of revenue for debt service is property taxes. During the current fiscal year, financial resources also consisted of capitalized interest from the sale of bonds. Expenditures include costs incurred in assessing and collecting these taxes.
- The Capital Projects Fund is used to account for the expenditures of bond proceeds for the construction of the District’s water, sewer, drainage, road and parks and recreational facilities.

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

**Measurement Focus and Basis of Accounting**

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

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



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

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

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

**Use of Restricted Resources**

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

**Prepaid Items**

Certain payments made by the District reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements.

**Receivables**

All receivables are reported at their gross value and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible. Receivables from and payables to external parties are reported separately and are not offset, unless a legal right of offset exists. At December 31, 2023, an allowance for uncollectible accounts was not considered necessary.

**Interfund Activity**

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

**Capital Assets**

Capital assets do not provide financial resources at the fund level, and, therefore, are reported only in the government-wide statements. The District defines capital assets as assets with an initial cost of \$50,000 or more and an estimated useful life in excess of one year. Capital assets are recorded at historical cost or estimated historical cost. Donated capital assets are recorded at acquisition value, which is the price that would be paid to acquire the asset on the acquisition date. The District has not capitalized interest incurred during the construction of its capital assets. The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend asset lives are not capitalized.

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

**Capital Assets (continued)**

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

<u>Assets</u>	<u>Useful Life</u>
Infrastructure	30 years
Landscaping improvements	20 years

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

**Deferred Inflows and Outflows of Financial Resources**

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

At the fund level, property taxes receivable not collected within 60 days of fiscal year end do not meet the availability criteria required for revenue recognition and are recorded as deferred inflows of financial resources. Additionally, collections of the 2023 property tax levy are not considered current fiscal year revenues and, consequently, are also reported as deferred property taxes.

Deferred inflows of financial resources at the government-wide level consist of the 2023 property tax levy, which was levied to finance the 2024 fiscal year.

**Net Position – Governmental Activities**

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

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

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

Unrestricted – resources not included in the other components.

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

**Fund Balances – Governmental Funds**

Governmental accounting standards establish the following fund balance classifications:

Nonspendable - amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact. The District's nonspendable fund balance consists of prepaid items.

Restricted - amounts that can be spent only for specific purposes because of constitutional provisions or enabling legislation or because of constraints that are externally imposed by creditors, grantors, contributors, or the laws or regulations of other governments. The District's restricted fund balances consist of unspent bond proceeds in the Capital Projects Fund and property taxes levied for debt service and capitalized interest from the sale of bonds in the Debt Service Fund.

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

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

Unassigned - all other spendable amounts in the General Fund.

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

**Use of Estimates**

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

*Harris County Municipal Utility District No. 561*  
*Notes to Financial Statements*  
*December 31, 2023*

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

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

Total fund balances, governmental funds		\$ 2,233,885
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in governmental funds.		
Historical cost	\$ 6,754,273	
Less accumulated depreciation	<u>(537,343)</u>	
Change due to capital assets		6,216,930
Long-term liabilities are not due and payable in the current period and, therefore, are not reported as liabilities in the governmental funds.		
The difference consists of:		
Bonds payable	(28,500,000)	
Accrued interest payable	<u>(290,584)</u>	
Change due to long-term debt		(28,790,584)
Amounts due to the District's developers for prefunded construction are recorded as a liability in the <i>Statement of Net Position</i> .		(4,204,896)
The unavailable portion of property taxes receivable and collections of the 2023 property tax levy are reported as deferred inflows in the fund financial statements. In the government-wide statements, however, deferred inflows consist of the entire 2023 property tax levy.		
Fund level deferred property taxes	2,063,180	
Government-wide level deferred property taxes	<u>(2,054,742)</u>	
		8,438
Total net position - governmental activities		<u><u>\$ (24,536,227)</u></u>

*Harris County Municipal Utility District No. 561*  
*Notes to Financial Statements*  
*December 31, 2023*

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

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

Net change in fund balances - total governmental funds	\$ 1,022,641	
Governmental funds do not report revenues that are not available to pay current obligations. In contrast, such revenues are reported in the <i>Statement of Activities</i> when earned. The difference is for property taxes and penalties and interest.		1,379
Governmental funds report capital outlays for developer reimbursements as expenditures in the funds; however, in the <i>Statement of Activities</i> , the cost of capital assets is charged to expense over the estimated useful life of the asset.		
Capital outlays	\$ 5,763,981	
Depreciation expense	<u>(128,200)</u>	
		5,635,781
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of principal uses current financial resources. However, neither transaction has any effect on net assets. Other elements of debt financing are reported differently between the fund and government-wide statements.		
Issuance of long-term debt	(9,475,000)	
Principal payments	175,000	
Repayment of bond anticipation note	1,750,000	
Interest expense accrual	<u>(102,523)</u>	
		(7,652,523)
As discussed in Note 10, the District conveys certain capital assets to the City of La Porte and Harris County upon completion of construction. Since these capital assets are funded by the developers, financial resources are not expended in the fund financial statements; however, in the <i>Statement of Activities</i> , these amounts are reported as transfers to other governments.		(5,539,391)
Change in net position of governmental activities		<u><u>\$ (6,532,113)</u></u>

**Note 3 – Deposits and Investments**

**Deposit Custodial Credit Risk**

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

**Investments**

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

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

As of December 31, 2023, the District’s investments consist of the following:

Type	Fund	Carrying Value	Rating	Weighted Average Maturity
TexSTAR	General	\$ 660,399	AAAm	45 days
	Debt Service	1,505,508		
		<u>\$ 2,165,907</u>		

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

**TexSTAR**

The District participates in Texas Short Term Asset Reserve fund (TexSTAR) which is managed by Hilltop Securities, Inc., and J.P. Morgan Investment Management, Inc. Hilltop Securities provides participant and marketing services while J.P. Morgan provides investment management services. Custodial and depository services are provided by J.P. Morgan Chase Bank N.A. or its subsidiary.

The District’s investment in TexSTAR is reported at fair value because TexSTAR uses fair value to report investments. Governmental accounting standards establish the following hierarchy of inputs used to measure fair value: Level 1 inputs are based on quoted prices in active markets, Level 2 inputs are based on significant other observable inputs, and Level 3 inputs are based on significant unobservable inputs. The District’s investment in TexSTAR is measured using published fair value per share (level 1 inputs).

Investments in TexSTAR may be withdrawn via wire transfer on a same day basis, as long as the transaction is executed by 4 p.m. ACH withdrawals made by 4 p.m. will settle on the next business day.

**Investment Credit and Interest Rate**

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

**Note 4 – Interfund Balances and Transactions**

Amounts due to/from other funds at December 31, 2023, consist of the following:

Receivable Fund	Payable Fund	Amounts	Purpose
General Fund	Debt Service Fund	\$ 43,007	Maintenance tax collections not remitted as of year end

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

A summary of internal transfers for the current fiscal year is as follows:

Transfers Out	Transfers In	Amounts	Purpose
Capital Projects Fund	General Fund	\$ 23,438	Reimbursement of bond application fees paid by General Fund

*Harris County Municipal Utility District No. 561*  
*Notes to Financial Statements*  
*December 31, 2023*

**Note 5 – Capital Assets**

A summary of changes in capital assets, for the year ended December 31, 2023, is as follows:

	Beginning Balances	Additions	Ending Balances
Capital assets not being depreciated			
Land and improvements	\$ 3,660,129	\$ -	\$ 3,660,129
Capital assets being depreciated			
Infrastructure	1,068,945		1,068,945
Landscaping improvements	2,025,199		2,025,199
	<u>3,094,144</u>		<u>3,094,144</u>
Less accumulated depreciation			
Infrastructure	(134,499)	(35,632)	(170,131)
Landscaping improvements	(274,644)	(92,568)	(367,212)
	<u>(409,143)</u>	<u>(128,200)</u>	<u>(537,343)</u>
Subtotal depreciable capital assets, net	<u>2,685,001</u>	<u>(128,200)</u>	<u>2,556,801</u>
Capital assets, net	<u>\$ 6,345,130</u>	<u>\$ (128,200)</u>	<u>\$ 6,216,930</u>

Depreciation expense for the current fiscal year was \$128,200.

**Note 6 – Bond Anticipation Note**

The District uses a bond anticipation note (“BAN”) to provide short-term financing for reimbursements to its developers. Despite its short-term nature, a BAN is not recorded as a fund liability, since it will not be repaid from current financial resources and will be repaid through the issuance of long-term debt or another BAN. It is, however, recorded as a liability at the government-wide level.

At the beginning of the fiscal year, the District had a BAN outstanding in the amount of \$1,750,000. This BAN was repaid on February 14, 2023, with proceeds from the issuance of the District’s Series 2023 Unlimited Tax Bonds.

The effect of this transaction on the District’s short-term obligations are as follows:

Beginning balance	\$ 1,750,000
Amounts repaid	<u>(1,750,000)</u>
Ending balance	<u>\$ -</u>



**Harris County Municipal Utility District No. 561**  
**Notes to Financial Statements**  
**December 31, 2023**

**Note 7 – Due to Developers**

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

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

Due to developers, beginning of year	\$ 4,429,486
Developer reimbursements	(5,763,981)
Developer funded construction and adjustments	<u>5,539,391</u>
Due to developers, end of year	<u>\$ 4,204,896</u>

**Note 8 – Long-Term Debt**

Long-term debt is comprised of the following:

Bonds payable	<u>\$ 28,500,000</u>
Due within one year	<u>\$ 185,000</u>

The District’s bonds payable at December 31, 2023, consists of unlimited tax bonds as follows:

Series	Amounts Outstanding	Original Issue	Interest Rates	Maturity Date, Serially, Beginning/Ending	Interest Payment Dates	Call Dates
2021	\$ 9,325,000	\$ 9,500,000	2.00% - 4.50%	September 1, 2023/2050	March 1, September 1	September 1, 2026
2022	9,700,000	9,700,000	2.00% - 4.50%	September 1, 2025/2051	March 1, September 1	September 1, 2027
2023	2,875,000	2,875,000	4.00% - 6.50%	September 1, 2026/2052	March 1, September 1	September 1, 2028
2023A Road	6,600,000	6,600,000	4.00% - 6.50%	September 1, 2026/2052	March 1, September 1	September 1, 2028
	<u>\$ 28,500,000</u>					

*Harris County Municipal Utility District No. 561*  
*Notes to Financial Statements*  
*December 31, 2023*

**Note 8 – Long-Term Debt (continued)**

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

At December 31, 2023, the District had \$139,430,000 unlimited tax bonds authorized, but unissued for the purposes of acquiring, constructing and improving the water, sanitary sewer and drainage systems within the District and the refunding of such bonds; \$19,620,000 for parks and recreational facilities and the refunding of such bonds and \$61,787,000 for road improvements and the refunding of such bonds.

On February 14, 2023, the District issued its \$2,875,000 Series 2023 Unlimited Tax Bonds at a net effective interest rate of 4.279412%. Proceeds of the bonds were used to reimburse developers for the cost of capital assets constructed within the District plus interest expense at the net effective interest rate of the bonds and to repay a \$1,750,000 BAN issued in the previous fiscal year.

Additionally, on September 14, 2023, the District issued its \$6,600,000 Series 2023A Unlimited Tax Road Bonds at a net effective interest rate of 4.564830%. Proceeds of the bonds were used to reimburse developers for the cost of capital assets constructed within the District plus interest expense at the net effective interest rate of the bonds and to pay capitalized interest into the Debt Service Fund.

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

Bonds payable, beginning of year	\$ 19,200,000
Bonds issued	9,475,000
Bonds retired	<u>(175,000)</u>
Bonds payable, end of year	<u>\$ 28,500,000</u>

*Harris County Municipal Utility District No. 561*  
*Notes to Financial Statements*  
*December 31, 2023*

**Note 8 – Long-Term Debt (continued)**

As of December 31, 2023, annual debt service requirements on bonds outstanding are as follows:

Year	Principal	Interest	Totals
2024	\$ 185,000	\$ 888,952	\$ 1,073,952
2025	380,000	891,388	1,271,388
2026	660,000	874,763	1,534,763
2027	695,000	840,863	1,535,863
2028	725,000	809,338	1,534,338
2029	745,000	785,613	1,530,613
2030	770,000	761,263	1,531,263
2031	790,000	736,138	1,526,138
2032	815,000	714,263	1,529,263
2033	835,000	692,863	1,527,863
2034	865,000	670,650	1,535,650
2035	890,000	647,113	1,537,113
2036	915,000	621,700	1,536,700
2037	945,000	595,613	1,540,613
2038	975,000	568,688	1,543,688
2039	1,005,000	540,650	1,545,650
2040	1,035,000	511,762	1,546,762
2041	1,065,000	481,725	1,546,725
2042	1,100,000	450,863	1,550,863
2043	1,135,000	418,925	1,553,925
2044	1,170,000	384,725	1,554,725
2045	1,205,000	349,488	1,554,488
2046	1,245,000	313,244	1,558,244
2047	1,285,000	275,744	1,560,744
2048	1,325,000	237,037	1,562,037
2049	1,365,000	197,175	1,562,175
2050	1,415,000	155,700	1,570,700
2051	1,455,000	112,625	1,567,625
2052	1,505,000	62,300	1,567,300
	\$ 28,500,000	\$ 15,591,164	\$ 44,091,164

**Note 9 – Property Taxes**

On May 4, 2019, the voters of the District authorized the District’s Board of Directors to levy taxes annually for use in financing general operations limited to \$1.50 per \$100 of assessed value and a road maintenance tax limited to \$0.25 per \$100 of assessed value. The District’s bond resolutions require that property taxes be levied for use in paying interest and principal on long-term debt and for use in paying the cost of assessing and collecting taxes. Taxes levied to finance debt service requirements on long-term debt are without limitation as to rate or amount.

***Harris County Municipal Utility District No. 561***  
***Notes to Financial Statements***  
***December 31, 2023***

**Note 9 – Property Taxes (continued)**

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

Property taxes are collected based on rates adopted in the year of the levy. The District’s 2023 fiscal year was financed through the 2022 tax levy, pursuant to which the District levied property taxes of \$0.79 per \$100 of assessed value, of which \$0.29 was allocated to maintenance and operations and \$0.50 was allocated to water, sewer and drainage debt service. The resulting tax levy was \$1,561,813 on the adjusted taxable value of \$197,697,791.

Property taxes levied each October are intended to finance the next fiscal year and are, therefore, not considered available for the District’s use during the current fiscal year. Consequently, 2023 levy collections in the amount of \$112,126 have been included with deferred property taxes and are recorded as deferred inflows of resources on the *Governmental Funds Balance Sheet*. On the government-wide *Statement of Net Position*, the full 2023 tax levy of \$2,054,742 is reported as deferred inflows. These amounts will be recognized as revenue in 2024.

Property taxes receivable, at December 31, 2023, consisted of the following:

Current year taxes receivable	\$ 1,942,616
Prior years taxes receivable	6,543
	<u>1,949,159</u>
Penalty and interest receivable	1,897
Property taxes receivable	<u><u>\$ 1,951,056</u></u>

**Note 10 – Transfers to Other Governments**

In accordance with an agreement between the District and the City of La Porte (the “City”), the District transfers certain facilities to the City (see Note 11). The District also transfers certain facilities to Harris County which are within the County’s public road right-of-way. Accordingly, the District does not record these capital assets in the *Statement of Net Position*, but instead reports the completed projects as transfers to other governments on the *Statement of Activities*. The estimated cost of each project is trued-up when the developers are subsequently reimbursed. For the year ended December 31, 2023, the District reported transfers to other governments in the amount of \$5,539,391 for developer reimbursements for land acquisition and projects completed in previous fiscal years.

**Note 11 – Utility Agreement with the City of La Porte**

On April 23, 2018, the District’s developers, on behalf of the District, entered into an Amended and Restated Utility Agreement (the “Utility Agreement”) with the City of La Porte (the “City”) for the purposes of providing water distribution, wastewater collection, storm sewer and drainage, recreational, and road facilities (the “System”) to serve development within the District. As the System is acquired or constructed, the District will convey the System (except for certain detention facilities and parks and recreational facilities) to the City but will reserve a security interest in the System. The term of the Utility Agreement is 30 years, unless otherwise previously terminated pursuant to some term or condition of the agreement or upon dissolution of the District.

The City will supply water and sewer services to the District’s residents at rates equal and uniform to those charged to similar users within the City.

The City levies and collects ad valorem taxes on taxable property within the District as it does with any other property located in the City. The City and District have agreed that no portion of City taxes to be collected from the taxpayers of the District are required to be rebated to the District or use to finance elsewhere in the City.

**Note 12 – Risk Management**

The District is exposed to various risks of loss related to torts: theft of, damage to and destruction of assets; errors and omissions; and personal injuries. The risk of loss is covered by commercial insurance. There have been no significant reductions in insurance coverage from the prior year. Settlement amounts have not exceeded insurance coverage for the current fiscal year or the three prior fiscal years.

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## **Required Supplementary Information**

*Harris County Municipal Utility District No. 561  
 Required Supplementary Information - Budgetary Comparison Schedule - General Fund  
 For the Period Ended December 31, 2023*

	Original Budget	Final Budget	Actual	Variance Positive (Negative)
<b>Revenues</b>				
Property taxes	\$ 550,000	\$ 550,000	\$ 574,566	\$ 24,566
Investment earnings	1,500	1,500	30,481	28,981
<b>Total Revenues</b>	<u>551,500</u>	<u>551,500</u>	<u>605,047</u>	<u>53,547</u>
<b>Expenditures</b>				
Operating and administrative				
Professional fees	113,500	113,500	87,597	25,903
Contracted services	18,000	18,000	19,275	(1,275)
Repairs and maintenance		18,000	81,716	(63,716)
Administrative	23,100	23,100	20,157	2,943
Other	5,000	5,000	1,250	3,750
<b>Total Expenditures</b>	<u>159,600</u>	<u>177,600</u>	<u>209,995</u>	<u>(32,395)</u>
<b>Revenues Over Expenditures</b>	391,900	373,900	395,052	21,152
<b>Other Financing Sources</b>				
Internal transfers			23,438	23,438
<b>Net Change in Fund Balance</b>	391,900	373,900	418,490	44,590
<b>Fund Balance</b>				
Beginning of the year	320,382	320,382	320,382	
<b>End of the year</b>	<u>\$ 712,282</u>	<u>\$ 694,282</u>	<u>\$ 738,872</u>	<u>\$ 44,590</u>



**Budgets and Budgetary Accounting**

An annual unappropriated budget is adopted for the General Fund by the District's Board of Directors. The budget is prepared using the same method of accounting as for financial reporting. The budget was amended during the year to reflect changes in anticipated expenditures.

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## **Texas Supplementary Information**

**Harris County Municipal Utility District No. 561**

**TSI-1. Services and Rates**

**December 31, 2023**

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

- |   |   |  |  |
|---|---|--|--|
| <input type="checkbox"/> Retail Water       | <input type="checkbox"/> Wholesale Water      | <input type="checkbox"/> Solid Waste / Garbage | <input checked="" type="checkbox"/> Drainage |
| <input type="checkbox"/> Retail Wastewater  | <input type="checkbox"/> Wholesale Wastewater | <input type="checkbox"/> Flood Control         | <input type="checkbox"/> Irrigation          |
| <input type="checkbox"/> Parks / Recreation | <input type="checkbox"/> Fire Protection      | <input type="checkbox"/> Roads                 | <input type="checkbox"/> Security            |
- Participates in joint venture, regional system and/or wastewater service (other than emergency interconnect)
- Other (Specify): Potable water, wastewater and storm sewer accepted by the City of La Porte for operation and maintenance.

2. Retail Service Providers

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

	<u>Minimum Charge</u>	<u>Minimum Usage</u>	<u>Flat Rate (Y / N)</u>	<u>Rate per 1,000 Gallons Over Minimum Usage</u>	<u>Usage Levels</u>
Water:	<u>N/A</u>	<u>N/A</u>	<u>N</u>	_____	_____ to _____
				_____	_____ to _____
				_____	_____ to _____
				_____	_____ to _____
Wastewater:	<u>N/A</u>	<u>- 0 -</u>	<u>Y</u>	_____	_____ to _____

District employs winter averaging for wastewater usage?  Yes  No

Total charges per 10,000 gallons usage: Water N/A Wastewater N/A

b. Water and Wastewater Retail Connections:

<u>Meter Size</u>	<u>Total Connections</u>	<u>Active Connections</u>	<u>ESFC Factor</u>	<u>Active ESFC'S</u>
Unmetered	_____	_____	x 1.0	_____
Less than 3/4"	_____	_____	x 1.0	_____
1"	_____	_____	x 2.5	_____
1.5"	_____	_____	x 5.0	_____
2"	_____	_____	x 8.0	_____
3"	_____	_____	x 15.0	_____
4"	_____	_____	x 25.0	_____
6"	_____	_____	x 50.0	_____
Total Water	_____	_____	_____	_____
Total Wastewater	_____	_____	x 1.0	_____

See accompanying auditor's report.



*Harris County Municipal Utility District No. 561*  
*TSI-2. General Fund Expenditures*  
*For the Period Ended December 31, 2023*

Professional fees	
Legal	\$ 58,979
Audit	21,975
Engineering	<u>6,643</u>
	<u>87,597</u>
Contracted services	
Bookkeeping	<u>19,275</u>
Repairs and maintenance	<u>81,716</u>
Administrative	
Directors fees	7,807
Printing and office supplies	1,249
Insurance	7,306
Other	<u>3,795</u>
	<u>20,157</u>
Other	<u>1,250</u>
Total expenditures	<u><u>\$ 209,995</u></u>

See accompanying auditor's report.



**Harris County Municipal Utility District No. 561**  
**TSI-4. Taxes Levied and Receivable**  
**December 31, 2023**

	Maintenance Taxes	WSD Debt Service Taxes	Road Debt Service Taxes	Totals
Taxes Receivable, Beginning of Year	\$ 245,662	\$ 420,854	\$ -	\$ 666,516
Adjustments to Prior Year Tax Levy	(15,177)	(26,091)		(41,268)
Adjusted Receivable	230,485	394,763		625,248
2023 Original Tax Levy	530,063	1,011,939	361,407	1,903,409
Adjustments	42,143	80,456	28,734	151,333
Adjusted Tax Levy	572,206	1,092,395	390,141	2,054,742
Total to be accounted for	802,691	1,487,158	390,141	2,679,990
Tax collections:				
Current year	31,225	59,611	21,290	112,126
Prior years	228,578	390,127		618,705
Total Collections	259,803	449,738	21,290	730,831
Taxes Receivable, End of Year	\$ 542,888	\$ 1,037,420	\$ 368,851	\$ 1,949,159
Taxes Receivable, By Years				
2023	\$ 540,981	\$ 1,032,784	\$ 368,851	\$ 1,942,616
2022	1,206	2,079		3,285
2021	701	2,557		3,258
Taxes Receivable, End of Year	\$ 542,888	\$ 1,037,420	\$ 368,851	\$ 1,949,159
	2023	2022	2021	2020
Property Valuations:				
Land	\$ 54,340,894	\$ 51,464,654	\$ 38,464,529	\$ 19,817,285
Improvements	219,308,001	154,783,392	81,323,955	30,857,622
Personal Property	1,227,612	151,266	417,323	69,301
Exemptions	(14,782,597)	(8,701,521)	(3,490,454)	(1,629,071)
Total Property Valuations	\$ 260,093,910	\$ 197,697,791	\$ 116,715,353	\$ 49,115,137
Tax Rates per \$100 Valuation:				
Maintenance tax rates*	\$ 0.22	\$ 0.29	\$ 0.17	\$ 0.79
WSD debt service tax rates	0.42	0.50	0.62	
Road debt service tax rates	0.15			
Total Tax Rates per \$100 Valuation	\$ 0.79	\$ 0.79	\$ 0.79	\$ 0.79
Adjusted Tax Levy:	\$ 2,054,742	\$ 1,561,813	\$ 922,051	\$ 388,010
Percentage of Taxes Collected to Taxes Levied ***	5.46%	99.79%	99.65%	100.00%

\* Maximum Maintenance Tax Rate Approved by Voters: \$1.50 on May 4, 2019

\*\* Maximum Road Maintenance Tax Rate Approved by Voters: \$0.25 on May 4, 2019

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

See accompanying auditor's report.



*Harris County Municipal Utility District No. 561*  
*TSI-5. Long-Term Debt Service Requirements*  
*Series 2021--by Years*  
*December 31, 2023*

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due March 1, September 1</u>	<u>Total</u>
2024	\$ 185,000	\$ 199,400	\$ 384,400
2025	190,000	191,075	381,075
2026	200,000	183,000	383,000
2027	210,000	175,000	385,000
2028	220,000	170,800	390,800
2029	230,000	166,400	396,400
2030	240,000	161,800	401,800
2031	250,000	157,000	407,000
2032	260,000	152,000	412,000
2033	275,000	146,800	421,800
2034	285,000	141,300	426,300
2035	300,000	135,600	435,600
2036	310,000	129,600	439,600
2037	325,000	123,400	448,400
2038	340,000	116,900	456,900
2039	355,000	110,100	465,100
2040	370,000	103,000	473,000
2041	390,000	95,600	485,600
2042	405,000	87,800	492,800
2043	425,000	79,700	504,700
2044	445,000	71,200	516,200
2045	465,000	62,300	527,300
2046	485,000	53,000	538,000
2047	505,000	43,300	548,300
2048	530,000	33,200	563,200
2049	555,000	22,600	577,600
2050	575,000	11,500	586,500
	<u>\$ 9,325,000</u>	<u>\$ 3,123,375</u>	<u>\$ 12,448,375</u>

See accompanying auditor's report.

*Harris County Municipal Utility District No. 561*  
*TSI-5. Long-Term Debt Service Requirements*  
*Series 2022--by Years*  
*December 31, 2023*

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due March 1, September 1</u>	<u>Total</u>
2024	\$ -	\$ 273,288	\$ 273,288
2025	190,000	273,288	463,288
2026	200,000	264,738	464,738
2027	210,000	255,738	465,738
2028	300,000	246,288	546,288
2029	305,000	240,288	545,288
2030	310,000	234,188	544,188
2031	315,000	227,988	542,988
2032	320,000	221,688	541,688
2033	325,000	214,888	539,888
2034	330,000	207,575	537,575
2035	335,000	199,738	534,738
2036	345,000	190,525	535,525
2037	350,000	181,038	531,038
2038	355,000	171,413	526,413
2039	360,000	161,650	521,650
2040	365,000	151,750	516,750
2041	365,000	141,713	506,713
2042	370,000	131,675	501,675
2043	375,000	121,500	496,500
2044	375,000	110,250	485,250
2045	380,000	99,000	479,000
2046	380,000	87,600	467,600
2047	385,000	76,200	461,200
2048	385,000	64,650	449,650
2049	385,000	53,100	438,100
2050	395,000	41,550	436,550
2051	990,000	29,700	1,019,700
	<u>\$ 9,700,000</u>	<u>\$ 4,673,000</u>	<u>\$ 14,373,000</u>

See accompanying auditor's report.

*Harris County Municipal Utility District No. 561*  
*TSI-5. Long-Term Debt Service Requirements*  
*Series 2023--by Years*  
*December 31, 2023*

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due March 1, September 1</u>	<u>Total</u>
2024	\$ -	\$ 129,025	\$ 129,025
2025		129,025	129,025
2026	145,000	129,025	274,025
2027	150,000	119,600	269,600
2028	70,000	109,850	179,850
2029	70,000	105,300	175,300
2030	70,000	100,750	170,750
2031	70,000	96,375	166,375
2032	70,000	92,000	162,000
2033	65,000	89,200	154,200
2034	65,000	86,600	151,600
2035	65,000	84,000	149,000
2036	60,000	81,400	141,400
2037	60,000	79,000	139,000
2038	60,000	76,600	136,600
2039	60,000	74,200	134,200
2040	60,000	71,800	131,800
2041	60,000	69,400	129,400
2042	60,000	67,000	127,000
2043	55,000	64,600	119,600
2044	60,000	62,400	122,400
2045	55,000	60,000	115,000
2046	60,000	57,800	117,800
2047	60,000	55,400	115,400
2048	60,000	53,000	113,000
2049	60,000	50,600	110,600
2050	60,000	48,200	108,200
2051	60,000	45,800	105,800
2052	1,085,000	43,400	1,128,400
	<u>\$ 2,875,000</u>	<u>\$ 2,331,350</u>	<u>\$ 5,206,350</u>

See accompanying auditor's report.

*Harris County Municipal Utility District No. 561*  
*TSI-5. Long-Term Debt Service Requirements*  
*Series 2023A Road--by Years*  
*December 31, 2023*

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due March 1, September 1</u>	<u>Total</u>
2024	\$ -	\$ 287,239	\$ 287,239
2025		298,000	298,000
2026	115,000	298,000	413,000
2027	125,000	290,525	415,525
2028	135,000	282,400	417,400
2029	140,000	273,625	413,625
2030	150,000	264,525	414,525
2031	155,000	254,775	409,775
2032	165,000	248,575	413,575
2033	170,000	241,975	411,975
2034	185,000	235,175	420,175
2035	190,000	227,775	417,775
2036	200,000	220,175	420,175
2037	210,000	212,175	422,175
2038	220,000	203,775	423,775
2039	230,000	194,700	424,700
2040	240,000	185,212	425,212
2041	250,000	175,012	425,012
2042	265,000	164,388	429,388
2043	280,000	153,125	433,125
2044	290,000	140,875	430,875
2045	305,000	128,188	433,188
2046	320,000	114,844	434,844
2047	335,000	100,844	435,844
2048	350,000	86,187	436,187
2049	365,000	70,875	435,875
2050	385,000	54,450	439,450
2051	405,000	37,125	442,125
2052	420,000	18,900	438,900
	<u>\$ 6,600,000</u>	<u>\$ 5,463,439</u>	<u>\$ 12,063,439</u>

See accompanying auditor's report.

*Harris County Municipal Utility District No. 561*  
*TSI-5. Long-Term Debt Service Requirements*  
*All Bonded Debt Series--by Years*  
*December 31, 2023*

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due March 1, September 1</u>	<u>Total</u>
2024	\$ 185,000	\$ 888,952	\$ 1,073,952
2025	380,000	891,388	1,271,388
2026	660,000	874,763	1,534,763
2027	695,000	840,863	1,535,863
2028	725,000	809,338	1,534,338
2029	745,000	785,613	1,530,613
2030	770,000	761,263	1,531,263
2031	790,000	736,138	1,526,138
2032	815,000	714,263	1,529,263
2033	835,000	692,863	1,527,863
2034	865,000	670,650	1,535,650
2035	890,000	647,113	1,537,113
2036	915,000	621,700	1,536,700
2037	945,000	595,613	1,540,613
2038	975,000	568,688	1,543,688
2039	1,005,000	540,650	1,545,650
2040	1,035,000	511,762	1,546,762
2041	1,065,000	481,725	1,546,725
2042	1,100,000	450,863	1,550,863
2043	1,135,000	418,925	1,553,925
2044	1,170,000	384,725	1,554,725
2045	1,205,000	349,488	1,554,488
2046	1,245,000	313,244	1,558,244
2047	1,285,000	275,744	1,560,744
2048	1,325,000	237,037	1,562,037
2049	1,365,000	197,175	1,562,175
2050	1,415,000	155,700	1,570,700
2051	1,455,000	112,625	1,567,625
2052	1,505,000	62,300	1,567,300
	<u>\$ 28,500,000</u>	<u>\$ 15,591,164</u>	<u>\$ 44,091,164</u>

See accompanying auditor's report.

**Harris County Municipal Utility District No. 561**  
**TSI-6. Change in Long-Term Bonded Debt**  
**December 31, 2023**

	Bond Issue			
	Series 2021	Series 2022	Series 2023	Series 2023A Road
Interest rate	2.00% - 4.50%	2.00% - 4.50%	4.00% - 6.50%	4.00% - 6.50%
Dates interest payable	3/1; 9/1	3/1; 9/1	3/1; 9/1	3/1; 9/1
Maturity dates	9/1/23 - 9/1/50	9/1/25 - 9/1/51	9/1/26 - 9/1/52	9/1/26 - 9/1/52
Beginning bonds outstanding	\$ 9,500,000	\$ 9,700,000	\$ -	\$ -
Bonds issued			2,875,000	6,600,000
Bonds retired	(175,000)			
Ending bonds outstanding	<u>\$ 9,325,000</u>	<u>\$ 9,700,000</u>	<u>\$ 2,875,000</u>	<u>\$ 6,600,000</u>
Interest paid during fiscal year	<u>\$ 207,275</u>	<u>\$ 273,288</u>	<u>\$ 70,605</u>	<u>\$ -</u>
Paying agent's name and city	<u>The Bank of New York Mellon Trust Company, N.A., Dallas, Texas</u>			
All Series				
Bond Authority:	Water, Sewer, Drainage and Refunding	Parks and Recreational Facilities and Refunding	Road Facilities and Refunding	
Amount Authorized by Voters	\$ 161,505,000	\$ 19,620,000	\$ 68,387,000	
Amount Issued	(22,075,000)		(6,600,000)	
Remaining To Be Issued	<u>\$ 139,430,000</u>	<u>\$ 19,620,000</u>	<u>\$ 61,787,000</u>	

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

Debt Service Fund cash and investments balances as of December 31, 2023: \$ 1,620,037

Average annual debt service payment (principal and interest) for remaining term of all debt: \$ 1,520,385

See accompanying auditor's report.

Totals

\$ 19,200,000

9,475,000

(175,000)

\$ 28,500,000

\$ 551,168

*Harris County Municipal Utility District No. 561*

*TSI-7a. Comparative Schedule of Revenues and Expenditures - General Fund*

*For the Last Five Fiscal Years*

	Amounts				
	2023	2022	2021	2020	2019
Revenues					
Property taxes	\$ 574,566	\$ 199,976	\$ 383,841	\$ 102,014	\$ -
Miscellaneous				70	
Investment earnings	30,481	4,519	6	18	
Total Revenues	<u>605,047</u>	<u>204,495</u>	<u>383,847</u>	<u>102,102</u>	
Expenditures					
Operating and administrative					
Professional fees	87,597	133,596	122,156	117,950	67,815
Contracted services	19,275	14,987	13,250	18,446	6,050
Repairs and maintenance	81,716	14,797			
Administrative	20,157	17,898	20,147	18,709	15,057
Other	1,250		7,344	2,713	3,041
Total Expenditures	<u>209,995</u>	<u>181,278</u>	<u>162,897</u>	<u>157,818</u>	<u>91,963</u>
Revenues Over/(Under) Expenditures	<u>\$ 395,052</u>	<u>\$ 23,217</u>	<u>\$ 220,950</u>	<u>\$ (55,716)</u>	<u>\$ (91,963)</u>

\*Percentage is negligible

See accompanying auditor's report.



Percent of Fund Total Revenues

2023	2022	2021	2020	2019
95%	98%	100%	100%	-
			*	-
5%	2%	*	*	-
100%	100%	100%	100%	-
14%	65%	32%	116%	-
3%	7%	3%	18%	-
14%	7%			
3%	9%	5%	18%	-
*		2%	3%	-
34%	88%	42%	155%	-
66%	12%	58%	(55%)	-

*Harris County Municipal Utility District No. 561*

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

	Amounts		
	2023	2022	2021
Revenues			
Property taxes	\$ 986,652	\$ 721,147	\$ -
Penalties and interest	3,293	8,324	3,426
Investment earnings	68,852	11,438	193
Total Revenues	<u>1,058,797</u>	<u>740,909</u>	<u>3,619</u>
Expenditures			
Tax collection services	36,176	24,508	17,046
Other	123	240	
Debt service			
Principal	175,000		
Interest and fees	552,668	334,041	95,001
Total Expenditures	<u>763,967</u>	<u>358,789</u>	<u>112,047</u>
Revenues Over/(Under) Expenditures	<u>\$ 294,830</u>	<u>\$ 382,120</u>	<u>\$ (108,428)</u>

\*Percentage is negligible

See accompanying auditor's report.

Percent of Fund Total Revenues

2023	2022	2021
93%	97%	
*	1%	95%
7%	2%	5%
100%	100%	100%
3%	3%	471%
*	*	
17%		
52%	45%	2625%
72%	48%	3096%
28%	52%	(2996%)

**Harris County Municipal Utility District No. 561**  
**TSI-8. Board Members, Key Personnel and Consultants**  
**For the Year Ended December 31, 2023**

Complete District Mailing Address: 3200 Southwest Freeway, Suite 2600, Houston, TX, 77027  
District Business Telephone Number: (713) 860-6400  
Submission Date of the most recent District Registration Form  
(TWC Sections 36.054 and 49.054): January 17, 2023  
Limit on Fees of Office that a Director may receive during a fiscal year: \$ 7,200  
(Set by Board Resolution -- TWC Section 49.060)

Names:	Term of Office	Fees of Office Paid *	Expense Reimbursements	Title at Year End
	(Elected or Appointed) or Date Hired			
<b>Board Members</b>				
Laura Burlton	05/20 - 05/24	\$ 1,563	\$ 63	President
Jessica Brandyberg	05/22 - 05/26	1,784	354	Vice President
Claire Ludwig	05/20 - 05/24	1,934	383	Secretary
Austin Black	05/22 - 05/26	450	26	Assistant Vice President
Karina Moreno	05/22 - 05/26	1,784	312	Assistant Secretary
<b>Consultants</b>				
Allen Boone Humphries Robinson LLP	01/19	<u>Amounts Paid</u>		Attorney
<i>General legal fees</i>		\$ 53,295		
<i>Bond counsel fees</i>		267,756		
Myrtle Cruz, Inc.	03/19	29,492		Bookkeeper
Assessments of the Southwest, Inc.	03/19	16,032		Tax Collector
Harris Central Appraisal District	Legislation	14,314		Property Valuation
Perdue, Brandon, Fielder, Collins & Mott, LLP	04/19	2,932		Delinquent Tax Attorney
Cobb, Fendley & Associates, Inc.	03/19	63,500		Engineer
Kudela & Weinheimer, Inc	01/19			Landscape Architect
McGrath & Co., PLLC	12/19	30,725		Auditor
Rathmann & Associates, L.P.	03/19	192,500		Financial Advisor

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

See accompanying auditor's report.



