

PRELIMINARY OFFICIAL STATEMENT DATED APRIL 13, 2020

This Preliminary Official Statement is subject to completion and amendment. Upon sale of the Bonds, the Official Statement will be completed and delivered to the Underwriter.

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 BONDS IS NOT SUBJECT TO THE ALTERNATIVE MINIMUM TAX ON INDIVIDUALS. SEE "TAX MATTERS" FOR A DISCUSSION OF THE OPINION OF BOND COUNSEL.

THE BONDS WILL BE DESIGNATED AS "QUALIFIED TAX-EXEMPT OBLIGATIONS" FOR FINANCIAL INSTITUTIONS. SEE "TAX MATTERS—QUALIFIED TAX-EXEMPT OBLIGATIONS."

NEW ISSUE-Book-Entry Only

Underlying Rating: Moody's "A2"
See "MUNICIPAL BOND RATING AND
MUNICIPAL BOND INSURANCE" herein.

\$7,575,000*

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71 *(A political subdivision of the State of Texas located within Harris County)* **UNLIMITED TAX REFUNDING BONDS** **SERIES 2020**

The bonds described above (the "Bonds") are obligations solely of Harris County Municipal Utility District No. 71 (the "District") and are not obligations of the State of Texas, Harris County, the City of Houston or any entity other than the District.

Dated Date: June 1, 2020

Due: September 1, as shown below

Principal of the Bonds is payable at maturity or earlier redemption at the principal payment office of the paying agent/registrar, initially The Bank of New York Mellon Trust Company, N.A., Dallas, Texas (the "Paying Agent/Registrar") upon surrender of the Bonds for payment. Interest on the Bonds accrues from June 1, 2020, and is payable each September 1 and March 1, commencing September 1, 2020, until maturity or prior redemption. The Bonds will be issued only in fully registered form in denominations of \$5,000 each or integral multiples thereof. The Bonds are subject to redemption prior to their maturity, as shown below.

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

MATURITY SCHEDULE

Due (September 1)	Principal* Amount	Interest Rate	Initial Reoffering Yield (c)	CUSIP Number (b)	Due (September 1)	Principal* Amount	Interest Rate	Initial Reoffering Yield (c)	CUSIP Number (b)
2021	\$ 140,000				2028	\$ 630,000 (a)			
2022	405,000				2029	310,000 (a)			
2023	755,000				2030	530,000 (a)			
2024	760,000				2031	515,000 (a)			
2025	790,000				2032	505,000 (a)			
2026	860,000				2033	490,000 (a)			
2027	885,000 (a)								

- (a) Bonds maturing on or after September 1, 2027, are subject to redemption at the option of the District prior to their maturity dates in whole, or from time to time in part, on September 1, 2026, or on any date thereafter at a price of par value plus unpaid accrued interest from the most recent Interest Payment Date (as herein defined) to the date fixed for redemption. See "THE BONDS—Redemption Provisions."
- (b) CUSIP Numbers have been assigned to the Bonds by CUSIP Global Services, managed by S&P Global Market Intelligence on behalf of the American Bankers Association and are included solely for the convenience of the purchasers of the Bonds. Neither the District nor the Underwriter shall be responsible for the selection or correctness of the CUSIP Numbers set forth herein.
- (c) Initial yield represents the initial offering yield to the public, which has been established by the Underwriter (as herein defined) for offers to the public and which subsequently may be changed.

The Bonds, when issued, will constitute valid and legally binding obligations of the District. THE BONDS ARE SUBJECT TO SPECIAL INVESTMENT CONSIDERATIONS DESCRIBED HEREIN. Bond purchasers are encouraged to read this OFFICIAL STATEMENT prior to making an investment decision. The proceeds of the Bonds will be applied, together with lawfully available funds of the District, to refund certain outstanding bonds of the District and to pay certain costs in connection with the issuance of the Bonds in order to achieve gross and net present values savings. See "PLAN OF FINANCING."

The Bonds are offered by the underwriter listed below (the "Underwriter") subject to prior sale, when, as and if issued by the District and accepted by the Underwriter, subject, among other things, to the approval of the Bonds by the Attorney General of Texas and the approval of certain legal matters by Allen Boone Humphries Robinson LLP, Houston, Texas, Bond Counsel. Certain legal matters will be passed upon for the District by McCall, Parkhurst & Horton L.L.P., Houston, Texas, Underwriter's Counsel. See "LEGAL MATTERS." Delivery of the Bonds in book-entry form through the facilities of DTC is expected on or about June 4, 2020.

SAMCO CAPITAL

*Preliminary; subject to change.

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USE OF INFORMATION IN OFFICIAL STATEMENT

For purposes of compliance with Rule 15c2-12 of the Securities and Exchange Commission, as amended and in effect on the date hereof (“Rule 15c2-12”), this document constitutes an OFFICIAL STATEMENT with respect to the Bonds that has been “deemed final” by the District as of its date except for the omission of no more than the information permitted by Rule 15c2-12.

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

All of the summaries of the statutes, resolutions, orders, contracts, audited financial statements, engineering and other related reports set forth in this OFFICIAL STATEMENT are made subject to all of the provisions of such documents. These summaries do not purport to be complete statements of such provisions, and reference is made to such documents, copies of which are available from Allen Boone Humphries Robinson LLP, Bond Counsel, 3200 Southwest Freeway, Suite 2600, Houston, Texas, 77027, for further information.

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

References to web site addresses presented herein are for informational purposes only and may be in the form of a hyperlink solely for the reader’s convenience. Unless specified otherwise, such web sites and the information or links contained therein are not incorporated into, and are not part of, this final official statement for purposes of, and as that term is defined in, Rule 15(c)2-12.

SALE AND DISTRIBUTION OF THE BONDS

Award of the Bonds

The Bonds are being purchased by SAMCO Capital Markets, Inc. (the “Underwriter”) pursuant to a bond purchase agreement with the District (the “Bond Purchase Agreement”) at a price of \$ _____ (representing the par amount of the Bonds of \$ _____, plus/minus a net premium/discount on the Bonds of \$ _____, less an Underwriter’s discount of \$ _____) plus accrued interest. See “PLAN OF FINANCING—Sources and Uses of Funds.” The Underwriter’s obligation is to purchase all of the Bonds, if any are purchased. The Underwriter’s obligation to purchase the Bonds is subject to certain conditions described in the Bond Purchase Agreement.

Prices and Marketability

The prices and other terms with respect to 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 prices, 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 prices of the Bonds at levels above those which might otherwise prevail in the open market. Such stabilizing, if commenced, may be discontinued at any time.

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

Securities Laws

No registration statement relating to the offer and sale of the Bonds has been filed with the Securities and Exchange Commission under the Securities Act of 1933, as amended, in reliance upon the exemptions provided thereunder. The Bonds have not been registered or qualified under the Securities Act of Texas in reliance upon various exemptions contained therein and the Bonds have not been registered or qualified under the securities laws of any other jurisdiction. The District assumes no responsibility for registration or qualification of the Bonds under the securities laws of any other jurisdiction in which the Bonds may be offered, sold or otherwise transferred. This disclaimer of responsibility for registration or qualification for sale or other disposition of the Bonds shall not be construed as an interpretation of any kind with regard to the availability of any exemption from securities registration or qualification provisions in such other jurisdiction.

OFFICIAL STATEMENT SUMMARY

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

THE DISTRICT

Description... Harris County Municipal Utility District No. 71 (the “District”) is a political subdivision of the State of Texas, created by the Texas Water Commission, predecessor to the Texas Commission on Environmental Quality (the “TCEQ”) on December 13, 1977, and operates pursuant to Chapters 49 and 54 of the Texas Water Code, as amended. The District consists of approximately 1,331 acres of land. See “THE DISTRICT.”

Location... The District is located approximately 25 miles west of the central downtown business district of the City of Houston, Texas in Harris County. The District lies wholly within the exclusive extraterritorial jurisdiction of the City of Houston and within the boundaries of the Katy Independent School District. Access to the District is provided by Interstate Highway 10 west to Mason Road, a major thoroughfare into the District, or via Clay Road exit, east from State Highway 99 (the “Grand Parkway”). See “THE DISTRICT.”

Status of Development]... Development of the District began in 1978. The District is currently providing water supply and distribution, wastewater collection and treatment and storm drainage facilities to approximately 893 acres developed into 4,323 single-family residential lots of Westland Creek Village, Section One, Lakes of Bridgewater, Sections One through Ten, Bridgewater Pointe, Sections One through Three, Bridgewater Village, Section One, Enclave at Bridgewater, Sections One and Two, Mason Lakes, Sections One through Three, Morton Ranch, Sections One through Four, Bridgewater Meadow, Sections One through Four, The Lakes at Mason Park, Sections One through Six, Bridgewater Place, Sections One and Two, and Vineyard Meadow, Sections One through Nine. As of March 18, 2020, there were 4,272 completed homes (4,236 of which were occupied), 40 vacant developed single-family residential lots and 11 homes under construction.

In addition, the Katy Independent School District has constructed an elementary school and a middle school and the District has constructed an administration and a maintenance building on approximately 32 acres, three churches have been constructed on approximately 28 acres, a Harris County park has been constructed on approximately 6 acres, Evergreen Cottages, an assisted living facility, has been constructed on approximately 1 acre and approximately 87 acres of commercial reserves have been served with water and sewer trunk facilities, upon which four gas stations with convenience stores, four small strip centers, two child care centers, a Family Dollar store, a Wendy’s, a Pizza Hut, a Popeye’s, an auto parts store, a medical plaza, a dog grooming facility and farm store are located. Approximately 40 developable acres have not yet been provided with water distribution, wastewater collection and storm drainage facilities and approximately 244 acres are not developable (street right of way, recreation sites, easements and plant sites). See “THE DISTRICT.”

Homebuilders... HistoryMakers Homes is actively building homes in the District. New homes range in price from approximately \$215,000 to \$290,000. See “THE DISTRICT—Homebuilders.”

Infectious Disease Outlook (COVID-19)

The World Health Organization has declared a pandemic following the outbreak of COVID-19, a respiratory disease caused by a new strain of coronavirus (the “Pandemic”), which is currently affecting many parts of the world, including the United States and Texas. As described herein under “INVESTMENT CONSIDERATIONS—Infectious Disease Outlook (COVID-19)”, federal, state and local governments have all taken actions to respond to the Pandemic, including disaster declarations by both the President of the United States and the Governor of Texas. Such actions are focused on limiting instances where the public can congregate or interact with each other, which affects economic growth within Texas.

Since the disaster declarations were made, the Pandemic has negatively affected travel, commerce, and financial markets locally and globally, and is widely expected to continue negatively affecting economic growth and financial markets worldwide and within Texas.

Such adverse economic conditions, if they continue, could result in declines in the demand for residential and commercial property in the Houston area and could reduce or negatively affect property values or homebuilding activity within the District. The Bonds are secured by an unlimited ad valorem tax, and a reduction in property values may require an increase in the ad valorem tax rate required to pay principal of and interest on the Bonds as well as the District's share of operations and maintenance expenses payable from ad valorem taxes.

The District continues to monitor the spread of COVID-19 and is working with local, state, and national agencies to address the potential impact of COVID-19 upon the District. While the potential impact of COVID-19 on the District cannot be quantified at this time, the continued outbreak of COVID-19 could have an adverse effect on the District's operations and financial condition. The financial and operating data contained herein are the latest available but are as of dates and for periods prior to the economic impact of the Pandemic and measures instituted to slow it. Accordingly, they are not indicative of the economic impact of the Pandemic on the District's financial condition. See "INVESTMENT CONSIDERATIONS—Infectious Disease Outlook (COVID-19)."

*Weather Events;
Hurricane Harvey...*

The greater Houston area is subject to occasional severe weather events, including tropical storms and hurricanes. If the District were to sustain damage to its facilities requiring substantial repair or replacement, or if substantial damage were to occur to taxable property within the District as a result of such a weather event, the investment security of the Bonds could be adversely affected. The greater Houston area has experienced multiple storms exceeding a 0.2% probability (i.e. "500-year flood" events) since 2015, including Hurricane Harvey, which made landfall along the Texas Gulf Coast on August 25, 2017, and brought historic levels of rainfall during the successive four days and Tropical Storm Imelda in September 2019.

According to BGE, Inc. (the "Engineer"), the District had one waterline support structure fail due to Hurricane Harvey. The structural failure did not cause an interruption of water service and has since been repaired. According to Regional Water Corporation, the District's Operator (the "Operator"), approximately 25 homes flooded during Hurricane Harvey in Bridgewater Village, Section One and Enclave at Bridgewater, Section One.

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

Payment Record...

The District has heretofore issued \$67,960,000 principal amount of unlimited tax bonds to finance water, wastewater and storm drainage facilities and \$48,100,000 principal amount of unlimited tax refunding bonds. As of March 2, 2020, the District had a total of \$42,365,000 principal amount of bonds outstanding (the "Outstanding Bonds"). The District has never defaulted on the payment of principal or interest on the Outstanding Bonds. See "FINANCIAL INFORMATION CONCERNING THE DISTRICT (UNAUDITED)—Outstanding Bonds."

THE BONDS

Description...

The \$7,575,000* Unlimited Tax Refunding Bonds, Series 2020 (the "Bonds") are being issued as fully registered bonds pursuant to a resolution authorizing the issuance of the Bonds adopted by the District's Board of Directors (the "Board"). The Bonds are scheduled to mature serially on September 1 in each of the years 2021 through 2033, both inclusive, in the principal amounts and accrue interest at the rates shown on the cover page hereof. The Bonds will be issued in denominations of \$5,000 or integral multiples of \$5,000. Interest on the Bonds accrues from June 1, 2020 and is payable September 1, 2020, and each March 1 and September 1 thereafter, until the earlier of maturity or redemption. See "THE BONDS."

<i>Book-Entry-Only System...</i>	The Depository Trust Company (defined as “DTC”), New York, New York, 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 and will be deposited with DTC. See “BOOK-ENTRY-ONLY SYSTEM.”
<i>Redemption...</i>	Bonds maturing on or after September 1, 2027 are subject to redemption in whole, or from time to time in part, at the option of the District prior to their maturity dates on September 1, 2026, or on any date thereafter at a price of par value plus unpaid accrued interest from the most recent interest payment date to the date fixed for redemption. See “THE BONDS—Redemption Provisions.”
<i>Use of Proceeds...</i>	Proceeds from the sale of the Bonds, together with other lawfully available funds of the District, will be used to pay certain costs incurred in connection with the issuance of the Bonds and to currently refund \$7,395,000* of the Outstanding Bonds in order to achieve net savings in the District’s annual debt service expense. The bonds to be refunded and discharged with Bond proceeds are referred to herein as the “Refunded Bonds.” See “PLAN OF FINANCING—Refunded Bonds.” After the issuance of the Bonds, \$34,970,000* principal amount of the Outstanding Bonds will remain outstanding (the “Remaining Outstanding Bonds”). See “FINANCIAL INFORMATION CONCERNING THE DISTRICT (UNAUDITED)—Outstanding Bonds.”
<i>Authority for Issuance...</i>	At a bond election held within the District on November 8, 2005, District voters authorized the issuance of \$27,300,000 principal amount of unlimited tax bonds for the purpose of refunding outstanding bonds of the District. The Bonds are being issued pursuant to such authorization. The Bonds are issued by the District pursuant to the terms and conditions of the Bond Resolution, Article XVI, Section 59 of the Texas Constitution, Chapters 49 and 54 of the Texas Water Code, as amended, Chapter 1207 of the Texas Government Code, as amended, City of Houston Ordinance No. 97-416, an election held within the District, and general laws of the State of Texas relating to the issuance of bonds by political subdivisions of the State of Texas. See “THE BONDS—Authority for Issuance,” “—Issuance of Additional Debt” and “INVESTMENT CONSIDERATIONS—Future Debt.”
<i>Source of Payment...</i>	Principal of and interest on the Bonds and the Remaining Outstanding Bonds are payable from the proceeds of a continuing direct annual ad valorem tax, without legal limitation as to rate or amount, levied against taxable property within the District. The Bonds are obligations of the District and are not obligations of the City of Houston, Harris County, the State of Texas or any entity other than the District. See “THE BONDS—Source of Payment.”
<i>Municipal Bond Insurance and Municipal Bond Rating...</i>	Moody’s Investors Service (“Moody’s”), has assigned an underlying rating of “A2” to the Bonds. The fee associated with the rating assigned to the District by Moody’s will be paid by the District; however, the fee associated with ratings provided by other agencies will be at the expense of the Underwriter. See “MUNICIPAL BOND RATING AND MUNICIPAL BOND INSURANCE.” Application has also been made to various municipal bond insurance companies for qualification of the Bonds for municipal bond insurance. If qualified, such insurance will be available at the District’s option and expense.
<i>Qualified Tax-Exempt Obligations...</i>	The Bonds will be designated as “qualified tax-exempt obligations” within the meaning of Section 265(b) of the Internal Revenue Code of 1986. See “TAX MATTERS—Qualified Tax-Exempt Obligations.”
<i>Bond Counsel...</i>	Allen Boone Humphries Robinson LLP, Houston, Texas. See “MANAGEMENT OF THE DISTRICT,” “LEGAL MATTERS,” and “TAX MATTERS.”
<i>Financial Advisor...</i>	Masterson Advisors LLC, Houston, Texas. See “MANAGEMENT OF THE DISTRICT.”
<i>Underwriter’s Counsel...</i>	McCall, Parkhurst & Horton L.L.P., Houston, Texas.

*Preliminary; subject to change.

<i>Verification Agent...</i>	Public Finance Partners LLC, Rockford, Minnesota. See “VERIFICATION OF MATHEMATICAL CALCULATIONS.”
<i>Paying Agent/Registrar...</i>	The Bank of New York Mellon Trust Company, N.A., Dallas, Texas. See “THE BONDS—Method of Payment of Principal and Interest.”
<i>Escrow Agent...</i>	The Bank of New York Mellon Trust Company, N.A., Dallas, Texas. See “PLAN OF FINANCING—Escrow Agreement” and “—Defeasance of Refunded Bonds.”

INVESTMENT CONSIDERATIONS

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

SELECTED FINANCIAL INFORMATION (UNAUDITED)

2019 Certified Taxable Assessed Valuation.....	\$819,841,942	(a)
Gross Direct Debt Outstanding	\$42,545,000*	(b)
Estimated Overlapping Debt	<u>39,753,113</u>	(c)
Gross Direct Debt and Estimated Overlapping Debt.....	\$82,298,113*	
Ratio of Gross Direct Debt to:		
2019 Certified Taxable Assessed Valuation	5.19%*	
Ratio of Gross Direct Debt and Estimated Overlapping Debt to:		
2019 Certified Taxable Assessed Valuation.....	10.04%*	
Debt Service Fund Balance as of April 13, 2020	\$4,976,698	(d)
General Operating Fund Balance as of April 13, 2020	\$18,138,031	(e)
Capital Projects Fund Balance as of April 13, 2020.....	\$42,212	
2019 Debt Service Tax Rate.....	\$0.48	
2019 Maintenance Tax Rate.....	<u>0.31</u>	
2019 Total Tax Rate.....	\$0.79	
Average Annual Debt Service Requirement (2020-2036).....	\$3,669,500*	(f)
Maximum Annual Debt Service Requirement (2023).....	\$4,339,056*	(f)
Tax Rates Required to Pay Average Annual Debt Service (2020-2036) at a 95% Collection Rate		
Based upon 2019 Certified Taxable Assessed Valuation	\$0.48*	(g)
Tax Rates Required to Pay Maximum Annual Debt Service (2023) at a 95% Collection Rate		
Based upon 2019 Certified Taxable Assessed Valuation.....	\$0.56*	(g)
Status of Development as of March 18, 2020 (h):		
Completed Homes (4,236 occupied).....	4,272	
Homes Under Construction.....	11	
Vacant Developed Lots.....	40	
Estimated Population.....	14,952	(i)

- (a) As certified by the Harris County Appraisal District (the "Appraisal District"). See "TAXING PROCEDURES."
- (b) Includes the Bonds and the Remaining Outstanding Bonds. See "FINANCIAL INFORMATION CONCERNING THE DISTRICT (UNAUDITED)—Outstanding Bonds."
- (c) See "FINANCIAL INFORMATION CONCERNING THE DISTRICT (UNAUDITED)—Estimated Overlapping Debt."
- (d) The District intends to apply \$100,000* towards the Bonds.
- (e) See "WATER AND SEWER OPERATIONS" and "APPENDIX A" for detailed information on the operations of the District. The District intends to expend a portion of the general fund balance to finance construction of improvements to District facilities.
- (f) See "DEBT SERVICE REQUIREMENTS."
- (g) See "TAX DATA—Tax Adequacy for Debt Service."
- (h) See "THE DISTRICT—Status of Development."
- (i) Based upon 3.5 persons per occupied single-family residence.

*Preliminary; subject to change.

PRELIMINARY OFFICIAL STATEMENT

\$7,575,000*

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71 *(A political subdivision of the State of Texas located within Harris County)*

UNLIMITED TAX REFUNDING BONDS SERIES 2020

This OFFICIAL STATEMENT provides certain information in connection with the issuance by Harris County Municipal Utility District No. 71 (the “District”) of its \$7,575,000* Unlimited Tax Refunding Bonds, Series 2020 (the “Bonds”).

The Bonds are issued pursuant to the Texas Constitution, the general laws of the State of Texas (particularly Chapter 1207 of the Texas Government Code, as amended), City of Houston Ordinance No. 97-416, Chapters 49 and 54 of the Texas Water Code, as amended, an election held within the District, and a resolution authorizing the issuance of the Bonds (the “Bond Resolution”) adopted by the Board of Directors of the District (the “Board”).

This Official Statement includes descriptions, among others, of the Bonds and the Bond Resolution, and certain other information about the District and development activity in the District. All descriptions of documents contained herein are only summaries and are qualified in their entirety by reference to each document. Copies of documents may be obtained from Allen Boone Humphries Robinson LLP, Bond Counsel, 3200 Southwest Freeway, Suite 2600, Houston, Texas 77027.

PLAN OF FINANCING

Purpose

At a bond election held within the District on November 8, 2005, voters of the District have authorized the issuance of \$27,300,000 principal amount of unlimited tax bonds for the purpose of refunding District bonds. The District currently has \$42,365,000 principal amount of unlimited tax bonds outstanding (the “Outstanding Bonds”). See “FINANCIAL INFORMATION CONCERNING THE DISTRICT (UNAUDITED)—Outstanding Bonds.”

The proceeds from the sale of the Bonds, together with other lawfully available funds, if any, will be used to currently refund a portion of each of the District’s Unlimited Tax Bonds, Series 2012, Unlimited Tax Refunding Bonds, Series 2012A, and Unlimited Tax Refunding Bonds, Series 2013, totaling \$7,395,000* (collectively, the “Refunded Bonds”) in order to achieve a net savings in the District’s annual debt service requirements. See “DEBT SERVICE REQUIREMENTS.” The Refunded Bonds are described in more detail herein under “Refunded Bonds.” A total of \$34,970,000* in principal amount of the Outstanding Bonds will remain outstanding after the issuance of the Bonds and the discharge of the Refunded Bonds (the “Remaining Outstanding Bonds”). See “FINANCIAL INFORMATION CONCERNING THE DISTRICT (UNAUDITED)—Outstanding Bonds.”

*Preliminary; subject to change.

Refunded Bonds

Proceeds of the Bonds, together with other lawfully available funds, if any, will be applied to refund the Refunded Bonds in the principal amounts and with maturity dates set forth below and to pay certain costs of issuing the Bonds.

<u>Maturity Date</u> <u>September 1</u>	<u>Series</u> <u>2012*</u>	<u>Maturity Date</u> <u>March 1</u>	<u>Series</u> <u>2012A*</u>	<u>Series</u> <u>2013*</u>
2021	\$ 75,000 (a)	2021		
2022	75,000 (a)	2022		
2023	75,000 (a)	2023		\$ 265,000
2024	75,000 (a)	2024	\$ 335,000	280,000
2025	100,000 (a)	2025	340,000	290,000
2026	150,000 (a)	2026	350,000	295,000
2027	150,000 (a)	2027	370,000	305,000
2028	150,000 (a)	2028	395,000 (d)	320,000
2029	325,000 (a)	2029	145,000 (d)	330,000
2030	550,000 (b)	2030	-	-
2031	550,000 (b)	2031	-	-
2032	550,000 (c)	2032	-	-
2033	550,000 (c)	2033	-	-
	\$ 3,375,000		\$ 1,935,000	\$ 2,085,000

Redemption Date: September 1, 2020

September 1, 2020

June 5, 2020

- (a) Consisting of a term bond in the aggregate principal amount of \$1,175,000 maturing September 1, 2029 and subject to mandatory redemption.
- (b) Consisting of a term bond in the aggregate principal amount of \$1,100,000 maturing September 1, 2031 and subject to mandatory redemption.
- (c) Consisting of a term bond in the aggregate principal amount of \$1,100,000 maturing September 1, 2033 and subject to mandatory redemption.
- (d) Consisting of a term bond in the aggregate principal amount of \$540,000 maturing March 1, 2029 and subject to mandatory redemption.

Sources and Uses of Funds

The proceeds derived from the sale of the Bonds, exclusive of accrued interest, together with other lawfully available funds, if any, will be applied as follows:

Sources of Funds:	
Principal Amount of the Bonds	\$ _____
Plus/Minus: Net Premium/Discount on the Bonds	_____
Debt Service Fund Contribution.....	_____
Total Sources of Funds	\$ _____
Uses of Funds:	
Deposit to Escrow Account	\$ _____
Issuance Expenses and Underwriter's Discount.....	_____
Total Uses of Funds	\$ _____

*Preliminary; subject to change.

Escrow Agreement

The Refunded Bonds, and the interest due thereon, are to be paid on their scheduled interest payment dates until final payment or their redemption date from funds to be deposited with The Bank of New York Mellon Trust Company N.A., Dallas, Texas, as escrow agent (the “Escrow Agent”).

The Bond Resolution provides that the District and the Escrow Agent will enter into an escrow agreement (the “Escrow Agreement”) to be dated as of the date of the Bond Purchase Agreement (defined herein), but effective on the date of delivery of the Bonds (expected to be June 4, 2020). The Bond Resolution further provides that from the proceeds of the sale of the Bonds, together with certain other lawfully available funds of the District, if any, the District will deposit with the Escrow Agent the amount necessary to accomplish the discharge and final payment of the Refunded Bonds. Such funds will be held by the Escrow Agent in a segregated escrow account (the “Escrow Fund”) and a portion of such funds will be used to purchase United States Treasury Obligations or other investments authorized by Section 1207 of The Texas Government Code (the “Escrowed Securities”) scheduled to mature at such times and in such amounts as will be sufficient to pay, when due, the principal of and interest of the Refunded Bonds. At the time of delivery of the Bonds to the Underwriter, Public Finance Partners, LLC, will verify mathematical calculations to the effect that funds are sufficient to pay, when due, the principal of and interest on the Refunded Bonds. See “VERIFICATION OF MATHEMATICAL CALCULATIONS.” Under the Escrow Agreement, the Escrow Fund is irrevocably pledged to the payment of principal of and interest on the Refunded Bonds and will not be available to pay principal of and interest on the Bonds or the Remaining Outstanding Bonds.

Defeasance of Refunded Bonds

By the deposit of the Escrowed Securities and cash, if any, with the Escrow Agent pursuant to the Escrow Agreement, the District will have effected the defeasance of the Refunded Bonds pursuant to the terms of the resolutions authorizing the issuance of the Refunded Bonds. In the opinion of Bond Counsel, as a result of such a deposit, and in reliance upon the verification report of Public Finance Partners, LLC, firm banking and financial arrangements will have been made for the discharge and final payment of the Refunded Bonds pursuant to the Escrow Agreement, and such Refunded Bonds will be deemed under Texas law to be fully paid and no longer outstanding, except for the purpose of being paid from the funds provided therefor in the Escrow Fund.

DEBT SERVICE REQUIREMENTS

The following sets forth the actual debt service requirements for the Outstanding Bonds less the debt service on the Refunded Bonds (\$7,395,000* principal amount), plus the estimated debt service requirements on the Bonds.

Year	Outstanding Bonds Debt Service Requirements	Less: Debt Service on the Refunded Bonds*	Plus: Debt Service on the Bonds*			Total Debt Service Requirements*
			Principal	Interest	Total	
2020	\$ 4,065,880	\$ 140,453		\$ 37,875	\$ 37,875	\$ 3,963,302
2021	4,054,265	355,906	\$ 140,000	151,500	291,500	3,989,859
2022	4,021,150	352,906	405,000	148,700	553,700	4,221,944
2023	4,053,725	610,269	755,000	140,600	895,600	4,339,056
2024	4,041,978	942,497	760,000	125,500	885,500	3,984,981
2025	3,986,706	958,550	790,000	110,300	900,300	3,928,456
2026	3,952,956	997,450	860,000	94,500	954,500	3,910,006
2027	3,902,044	997,425	885,000	77,300	962,300	3,866,919
2028	3,815,028	1,005,188	630,000	59,600	689,600	3,499,441
2029	3,794,069	912,631	310,000	47,000	357,000	3,238,438
2030	3,670,825	641,575	530,000	40,800	570,800	3,600,050
2031	3,315,038	618,888	515,000	30,200	545,200	3,241,350
2032	3,187,500	596,200	505,000	19,900	524,900	3,116,200
2033	2,546,300	573,100	490,000	9,800	499,800	2,473,000
2034	1,371,300	-	-	-	-	1,371,300
2035	1,349,488	-	-	-	-	1,349,488
2036	1,320,081	-	-	-	-	1,320,081
Total	\$ 56,448,333	\$ 9,703,038	\$ 7,575,000	\$ 1,093,575	\$ 8,668,575	\$ 55,413,870

Average Annual Debt Service Requirements (2020-2036) \$3,669,500*
 Maximum Annual Debt Service Requirement (2023)..... \$4,339,056*

*Preliminary; subject to change.

THE BONDS

Description

The Bonds will be dated and accrue interest from June 1, 2020, with interest payable each September 1 and March 1, beginning September 1, 2020 (the "Interest Payment Date"), and will mature on the dates and in the principal amounts and accrue interest at the rates shown on the cover page hereof. The Bonds are issued in fully registered form, in denominations of \$5,000 or any integral multiple of \$5,000. Interest calculations are based on a 360-day year comprised of twelve 30-day months.

Method of Payment of Principal and Interest

In the Bond Resolution, the Board has appointed The Bank of New York Mellon Trust Company, N.A. in Dallas, Texas as the initial Paying Agent/Registrar for the Bonds. The principal of the Bonds shall be payable, without exchange or collection charges, in any coin or currency of the United States of America, which, on the date of payment, is legal tender for the payment of debts due the United States of America. In the event the book-entry system is discontinued, principal of the Bonds shall be payable upon presentation and surrender of the Bonds as they respectively become due and payable, at the principal payment office of the Paying Agent/Registrar in Dallas, Texas and interest on each Bond shall be payable by check payable on each Interest Payment Date, mailed by the Paying Agent/Registrar on or before each Interest Payment Date to the Registered Owner of record as of the close of business on the February 15 or August 15 immediately preceding each Interest Payment Date (defined herein as the "Record Date"), to the address of such Registered Owner as shown on the Paying Agent/Registrar's records (the "Register") or by such other customary banking arrangements as may be agreed upon by the Paying Agent/Registrar and the Registered Owners at the risk and expense of the Registered Owners.

If the date for payment of the principal of or interest on any Bond is not a business day, then the date for such payment shall be the next succeeding business day, as defined in the Bond Resolution.

Source of Payment

While the Bonds or any part of the principal thereof or interest thereon remain outstanding and unpaid, the District covenants to levy and annually assess and collect in due time, form and manner, and at the same time as other District taxes are appraised, levied and collected, in each year, a continuing direct annual ad valorem tax, without limit as to rate or amount, upon all taxable property in the District sufficient to pay the principal and interest on the Bonds as the same becomes due and to pay each installment of the principal of the Bonds as the same matures, with full allowance being made for delinquencies and costs of collection. In the Bond Resolution, the District covenants that said taxes are irrevocably pledged to the payment of the interest on and principal of the Bonds and to no other purpose.

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

Funds

In the Bond Resolution, the Debt Service Fund is confirmed, and the proceeds from all taxes levied, appraised and collected for and on account of the Bonds authorized by the Bond Resolution shall be deposited, as collected, in such fund.

Accrued interest on the Bonds will be deposited into the Debt Service Fund upon receipt. Any monies remaining after the refunding of the Refunded Bonds and payment of issuance costs will be deposited into the Debt Service Fund.

No Arbitrage

The District will certify as of the date the Bonds are delivered and paid for that, based upon all facts and estimates now known or reasonably expected to be in existence on the date the Bonds are delivered and paid for, the District reasonably expects that the proceeds of the Bonds will not be used in a manner that would cause the Bonds, or any portion of the Bonds, to be "arbitrage bonds" under the Internal Revenue Code of 1986, as amended (the "Code"), and the regulations prescribed thereunder. Furthermore, all officers, employees, and agents of the District have been authorized and directed to provide certifications of facts and estimates that are material to the reasonable expectations of the District as of the date the Bonds are delivered and paid for. In particular, all or any officers of the District are authorized to certify to the facts and circumstances and reasonable expectations of the District on the date the Bonds are delivered and paid for regarding the amount and use of the proceeds of the Bonds. Moreover, the District covenants in the Bond Resolution 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.

Redemption Provisions

The District reserves the right, at its option, to redeem the Bonds maturing on or after September 1, 2027, prior to their scheduled maturities, in whole or from time to time in part, in integral multiples of \$5,000 on September 1, 2026, or any date thereafter, at a price of par value plus unpaid accrued interest on the principal amounts called for redemption from the most recent Interest Payment Date to the date fixed for redemption.

If less than all of the Bonds are redeemed at any time, the maturities of the Bonds to be redeemed will be selected by the District. If less than all of the Bonds of a certain maturity are to be redeemed, the particular Bonds to be redeemed shall be selected by the Paying Agent/Registrar by lot or other random method (or by DTC in accordance with its procedures while the Bonds are in book-entry-only form).

If a Bond subject to redemption is in a denomination larger than \$5,000, a portion of such Bond may be redeemed, but only in integral multiples of \$5,000. Upon surrender of any Bond for redemption in part, the Paying Agent/Registrar shall authenticate and deliver in exchange therefor a Bond or Bonds of like maturity and interest rate in an aggregate principal amount equal to the unredeemed portion of the Bond so surrendered.

Notice of any redemption identifying the Bonds to be redeemed in whole or in part shall be given by the Paying Agent/Registrar at least thirty (30) days prior to the date fixed for redemption by sending written 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 Register. Such notices shall state the redemption date, the redemption price, the place at which the Bonds are to be surrendered for payment and, if less than all the Bonds outstanding are to be redeemed, the numbers of the Bonds or the portions thereof to be redeemed. Any notice given shall be conclusively presumed to have been duly given, whether or not the Registered Owner receives such notice. By the date fixed for redemption, due provision shall be made with the Paying Agent/Registrar for payment of the redemption price of the Bonds or portions thereof to be redeemed, plus accrued interest to the date fixed for redemption. When Bonds have been called for redemption in whole or in part and due provision has been made to redeem the same as herein provided, the Bonds or portions thereof so redeemed shall no longer be regarded as outstanding except for the purpose of receiving payment solely from the funds so provided for redemption, and the rights of the Registered Owners to collect interest which would otherwise accrue after the redemption date on any Bond or portion thereof called for redemption shall terminate on the date fixed for redemption.

Authority for Issuance

At a bond election held within the District on November 8, 2005, voters of the District have authorized the issuance of \$27,300,000 principal amount of unlimited tax bonds for the purpose of refunding District bonds. The Bonds are issued pursuant to such authorization.

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

Before the Bonds can be issued, the Attorney General of Texas must pass upon the legality of certain related matters. The Attorney General of Texas does not guarantee or pass upon the suitability of the Bonds as an investment or upon the adequacy of the information contained in this OFFICIAL STATEMENT.

Registration and Transfer

So long as any Bonds remain outstanding, the Paying Agent/Registrar shall keep the Register at its principal payment office and, subject to such reasonable regulations as it may prescribe, the Paying Agent/Registrar shall provide for the registration and transfer of Bonds in accordance with the terms of the Bond Resolution.

In the event the Book-Entry-Only System should be discontinued, each Bond shall be transferable only upon the presentation and surrender of such Bond at the principal payment office of the Paying Agent/Registrar, duly endorsed for transfer, or accompanied by an assignment duly executed by the Registered Owner or his authorized representative in form satisfactory to the Paying Agent/Registrar. Upon due presentation of any Bond in proper form for transfer, the Paying Agent/Registrar has been directed by the District to authenticate and deliver in exchange therefor, within three (3) business days after such presentation, a new Bond or Bonds, registered in the name of the transferee or transferees, in authorized denominations and of the same maturity and aggregate principal amount and paying interest at the same rate as the Bond or Bonds so presented.

All Bonds shall be exchangeable upon presentation and surrender thereof at the principal payment office of the Paying Agent/Registrar for a Bond or Bonds of the same maturity and interest rate and in any authorized denomination in an aggregate amount equal to the unpaid principal amount of the Bond or Bonds presented for exchange. The Paying Agent/Registrar is authorized to authenticate and deliver exchange Bonds. Each Bond delivered shall be entitled to the benefits and security of the Bond Resolution to the same extent as the Bond or Bonds in lieu of which such Bond is delivered.

Neither the District nor the Paying Agent/Registrar shall be required to transfer or to exchange any Bond during the period beginning on a Record Date and ending the next succeeding Interest Payment Date or to transfer or exchange any Bond called for redemption during the thirty (30) day period prior to the date fixed for redemption of such Bond.

The District or the Paying Agent/Registrar may require the Registered Owner of any Bond to pay a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with the transfer or exchange of such Bond. Any fee or charge of the Paying Agent/Registrar for such transfer or exchange shall be paid by the District.

Lost, Stolen or Destroyed Bonds

In the event the Book-Entry-Only System should be discontinued, upon the presentation and surrender to the Paying Agent/Registrar of a mutilated Bond, the Paying Agent/Registrar shall authenticate and deliver in exchange therefor a replacement Bond of like maturity, interest rate and principal amount, bearing a number not contemporaneously outstanding. If any Bond is lost, apparently destroyed, or wrongfully taken, the District, pursuant to the applicable laws of the State of Texas and in the absence of notice or knowledge that such Bond has been acquired by a bona fide purchaser, shall, upon receipt of certain documentation from the Registered Owner and an indemnity bond, execute and the Paying Agent/Registrar shall authenticate and deliver a replacement Bond of like maturity, interest rate and principal amount bearing a number not contemporaneously outstanding.

Registered owners of lost, stolen or destroyed bonds will be required to pay the District's costs to replace such bond. In addition, the District or the Paying Agent/Registrar may require the Registered Owner to pay a sum sufficient to cover any tax or other governmental charge that may be imposed.

Replacement of Paying Agent/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. Any paying agent/registrar selected by the District shall be a national or state banking institution, a corporation 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, to act as Paying Agent/Registrar for the Bonds.

Issuance of Additional Debt

The District's voters have authorized the issuance of \$80,020,000 principal amount of unlimited tax bonds for the purpose of purchasing and constructing water, wastewater and storm drainage facilities (the "System") in the District and for refunding purposes and \$27,300,000 principal amount of bonds for refunding purposes and could authorize additional amounts. After the issuance of the Bonds, the District will have \$10,324,230.40 principal amount of unlimited tax bonds for the purpose of purchasing and constructing the System and refunding purposes authorized but unissued, and \$26,595,000* of unlimited tax refunding bonds authorized but unissued. See "INVESTMENT CONSIDERATIONS— Future Debt."

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

The District is authorized by statute to develop parks and recreational facilities, including the issuing of bonds payable from taxes for such purpose. The District has adopted a Master Parks Plan. On November 8, 2005, the voters of the District authorized \$6,630,000 principal amount of unlimited tax park bonds, all of which remains authorized and unissued. Before the District could issue park bonds payable from taxes, the following actions would be required: (a) approval of the park 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 at the time of issuance. The District operates parks and recreational facilities, but has financed such parks and recreational facilities with only operating revenues.

Issuance of additional bonds could dilute the investment security for the Bonds

*Preliminary; subject to change.

Annexation by the City of Houston

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

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

Strategic Partnership

The District entered into a Strategic Partnership Agreement (the “SPA”) with the City of Houston (the “City”) pursuant to Chapter 43 of the Texas Local Government Code on November 10, 2008. The SPA provides for a “limited purpose annexation” of that portion of the District developed for retail and commercial purposes in order to apply certain City health, safety, planning and zoning ordinances and to impose a sales tax (but no property tax) within that portion of the District. Residential development within the District is not subject to the limited purpose annexation. The SPA provides the terms and conditions under which services would be provided and funded by the parties and under which the District would continue to exist if the land within the District were to be annexed for full or limited purposes by the City. The SPA also provides that the City will not annex the District for “full purposes” (a traditional municipal annexation) for at least thirty (30) years from the date of entering into the SPA. See “THE DISTRICT—Strategic Partnership Agreement.” For the fiscal year period ended March 31, 2019, the District received approximately \$47,340 in sales tax revenue payment from the SPA, which has been deposited in the District’s operating account.

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.

Remedies in Event of Default

If the District defaults in the payment of principal, interest, or redemption price on the Bonds when due, or if it fails to make payments into any fund or funds created in the Bond Resolution, or defaults in the observation or performance of any other covenants, conditions, or obligations set forth in the Bond Resolution, the Registered Owners have the statutory right of a writ of mandamus issued by a court of competent jurisdiction requiring the District and its officials to observe and perform the covenants, obligations, or conditions prescribed in the Bond Resolution. Except for mandamus, the Bond Resolution does not specifically provide for remedies to protect and enforce the interests of the Registered Owners. There is no acceleration of maturity of the Bonds in the event of default and, consequently, the remedy of mandamus may have to be relied upon from year to year. Further, there is no trust indenture or trustee, and all legal actions to enforce such remedies would have to be undertaken at the initiative of, and be financed by, the Registered Owners. Statutory language authorizing local governments such as the District to sue and be sued does not waive the local government’s sovereign immunity from suits for money damages, so that in the absence of other waivers of such immunity by the Texas Legislature, a default by the District in its covenants in the Bond Resolution may not be reduced to a judgment for money damages. If such a judgment against the District were obtained, it could not be enforced by direct levy and execution against the District’s property. Further, the Registered Owners cannot themselves foreclose on property within the District or sell property within the District to enforce the tax lien on taxable property to pay the principal of and interest on the Bonds. The enforceability of the rights and remedies of the Registered Owners may further be limited by a State of Texas statute reasonably required to attain an important public purpose or by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions, such as the District. See “INVESTMENT CONSIDERATIONS—Registered Owners’ Remedies and Bankruptcy Limitations.”

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 might 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, amounts sufficient to provide for the payment and/or redemption of the Bonds; provided that such deposits may be invested and reinvested only in (a) direct noncallable obligations of the United States of America, (b) noncallable obligations of an agency or instrumentality of the United States, including obligations that are unconditionally guaranteed or insured by the agency or instrumentality and that, on the date the governing body of the District adopts or approves the proceedings authorizing the issuance of refunding bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent, and (c) noncallable obligations of a state or an agency or a county, municipality, or other political subdivision of a state that have been refunded and that, on the date the governing body of the District adopts or approves the proceedings authorizing the issuance of refunding bonds, are rated as to the investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent, and which mature and/or bear interest payable at such times and in such amounts as will be sufficient to provide for the scheduled payment and/or redemption of the Bonds.

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

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

BOOK-ENTRY-ONLY SYSTEM

The information in this section concerning the Depository Trust Company (“DTC”) and DTC’s book-entry-only system has been obtained from sources that the District believes to be reliable, but the District takes no responsibility for the accuracy or completeness thereof. The District cannot and does not give any assurances that DTC, DTC Direct Participants or Indirect Participants will distribute to the Beneficial Owners (a) payments of interest, principal or premium, if any, with respect to the Bonds, (b) Bonds representing ownership interest in or other confirmation or ownership interest in the Bonds, or (c) prepayment or other notices sent to DTC or Cede & Co., its nominee, as the Registered Owner of the Bonds, or that they will so do on a timely basis or that DTC, DTC Direct Participants or DTC Indirect Participants will 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 “Procedure” of DTC to be followed in dealing with DTC Direct Participants are on file with DTC.

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

DTC, the world’s largest 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 3.6 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+” by S&P Global Ratings. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

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

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

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

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

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

Principal, premium, if any, interest payments and redemption proceeds on the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the District or Paying Agent, 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, or the District, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal, premium, if any, interest payments and redemption proceeds 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, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Bonds at any time by giving reasonable notice to the District or the Paying Agent. 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.

THE DISTRICT

General

The District is a political subdivision of the State of Texas, created by the Texas Water Commission (predecessor to the TCEQ) on December 13, 1977, and operates pursuant to Chapters 49 and 54 of the Texas Water Code, as amended. The District consists of approximately 1,331 acres of land.

The District is empowered, among other things, to purchase, construct, operate and maintain all works, improvements, facilities and plants necessary to provide water, sanitary sewer service, storm sewer drainage, irrigation, solid waste collection and disposal, including recycling, and parks and recreational facilities for the residents of the District. The District is also empowered to contract for or employ its own peace officers with powers to make arrests and to establish, operate and maintain a fire department to perform all fire-fighting activities within the District. Additionally, the District may, subject to the granting of road powers by the TCEQ and certain limitations, develop and finance roads.

The TCEQ exercises continuing supervisory jurisdiction over the District. In order to obtain the consent for creation of the District from the City of Houston, within whose extraterritorial jurisdiction the District lies, the District is required to observe certain requirements of the City of Houston which (1) limit the purposes for which the District may sell bonds to the acquisition, construction, and improvement of waterworks, wastewater, and drainage, road, fire-fighting and park facilities, (2) require approval by the City of Houston of District construction plans, and (3) permit connections only to single-family lots and commercial or multi-family/commercial platted reserves which have been approved by the Planning Commission of the City of Houston. Construction and operation of the District's system is subject to the regulatory jurisdiction of additional governmental agencies. See "THE SYSTEM—Regulation."

Location

The District is located approximately 25 miles west of the central downtown business district of the City of Houston in Harris County. The District lies wholly within the extraterritorial jurisdiction of the City of Houston and within the boundaries of the Katy Independent School District. Access to the District is provided by Interstate Highway 10 to Mason Road, a major thoroughfare into the District, or via Clay Road exit, east from the Grand Parkway.

Status of Development

The District is currently providing water supply and distribution, wastewater collection and treatment and storm drainage facilities to approximately 823 acres developed into 4,323 single-family residential lots of Westland Creek Village, Section One, Lakes of Bridgewater, Sections One through Ten, Bridgewater Pointe, Sections One through Three, Bridgewater Village, Section One, Enclave at Bridgewater, Sections One and Two, Mason Lakes, Sections One through Three, Morton Ranch, Sections One through Four, Bridgewater Meadow, Sections One through Four, The Lakes at Mason Park, Sections One through Six, Bridgewater Place, Sections One and Two, and Vineyard Meadow, Sections One through Nine. As of March 18, 2020, 4,272 homes were completed (4,236 of which were occupied), 11 homes were under construction and 40 developed lots were available for construction.

In addition to the residential development, the District has four gas stations with convenience stores, four small strip centers, two child care centers, a Family Dollar store, an assisted living center, an auto parts store, a Wendy's, a Pizza Hut, a Popeye's, a medical plaza, a dog grooming facility and a farm store.

The District has constructed an administration building and a maintenance building and Katy Independent School District has constructed an elementary school and a middle school on approximately 32 acres within the District. In addition, three churches have been constructed on approximately 28 acres. The schools, the churches and the District's buildings are exempt from ad valorem taxation. Approximately 40 developable acres have not yet been provided with water distribution, wastewater collection and storm drainage facilities and approximately 244 acres are not developable (street right of way, recreation sites, easements and plant sites).

Homebuilders

HistoryMaker Homes is actively building homes in the District . New homes range in price from approximately \$215,000 to \$290,000.

Recreational Facilities

Recreational facilities within the District are centered around the park area of Bundy Lake, which features a large lake, a walking trail, a pavilion, and decorative fountains. There are additional recreational areas in the District including two pool facilities, tennis courts, a club house, a park including a water splash pad, and walking trails adjacent to the District administration building. Recreational facilities within the District include additional lakes, which also serve as detention ponds. Some of the recreational facilities are operated and maintained by the District, while others are operated and maintained by various homeowner associations. In addition, Harris County has constructed and operates and maintains a 6 acre park and trails within the District.

Strategic Partnership Agreement

On November 10, 2008, the District entered into a Strategic Partnership Agreement (the "SPA") with the City of Houston (the "City") pursuant to Chapter 43 of the Texas Local Government Code. The SPA provides for a "limited purpose annexation" of that portion of the District developed for retail and commercial purposes in order to apply certain City health, safety, planning and zoning ordinances and to impose a sales tax (but no property tax) within that portion of the District. Residential development within the District is not subject to the limited purpose annexation. The SPA also provides that the City will not annex the District for "full purposes" for at least thirty (30) years from the date of entering into the SPA. Also, as a condition to full purpose annexation, any unpaid reimbursement obligations due to a developer by the District for water, wastewater, and drainage facilities must be assumed by the City to the maximum extent permitted by Commission rules.

Upon execution of the SPA, the City imposed the one percent (1%) retail City Sales Tax within the portion of the District included in the limited purpose annexation. The City pays to the District an amount equal to one-half of all retail sales tax revenues generated within such area of the District and received by the City from the Comptroller (herein defined as the "Contract Sales Tax Revenue"). Pursuant to State law, the District is authorized to use the Contract Sales Tax Revenue generated under the SPA for any lawful purpose. The District received approximately \$47,340 in sales tax revenue for the fiscal year period ended March 31, 2019. None of the anticipated Contract Sales Tax Revenue is pledged toward the payment of principal of and interest on the Bonds.

MANAGEMENT OF THE DISTRICT

Board of Directors

The District is governed by the Board, consisting of five (5) directors, which has control over and management supervision of all affairs of the District. Directors are elected to staggered four-year terms and elections are held in May in even numbered years only. After the candidate filing deadline, the District had received three candidate applications for the May 2020 directors election; therefore under Texas law, the District declared the three candidates unopposed and adopted an order cancelling the election and declaring the three candidates elected to office for terms beginning in May 2020 until May 2024. All of the current Board members reside or own taxable property within the District. The current members and officers of the Board along with their titles and terms, are listed as follows:

<u>Name</u>	<u>Title</u>	<u>Term Expires</u>
Pam Kerr	President	May 2024
Katrina Thornhill	Vice President	May 2024
Mary DuBois	Secretary	May 2022
Michael Williams	Assistant Vice President	May 2022
Jennifer L. Elms	Assistant Secretary	May 2024

District Consultants

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

Bond Counsel/Attorney: The District has engaged Allen Boone Humphries Robinson LLP as general counsel to the District and as Bond Counsel in connection with the issuance of the District's bonds. The fees of the attorneys in their capacity as Bond Counsel are contingent upon the sale and delivery of the Bonds. Compensation to the attorneys for other services to the District is based on time charges actually incurred.

Financial Advisor: Masterson Advisors LLC serves as the District's Financial Advisor. The fee for services rendered in connection with the issuance of the Bonds is based on a percentage of the Bonds actually issued, sold and delivered and, therefore, such fee is contingent upon the sale and delivery of the Bonds.

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 Commission. McCall Gibson Swedlund Barfoot PLLC has been engaged to audit the District's financial statements for the fiscal year ended March 31, 2020. The District's audited financial statement for the fiscal year ending March 31, 2019, was prepared by McCall Gibson Swedlund Barfoot PLLC, Certified Public Accountants. See "APPENDIX A."

Engineer: The District engineer is BGE, Inc. (the "Engineer").

Tax Appraisal: The Harris County Appraisal District has the responsibility of appraising all property within the District. See "TAXING PROCEDURES."

Tax Assessor/Collector: The District has appointed an independent tax assessor/collector to perform the tax collection function. Tax Tech, Inc. (the "Tax Assessor/Collector") has been employed by the District to serve in this capacity.

Bookkeeper: The District has contracted with Myrtle Cruz, Inc. (the "Bookkeeper") for bookkeeping services.

Utility System Operator: The operator of the District's internal water and wastewater system is Regional Water Corporation.

THE SYSTEM

Regulation

Construction and operation of the District's water, wastewater and storm drainage system as it now exists or as it may be expanded from time to time is subject to regulatory jurisdiction of federal, state and local authorities. The TCEQ exercises continuing, supervisory authority over the District. Discharge of treated sewage into Texas waters, if any, is also subject to the regulatory authority of the TCEQ and the United States Environmental Protection Agency. Withdrawal of ground water and the issuance of water well permits is subject to the regulatory authority of Harris-Galveston Coastal Subsidence District. Construction of drainage facilities is subject to the regulatory authority of the Harris County Flood Control District. Harris County, the City of Houston, and the Texas Department of Health also exercise regulatory jurisdiction over the District's system.

Water Supply

Water supply for the District is provided currently by three water plants. Water Plant No.1 consists of a remote 1,200 gallon per minute (“gpm”) water well, a 20,000 gallon pressure tank, a 338,000 gallon ground storage tank, 3,000 gpm booster pump capacity and all other necessary facilities. Water Plant No. 2 consists of a 1,400 gpm water well, four 20,000 gallon pressure tanks, 800,000 gallons of ground storage tank capacity, 8,000 gpm booster pump capacity and all other necessary facilities. A 1,200 gpm remote water well located in the Mason Lakes subdivision also serves Water Plant No. 2. Water Plant No. 3 consists of a 1,100 gpm water well, 30,000 gallons of pressure tank capacity, 540,000 gallons of ground storage tank capacity, 2,250 booster pump capacity and all other necessary facilities. The District’s current water supply serves the District and an adjacent District, Harris County Municipal Utility District No. 287 (“MUD 287”). The facilities adequately serve 8,750 equivalent single family connections (“ESFCs”). Currently, the District’s water system is serving a total of approximately 4,480 ESFCs, including 1,555 connections in MUD 287.

Subsidence District Requirements

The District is within the boundaries of the Harris Galveston Subsidence District (the “Subsidence District”) which regulates groundwater withdrawal. The Subsidence District has adopted regulations requiring reduction of groundwater withdrawals through conversion to alternate source water (e.g., surface water) in certain areas within the Subsidence District’s jurisdiction, including the area within the District. In 2001, the Texas legislature created the West Harris County Regional Water Authority (“Authority”) to, among other things, reduce groundwater usage in, and to provide surface water to, the western portion of Harris County and a small portion of Fort Bend County. The District is not located within the boundaries of the Authority, but participates in the Authority’s GRP as a contract member. The Authority has entered into a Water Supply Contract with the City of Houston, Texas (“Houston”) to obtain treated surface water from Houston. The Authority has developed a groundwater reduction plan (“GRP”) and obtained Subsidence District approval of its GRP. The Authority’s GRP sets forth the Authority’s plan to comply with Subsidence District regulations, construct surface water facilities, and convert users from groundwater to alternate source water (e.g., surface water). The District’s groundwater well(s) are included within the Authority’s GRP.

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

Under the Subsidence District regulations and the GRP, the Authority is required: (i) through the year 2024, to limit groundwater withdrawals to no more than 70% of the total annual water demand of the water users within the Authority’s GRP; (ii) beginning in the year 2025, to limit groundwater withdrawals to no more than 40% of the total annual water demand of the water users within the Authority’s GRP; and (iii) beginning in the year 2035, and continuing thereafter, to limit groundwater withdrawals to no more than 20% of the total annual water demand of the water users within the Authority’s GRP. If the Authority fails to comply with the above Subsidence District regulations or its GRP, the Authority is subject to a disincentive fee penalty of \$9.24 per 1,000 gallons (“Disincentive Fees”) imposed by the Subsidence District for any groundwater withdrawn in excess of 20% of the total water demand in the Authority’s GRP. In the event of such Authority failure to comply, the Subsidence District may also seek to collect Disincentive Fees from the District. If the District failed to comply with surface water conversion requirements mandated by the Authority, the Authority would likely impose monetary or other penalties against the District.

The District cannot predict the amount or level of fees and charges, 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. In addition, conversion to surface water could necessitate improvements to the System which could require the issuance of additional bonds by the District. No representation is made that the Authority: (i) will build the necessary facilities to meet the requirements of the Subsidence District for conversion to surface water, (ii) will comply with the Subsidence District's surface water conversion requirements, or (iii) will comply with its GRP.

Wastewater Treatment

The District owns a 1,350,000 gpd wastewater treatment plant which is capable of serving 5,400 ESFCs. The District has entered into a contract with MUD 287 for the provision of 351 ESFCs for wastewater treatment capacity and the remaining 5,049 ESFCs are available for District use. Currently, the District is serving a total of approximately 4,480 ESFCs within the District and approximately 351 ESFCs within MUD 287.

100-Year Flood Plain

“Flood Insurance Rate Map” or “FIRM” means an official map of a community on which the Federal Emergency Management Agency (FEMA) has delineated the appropriate areas of flood hazards. The 1% chance of probable inundation, also known as the 100-year flood plain, is depicted on these maps. The “100-year flood plain” (or 1% chance of probable inundation) as shown on the FIRM is the estimated geographical area that would be flooded by a rain storm of such intensity to statistically have a one percent chance of occurring in any given year. Generally speaking, homes and other improvements 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 no assurance that homes and other improvements built in such area will not be flooded. The District's drainage system has been designed and constructed to all then current standards.

According to the District's Engineer, approximately 14 developed acres within the District are included in the 100-year flood plain.

The National Weather Service recently completed a rainfall study known as NOAA Atlas 14, Volume 11 Participation-Frequency Atlas of the United States (“Atlas 14”). Floodplain boundaries within the Service Area may be redrawn based on the Atlas 14 study based on a higher statistical rainfall amount, resulting in the application of more stringent floodplain regulations applying to a larger area and potentially leaving less developable property within the 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.

See “INVESTMENT CONSIDERATIONS—Weather Events; Hurricane Harvey” and “—Specific Flood Type Risks.”

WATER AND SEWER OPERATIONS

The Remaining Outstanding Bonds and the Bonds are payable solely from the levy of an ad valorem tax, without legal limitation as to rate or amount, upon all taxable property in the District. However, net revenues from operations of the District's water and wastewater system, if any, are available for any legal purpose, including the payment of debt service on the Outstanding Bonds and the Bonds, upon Board action. It is not anticipated that net revenues will be available to pay debt service on the Bonds or the Outstanding Bonds.

The following statement sets forth in condensed form the General Fund as derived from the District's audited financial statement for the years ending March 31, 2016 through 2019, and an unaudited summary from the District's bookkeeper for the eleven month period ending February 29, 2020. Accounting principles customarily employed in the determination of net revenues have been observed and in all instances exclude depreciation. See "APPENDIX A" for a copy of the District's audited financial statement for the fiscal year ended March 31, 2019.

	4/1/2019 to 2/29/2020 (a) (unaudited)	Fiscal Year Ended March 31			
		2019	2018	2017	2016
Revenues					
Property Taxes	\$ 2,244,055	\$ 1,949,194	\$ 1,809,440	\$ 1,642,634	\$ 1,347,328
Water Service	1,441,139	1,407,193	1,331,514	1,415,659	1,470,973
Wastewater Service	1,524,662	1,673,385	1,616,415	1,571,932	1,528,810
Regional Water Authority Fee	1,153,637	1,100,216	985,349	931,649	869,981
Penalty and Interest	94,545	120,097	101,767	110,703	122,848
Tap Connection and Inspection Fees	129,491	492,845	709,081	20,650	282,657
Sales Tax Receipts	49,875	47,340	46,974	44,971	27,021
Investment Revenue	386,394	268,956	-	-	-
Miscellaneous	82,031	178,598	244,295	98,325	64,568
Total Revenues	\$ 7,105,829	\$ 7,237,824	\$ 6,844,835	\$ 5,836,523	\$ 5,714,186
Expenditures					
Professional Fees	\$ 292,660	\$ 341,448	\$ 308,780	\$ 263,049	\$ 282,649
Contracted Services	1,071,668	1,114,533	1,059,153	1,043,292	1,014,041
Purchased Water Service	1,514,655	1,448,445	1,234,543	1,208,641	1,285,839
Purchased Wastewater Service	435,114	568,815	608,414	772,922	962,696
Utilities	37,242	86,278	51,841	43,278	52,571
Repairs and Maintenance	699,934	997,815	693,936	667,537	512,795
Other	139,388	390,152	332,735	217,193	272,129
Capital Outlay	190,873	240,089	130,274	118,618	104,372
Total Expenditures	\$ 4,381,534	\$ 5,187,575	\$ 4,419,676	\$ 4,334,530	\$ 4,487,092
Revenues Over (Under) Expenditures	\$ 2,724,295	\$ 2,050,249	\$ 2,425,159	\$ 1,501,993	\$ 1,227,094
Other Sources (Interfund Transfer)	\$ -	\$ -	\$ -	\$ -	\$ 27,288
Other Sources (Capital Contribution)	\$ -	\$ -	\$ -	\$ -	\$ -
Fund Balance (Beginning of Year)	\$ 15,641,139	\$ 13,590,890	\$ 11,165,731	\$ 9,663,738	\$ 8,409,356
Fund Balance (End of Year)	\$ 18,365,434	\$ 15,641,139	\$ 13,590,890	\$ 11,165,731	\$ 9,663,738

(a) Unaudited. Provided by the District's bookkeeper.

FINANCIAL INFORMATION CONCERNING THE DISTRICT (UNAUDITED)

2019 Certified Taxable Assessed Valuation.....	\$819,841,942	(a)
Gross Direct Debt Outstanding	\$42,545,000*	(b)
Estimated Overlapping Debt	<u>39,753,113</u>	(c)
Gross Direct Debt and Estimated Overlapping Debt.....	\$82,298,113*	
Ratio of Gross Direct Debt to:		
2019 Certified Taxable Assessed Valuation	5.19%*	
Ratio of Gross Direct Debt and Estimated Overlapping Debt to:		
2019 Certified Taxable Assessed Valuation.....	10.04%*	
Debt Service Fund Balance as of April 13, 2020	\$4,976,698	(d)
General Operating Fund Balance as of April 13, 2020	\$18,138,031	(e)
Capital Projects Fund Balance as of April 13, 2020.....	\$42,212	

- (a) As certified by the Harris County Appraisal District (the "Appraisal District"). See "TAXING PROCEDURES."
 (b) Includes the Bonds and the Remaining Outstanding Bonds. See "—Outstanding Bonds" herein.
 (c) See "—Estimated Overlapping Debt" herein.
 (d) The District intends to apply \$100,000* towards the Bonds.
 (e) See "WATER AND SEWER OPERATIONS" and "APPENDIX A" for detailed information on the operations of the District. The District intends to expend a portion of the general fund balance to finance construction of improvements to District facilities.

Investments of the District

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

Outstanding Bonds

The following table lists the original principal amount of Outstanding Bonds, and the current principal balance of the Outstanding Bonds, the Refunded Bonds and the Remaining Outstanding Bonds.

Series	Original Principal Amount	Principal Amount Currently Outstanding	Refunded Bonds*	Remaining Outstanding Bonds*
2012	\$ 4,250,000	\$ 3,450,000	\$ 3,375,000	\$ 75,000
2012A (a)	5,465,000	2,835,000	1,935,000	900,000
2013 (a)	4,125,000	2,585,000	2,085,000	500,000
2014A (a)	4,640,000	1,805,000	-	1,805,000
2014	5,300,000	5,050,000	-	5,050,000
2015 (a)	6,865,000	5,725,000	-	5,725,000
2015A	8,120,000	6,620,000	-	6,620,000
2016 (a)	15,330,000	14,295,000	-	14,295,000
Total	\$ 54,095,000	\$ 42,365,000	\$ 7,395,000	\$ 34,970,000
The Bonds				<u>7,575,000</u> *
The Bonds and Remaining Outstanding Bonds				\$ 42,545,000 *

- (a) Unlimited Tax Refunding Bonds.

*Preliminary; subject to change.

Estimated Overlapping Debt

The following table indicates the outstanding debt payable from ad valorem taxes, of governmental entities within which the District is located and the estimated percentages and amounts of such indebtedness attributable to property within the District. Debt figures equated herein to outstanding obligations payable from ad valorem taxes are based upon data obtained from individual jurisdictions or Texas Municipal Reports compiled and published by the Municipal Advisory Council of Texas. Furthermore, certain entities listed below may have issued additional obligations since the date listed and may have plans to incur significant amounts of additional debt. Political subdivisions overlapping the District are authorized by Texas law to levy and collect ad valorem taxes for the purposes of operation, maintenance and/or general revenue purposes in addition to taxes for the payment of debt service and the tax burden for operation, maintenance and/or general revenue purposes is not included in these figures. The District has no control over the issuance of debt or tax levies of any such entities.

Taxing Jurisdiction	Outstanding Bonds	As of	Overlapping	
			Percent	Amount
Harris County.....	\$ 1,698,012,471	2/29/2020	0.17%	\$ 2,886,621
Harris County Flood Control District.....	76,903,734	2/29/2020	0.17%	130,736
Harris County Department of Education.....	6,555,000	2/29/2020	0.17%	11,144
Harris County Department of Education.....	59,490,000	2/29/2020	0.17%	101,133
Port of Houston Authority.....	549,108,397	2/29/2020	0.17%	933,484
Katy Independent School District.....	1,766,831,442	2/29/2020	2.02%	35,689,995
Total Estimated Overlapping Debt.....				\$ 39,753,113
The District.....	42,545,000 (a)	Current	100.00%	42,545,000 *
Total Direct and Estimated Overlapping Debt.....				\$ 82,298,113 *

Direct and Estimated Overlapping Debt as a Percentage of:
 2019 Certified Taxable Assessed Valuation of \$819,841,942 10.04%*

(a) Includes the Bonds and the Remaining Outstanding Bonds.

Overlapping Taxes

Property within the District is subject to taxation by several taxing authorities in addition to the District. On January 1 of each year a tax lien attaches to property to secure the payment of all taxes, penalties and interest imposed on such property. The lien exists in favor of each taxing unit, including the District, having the power to tax the property. The District’s tax lien is on a parity with tax liens of taxing authorities shown below. In addition to ad valorem taxes required to pay debt service on bonded debt of the District and other taxing authorities (see “Estimated Overlapping Debt” above), certain taxing jurisdictions, including the District, are also authorized by Texas law to assess, levy and collect ad valorem taxes for operation, maintenance, administrative and/or general revenue purposes.

Set forth below are all of the taxes levied for the 2019 tax year by all overlapping taxing jurisdictions and the 2019 tax rate levied by the District. No recognition is given to local assessments for civic association dues, fire department contributions, solid waste disposal charges or any other levy of entities other than political subdivisions.

	2019 Tax Rate per \$100 of Taxable <u>Assessed Valuation</u>
Harris County (including Harris County Flood Control District, Harris County Hospital District, Harris County Department of Education, and the Port of Houston Authority).....	\$ 0.616700
Katy Independent School District.....	1.443100
Harris County ESD No. 48 (a).....	<u>0.100000</u>
 Total Overlapping Tax Rate.....	 \$ 2.15980
 The District.....	 <u>0.79000</u>
 Total Tax Rate.....	 \$ 2.94980

(a) A portion of the District that is north of Clay Road is within Harris County ESD No. 9, which set its 2019 tax rate at \$0.0598 per \$100 of taxable assessed valuation, creating a total tax rate for taxpayers in this area of \$2.9096 per \$100 of taxable assessed valuation.

TAX DATA

Debt Service Tax

The Board covenants in the Bond Resolution to levy and assess, for each year that all or any part of the Bonds and the Remaining Outstanding Bonds remain outstanding and unpaid, a tax adequate to provide funds to pay the principal of and interest on the Bonds and the Remaining Outstanding Bonds. The District levied a debt service tax of \$0.48 per \$100 assessed valuation in 2019. See “Historical Tax Rate Distribution” and “Tax Roll Information” below.

Maintenance Tax

The Board has the statutory authority to levy and collect an annual ad valorem tax for the operation and maintenance of the District, if such a maintenance tax is authorized by the District's voters. A maintenance tax election was conducted August 13, 1994, and voters of the District authorized the Board to levy a maintenance tax at a rate not to exceed \$0.60 per \$100 appraised valuation. A maintenance tax is in addition to taxes which the District is authorized to levy for paying principal of and interest on the Bonds and the Remaining Outstanding Bonds. The District levied a maintenance tax of \$0.31 per \$100 appraised valuation in 2019.

Additional Penalties

The District has contracted with a delinquent tax attorney to collect certain delinquent taxes. In connection with that contract, the District established 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 November 1 of that year, and that remain delinquent on October 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 Exemptions

As discussed in the section titled “TAXING PROCEDURES” herein, certain property in the District may be exempt from taxation by the District. For tax year 2020, the District does not exempt any percentage of the market value of any residential homesteads from taxation, except \$20,000 of the appraised value of resident homesteads for persons who are disabled or over 65 years of age. Public school facilities, the churches located in the District, District buildings and land bought by the District also are exempt from taxation.

Historical Tax Rate Distribution

	2019	2018	2017	2016	2015
Debt Service	\$ 0.48	\$ 0.53	\$ 0.55	\$ 0.64	\$ 0.74
Maintenance and Operations	0.31	0.26	0.25	0.25	0.23
Total	\$ 0.79	\$ 0.79	\$ 0.80	\$ 0.89	\$ 0.97

Historical Tax Collections

The following statement of tax collections sets forth in condensed form a portion of the historical tax experience of the District. Such table has been prepared for inclusion herein, based upon information obtained from the District's Tax Assessor/Collector. Reference is made to such statements and records for further and complete information. Information in this summary may differ slightly from the assessed valuations shown herein due to difference in dates of data. See “Tax Roll Information” below.

Tax Year	Taxable Assessed Valuation	Tax Rate	Total Tax Levy	Total Collections as of March 31, 2020 (a)	
				Amount	Percent
2015	\$ 589,935,082	\$ 0.97	\$ 5,722,370	\$ 5,714,140	99.86%
2016	660,397,807	0.89	5,877,540	5,870,245	99.88%
2017	723,136,585	0.80	5,785,093	5,771,177	99.76%
2018	748,884,776	0.79	5,916,190	5,892,876	99.61%
2019	819,841,942	0.79	6,476,751	6,327,832	97.70%

(a) Represents unaudited collections.

Tax Roll Information

The District’s assessed value as of January 1 of each year is used by the District in establishing its tax rate (see “TAXING PROCEDURES—Valuation of Property for Taxation”). The following represents the composition of property comprising the 2017 through 2019 Certified Taxable Assessed Valuations. See “TAXING PROCEDURES.” Taxes are levied on taxable value certified by the Appraisal District as of January 1 of each year. Information in this summary may differ slightly from the assessed valuations shown herein due to difference in dates of data.

	2019 Taxable Assessed Valuation	2018 Taxable Assessed Valuation	2017 Taxable Assessed Valuation
Land	\$ 159,235,200	\$ 144,684,052	\$ 142,401,643
Improvements	704,027,406	644,313,630	616,487,288
Personal Property	10,934,304	10,480,050	11,955,611
Exemptions	(54,354,968)	(50,592,956)	(47,707,957)
Total	<u>\$ 819,841,942</u>	<u>\$ 748,884,776</u>	<u>\$ 723,136,585</u>

Principal Taxpayers

The following table represents the ten principal taxpayers, the taxable assessed value of such property, and such property’s taxable assessed value as a percentage of the 2019 Certified Taxable Assessed Valuation of \$819,841,942. This represents ownership as of January 1, 2019.

<u>Taxpayer</u>	<u>Type of Property</u>	2019 Certified Taxable Assessed Valuation	% of 2019 Certified Taxable Assessed Valuation
Opulent Retail LLC	Land & Improvements	\$ 4,568,050	0.56%
D&M Katy Realty LLC	Land & Improvements	3,560,000	0.43%
Mason-Morton Ranch LLC	Land	3,524,646	0.43%
Centerpoint Energy Hou Ele	Personal Property	3,324,080	0.41%
Bilawal Daudi LLC	Land & Improvements	3,317,857	0.40%
Deen Dayal LLC	Land & Improvements	2,776,000	0.34%
GPKWY Land LP	Land	2,685,164	0.33%
Lumidia LLC	Land & Improvements	2,658,932	0.32%
Waldo Luckydog LLC	Land & Improvements	2,557,000	0.31%
HMH Lifestyles LP	Land, Improvements & Personal Property	2,450,309	0.30%
Total		<u>\$ 31,422,038</u>	<u>3.83%</u>

Tax Adequacy for Debt Service

The tax rate calculations set forth below are presented to indicate the tax rates per \$100 taxable assessed valuation, which would be required to meet average annual and maximum annual debt service requirements if no growth in the District’s tax base occurred beyond the 2019 Certified Taxable Assessed Valuation of \$819,841,942. The calculations contained in the following table merely represent the tax rates required to pay principal of and interest on the Bonds and the Remaining Outstanding Bonds when due, assuming no further increase or any decrease in taxable values in the District, collection of ninety-five percent (95%) of taxes levied, the sale of no additional bonds, and no other funds available for the payment of debt service. See “DEBT SERVICE REQUIREMENTS.”

Average Annual Debt Service Requirement (2020-2036)	\$3,669,500*
\$0.48* Tax Rate on the 2019 Certified Taxable Assessed Valuation	\$3,738,479*
Maximum Annual Debt Service Requirement (2023).....	\$4,339,056*
\$0.56* Tax Rate on the 2019 Certified Taxable Assessed Valuation	\$4,361,559*

*Preliminary; subject to change.

TAXING PROCEDURES

Authority to Levy Taxes

The Board is authorized to levy an annual ad valorem tax, without legal limitation as to rate or amount, on all taxable property within the District in an amount sufficient to pay the principal of and interest on the Remaining Outstanding Bonds, the 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 herein under “THE BONDS—Source of Payment.” Under Texas law, the Board may also levy and collect an annual ad valorem tax for the operation and maintenance of the District. See “TAX DATA—Debt Service Tax” and “—Maintenance Tax.”

Property Tax Code and County-Wide Appraisal District

Title I of the Texas Tax Code (the “Property Tax Code”) specifies the taxing procedures of all political subdivisions of 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 responsibility for reviewing and equalizing the values established by the appraisal district. The Harris County Appraisal District (the “Appraisal District”) has the responsibility for appraising property for all taxing units within Harris County, including the District. Such appraisal values are subject to review and change by the Harris County Appraisal Review Board (the “Appraisal Review Board”).

Property Subject to Taxation by the 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 sixty-five (65) years of age or older and of certain disabled persons to the extent deemed advisable by the Board. The District may be required to call such an election upon petition by twenty percent (20%) of the number of qualified voters who voted in the previous 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, of between \$3,000 and \$12,000 of taxable valuation depending upon the disability rating of the veteran claiming the exemption, and qualifying surviving spouses of persons 65 years of age or older will be entitled to receive a residential homestead exemption equal to the exemption received by the deceased spouse. A veteran who receives a disability rating of 100% is entitled to an exemption for the full amount of the veteran’s residential homestead. Additionally, subject to certain conditions, the surviving spouse of a disabled veteran who is entitled to an exemption for the full value of the veteran’s residence homestead is also entitled to an exemption from taxation of the total appraised value of the same property to which the disabled veteran’s exemption applied. A partially disabled veteran or certain surviving spouses of partially disabled veterans are entitled to an exemption from taxation of a percentage of the appraised value of their residence homestead in an amount equal to the partially disabled veteran’s disability rating if the residence homestead was donated by a charitable organization. This exemption also applies to a residence homestead that was donated by a charitable organization at some cost to such veterans in the form of a cash payment, a mortgage, or both in an aggregate amount that is not more than 50 percent of the good faith estimate of the market value of the residence homestead made by the charitable organization as of the date the donation is made. Also, the surviving spouse of a member of the armed forces who was killed in action is, subject to certain conditions, entitled to an exemption of the total appraised value of the surviving spouse’s residence homestead, and subject to certain conditions, an exemption up to the same amount may be transferred to a subsequent residence homestead of the 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 may be transferred to a subsequent residence homestead of the surviving spouse. See “TAX DATA.”

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 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. For the 2020 tax year, the District did not grant a general residential homestead exemption.

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

Tax Abatement

Harris County, the District and the City of Houston may designate all or part of the area within the District as a reinvestment zone. Thereafter, Harris County, the District and the City of Houston (if it were to annex the District), under certain circumstances, 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 appraised valuation of property covered by the agreement over its appraised 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 agreement. 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. Nevertheless, certain land may be appraised at less than market value under the Property Tax Code. In November 1997, Texas voters approved a constitutional amendment to limit increases in the appraised value of residence homesteads to ten percent (10%) annually regardless of the market value of the property. The Property Tax Code permits land designated for agricultural use, open space or timberland to be appraised at its value based on the land’s capacity to produce agricultural or timber products rather than at its fair market value. The Property Tax Code permits under certain circumstances that residential real property inventory held by a person in the trade or business be valued at the price all such property would bring if sold as a unit to a purchaser who would continue the business. Provisions of the Property Tax Code are complex and are not fully summarized here. Landowners wishing to avail themselves of the agricultural use, open space or timberland designation or residential real property inventory designation must apply for the designation and the appraiser is required by the Property Tax Code to act on each claimant’s right to the designation individually. A claimant may waive the special valuation as to taxation by some political subdivisions while claiming it as to another. If a claimant receives the agricultural use designation and later loses it by changing the use of the property or selling it to an unqualified owner, the District can collect taxes based on the new use, including taxes for the previous three (3) years for agricultural use, open space land and timberland.

The Property Tax Code requires the Appraisal District to implement a plan for periodic reappraisal of property to update appraisal values. The plan must provide for appraisal of all real property in the Appraisal District at least once every three (3) years. It is not known what frequency of reappraisal will be utilized by the Appraisal District or whether reappraisals will be conducted on a zone or county-wide basis. The District, however, at its expense has the right to obtain from the Appraisal District a current estimate of appraised values within the District or an estimate of any new property or improvements within the District. While such current estimate of appraised values may serve to indicate the rate and extent of growth of taxable values within the District, it cannot be used for establishing a tax rate within the District until such time as the Appraisal District chooses formally to include such values on its appraisal roll.

The Property Tax Code provides for a temporary exemption from ad valorem taxation of a portion of the appraised value of certain property that is at least 15% 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 sets forth notice and hearing procedures for certain tax rate increases by the District and provides for taxpayer referenda which could result in the repeal of certain tax increases. The Property Tax Code also establishes a procedure for notice to property owners of reappraisals reflecting increased property value, appraisals which are higher than renditions, and appraisals of property not previously on an appraisal roll.

Levy and Collection of Taxes

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

Certain qualified taxpayers, including owners of residential homesteads, located within a natural disaster area and whose property has been damaged as a direct result of the disaster, 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

During the 86th Regular Legislative Session, Senate Bill 2 ("SB 2") was passed and signed by the Governor, with an effective date of January 1, 2020, and the provisions described herein are effective beginning with the 2020 tax year. See "SELECTED FINANCIAL INFORMATION CONCERNING THE DISTRICT (UNAUDITED)" for a description of the District's current total tax rate. Debt service and contract tax rates cannot be reduced by a rollback election held within any of the districts described below.

SB 2 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 pursuant to SB 2 is described for each classification below.

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

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

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

The District: A determination as to a district's status as a Special Taxing Unit, Developed District or Developing District will be made by the Board of Directors on an annual basis, beginning with the 2020 tax rate. The District cannot give any assurances as to what its classification will be at any point in time or whether the District's future tax rates will result in a total tax rate that will reclassify the District into a new classification and new election calculation.

District's Rights in the Event of Tax Delinquencies

Taxes levied by the District are a personal obligation of the owner of the property as of January 1 of the year for which the tax is imposed. On January 1 of each year, a tax lien attaches to property to secure the payment of all state and local taxes, penalties, and interest ultimately imposed for the year on the property. The lien exists in favor of the State of Texas and each local taxing unit, including the District, having power to tax the property. The District's tax lien is on parity with tax liens of such other taxing units. See "FINANCIAL INFORMATION CONCERNING THE DISTRICT (UNAUDITED)—Overlapping Taxes." A tax lien on real property takes priority over the claim of most creditors and other holders of liens on the property encumbered by the tax lien, whether or not the debt or lien existed before the attachment of the tax lien; however, whether a lien of the United States is on 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 subject to the restrictions on residential homesteads described above under "Levy and Collection of Taxes". In filing a suit to foreclose a tax lien on real property, the District must join other taxing units that have claims for delinquent taxes against all or part of the same property. Collection of delinquent taxes may be adversely affected by the amount of taxes owed to other taxing units, by the effects of market conditions on the foreclosure sale price, by taxpayer redemption rights or by bankruptcy proceedings which restrict the collection of taxpayer debts. A taxpayer may redeem property within two (2) years for residential and agricultural property and six (6) months for commercial property and all other types of property after the purchaser's deed issued at the foreclosure sale is filed in the county records. See "INVESTMENT CONSIDERATIONS—General" and "—Tax Collections Limitations and Foreclosure Remedies."

The Effect of FIRREA on Tax Collections of the District

The Financial Institutions Reform, Recovery and Enforcement Act of 1989 (“FIRREA”) contains certain provisions which affect the time for protesting property valuations, the fixing of tax liens and the collection of penalties and interest on delinquent taxes on real property owned by the Federal Deposit Insurance Corporation (“FDIC”) when the FDIC is acting as the conservator or receiver of an insolvent financial institution.

Under FIRREA, real property held by the FDIC is still subject to ad valorem taxation, but such act states (i) that no real property of the FDIC shall be subject to foreclosure or sale without the consent of the FDIC and no involuntary liens shall attach to such property, (ii) the FDIC shall not be liable for any penalties, interest, or fines, including those arising from the failure to pay any real or personal property tax when due, and (iii) notwithstanding failure of a person to challenge an appraisal in accordance with state law, such value shall be determined as of the period for which such tax is imposed.

To the extent that the FDIC attempts to enforce the same, these provisions may affect the timeliness of collection of taxes on property, if any, owned by the FDIC in the District and may prevent the collection of penalties and interest on such taxes or may affect the valuation of such property.

INVESTMENT CONSIDERATIONS

General

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

Infectious Disease Outlook (COVID-19)

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

Pursuant to Chapter 418 of the Texas Government Code, the Governor has broad authority to respond to disasters, including suspending any regulatory statute prescribing the procedures for conducting state business or any order or rule of a state agency that would in any way prevent, hinder, or delay necessary action in coping with this disaster and issuing executive orders that have the force and effect of law. The Governor has issued a number of executive orders relating to COVID-19 preparedness and mitigation. These include, for example, the issuance of Executive Order GA-16 on April 17, 2020, which, among other things, requires Texans to minimize in-person contact with people who are not in the same household unless such people are involved in essential services or essential daily activities and closes schools to in-person classroom attendance by students through the 2019-2020 school year, unless such order is otherwise extended, modified, rescinded, or superseded by the Governor. In addition, Harris County, within which the District is located, has issued a “stay home” order for most citizens except when engaged in specified essential businesses and government functions. Many of the federal, state and local actions and policies under the aforementioned disaster declarations are focused on limiting instances where the public can congregate or interact with each other, which affects economic growth within Texas.

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

Such adverse economic conditions, if they continue, could result in declines in the demand for residential and commercial property in the Houston area and could reduce or negatively affect property values or homebuilding activity within the District. The Bonds are secured by an unlimited ad valorem tax, and a reduction in property values may require an increase in the ad valorem tax rate required to pay principal of and interest on the Bonds as well as the District’s share of operations and maintenance expenses payable from ad valorem taxes.

The District continues to monitor the spread of COVID-19 and is working with local, state, and national agencies to address the potential impact of COVID-19 upon the District. While the potential impact of COVID-19 on the District cannot be quantified at this time, the continued outbreak of COVID-19 could have an adverse effect on the District's operations and financial condition. The financial and operating data contained herein are the latest available, but are as of dates and for periods prior to the economic impact of the Pandemic and measures instituted to slow it. Accordingly, they are not indicative of the economic impact of the Pandemic on the District's financial condition.

Potential Effects of Oil Price Declines on the Houston Area

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

Weather Events; Hurricane Harvey

The greater Houston area is subject to occasional severe weather events, including tropical storms and hurricanes. If the District were to sustain damage to its facilities requiring substantial repair or replacement, or if substantial damage were to occur to taxable property within the District as a result of such a weather event, the investment security of the Bonds could be adversely affected. The greater Houston area has experienced multiple storms exceeding a 0.2% probability (i.e. "500-year flood" events) since 2015, including Hurricane Harvey, which made landfall along the Texas Gulf Coast on August 25, 2017, and brought historic levels of rainfall during the successive four days and Tropical Storm Imelda in September 2019.

According to the Engineer, the District had one waterline support structure fail due to Hurricane Harvey. The structural failure did not cause an interruption of water service and has been repaired. According to the Operator, approximately 25 homes flooded during Hurricane Harvey in Bridgewater Village, Section One and Enclave at Bridgewater, Section One.

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

Specific Flood Type Risks

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

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

Economic Factors and Interest Rates

A substantial percentage of the taxable value of the District results from the current market value of single-family residences and developed lots and commercial development. The market value of such properties is related to general economic conditions in Houston, the State of Texas and the nation and those conditions can affect the demand for such properties. Demand for residential lots of this type and the construction thereon can be significantly affected by factors such as interest rates, credit availability (see “Credit Markets and Liquidity in the Financial Markets” below), construction costs and the prosperity and demographic characteristics of the urban center toward which the marketing of such properties is directed. Decreased levels of construction activity would tend to restrict the growth of property values in the District or could adversely impact such values.

Credit Markets and Liquidity in the Financial Markets

Interest rates and the availability of mortgage and development funding have a direct impact on the construction activity, particularly short-term interest rates at which developers are able to obtain financing for development costs. Interest rate levels may affect the ability of a landowner with undeveloped property to undertake and complete construction activities within the District. Because of the numerous and changing factors affecting the availability of funds, particularly liquidity in the national credit markets, the District is unable to assess the future availability of such funds for continued construction within the District. In addition, since the District is located approximately 25 miles from the central downtown business district of the City of Houston, the success of development within the District and growth of District taxable property values are, to a great extent, a function of the Houston metropolitan and regional economies and national credit and financial markets. A decline in the nation’s real estate and financial markets could adversely affect development and home- building plans in the District and restrain the growth or reduce the value of the District’s property tax base.

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 2019 certified assessed valuation of the District (see “FINANCIAL INFORMATION CONCERNING THE DISTRICT (UNAUDITED)”) is \$819,841,942. After issuance of the Bonds, the maximum annual debt service requirement will be \$4,339,056* (2023) and the average annual debt service requirement will be \$3,669,500* (2020-2036). Assuming no increase or decrease from the 2019 certified assessed valuation and no use of funds other than tax collections, a tax rate of \$0.56* per \$100 assessed valuation at a 95% collection rate would be necessary to pay the maximum annual debt service requirement of \$4,339,056* and a tax rate of \$0.48* per \$100 assessed valuation at a 95% collection rate would be necessary to pay the average annual debt service requirement of \$3,669,500* (see “DEBT SERVICE REQUIREMENTS”). The District levied a debt service tax rate of \$0.48 per \$100 assessed valuation for 2019. Increases in taxable values depend primarily on the continuing construction and sale of homes and other taxable improvements within the District. See “TAXING PROCEDURES” and “TAX DATA—Tax Adequacy for Debt Service.”

Tax Collections Limitations and Foreclosure Remedies

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 parity with the liens of all other local taxing authorities on the property against which taxes are levied, and such lien may be enforced by judicial foreclosure. 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, or (c) market conditions affecting the marketability of taxable property within the District and limiting the proceeds from a foreclosure sale of such property. Moreover, the proceeds of any sale of property within the District available to pay debt service on the Bonds may be limited by the existence of other tax liens on the property (see “FINANCIAL INFORMATION CONCERNING THE DISTRICT (UNAUDITED)—Overlapping Taxes”), by the current aggregate tax rate being levied against the property, and by other factors (including the taxpayers’ right to redeem property within two years of foreclosure for residential and agricultural use property and six months for commercial and other property). Finally, any bankruptcy court with jurisdiction over bankruptcy proceedings initiated by or against a taxpayer within the District pursuant to the Federal Bankruptcy Code could stay any attempt by the District to collect delinquent ad valorem taxes assessed against such taxpayer. In addition to the automatic stay against collection of delinquent taxes afforded a taxpayer during the pendency of a bankruptcy, a bankruptcy could affect payment of taxes in two other ways: first, a debtor’s confirmation plan may allow a debtor to make installment payments on delinquent taxes for up to six years; and, second, a debtor may challenge, and a bankruptcy court may reduce, the amount of any taxes assessed against the debtor, including taxes that have already been paid.

Registered Owners' Remedies and Bankruptcy Limitations

If the District defaults in the payment of principal, interest, or redemption price on the Bonds when due, or if it fails to make payments into any fund or funds created in the Bond Resolution, or defaults in the observation or performance of any other covenants, conditions, or obligations set forth in the Bond Resolution, the Registered Owners have the statutory right of a writ of mandamus issued by a court of competent jurisdiction requiring the District and its officials to observe and perform the covenants, obligations, or conditions prescribed in the Bond Resolution. Except for mandamus, the Bond Resolution does not specifically provide for remedies to protect and enforce the interests of the Registered Owners. There is no acceleration of maturity of the Bonds in the event of default and, consequently, the remedy of mandamus may have to be relied upon from year to year. Further, there is no trust indenture or trustee, and all legal actions to enforce such remedies would have to be undertaken at the initiative of, and be financed by, the Registered Owners. Statutory language authorizing local governments such as the District to sue and be sued does not waive the local government's sovereign immunity from suits for money damages, so that in the absence of other waivers of such immunity by the Texas Legislature, a default by the District in its covenants in the Bond Resolution may not be reduced to a judgment for money damages. If such a judgment against the District were obtained, it could not be enforced by direct levy and execution against the District's property. Further, the Registered Owners cannot themselves foreclose on property within the District or sell property within the District to enforce the tax lien on taxable property to pay the principal of and interest on the Bonds. The enforceability of the rights and remedies of the Registered Owners may further be limited by a State of Texas statute reasonably required to attain an important public purpose or by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions, such as the District.

Subject to the requirements of Texas law discussed below, a political subdivision such as the District may voluntarily file a petition for relief from creditors under Chapter 9 of the Federal Bankruptcy Code, 11 U.S.C. Sections 901-946. The filing of such petition would automatically stay the enforcement of Registered Owner's remedies, including mandamus. The automatic stay would remain in effect until the federal bankruptcy judge hearing the case dismisses the petition, enters an order granting relief from the stay or otherwise allows creditors to proceed against the petitioning political subdivision. A political subdivision such as the District may qualify as a debtor eligible to proceed in a Chapter 9 case only if it (1) is authorized to file for federal bankruptcy protection by applicable state law, (2) is insolvent or unable to meet its debts as they mature, (3) desires to effect a plan to adjust such debts, and (4) has either obtained the agreement of or negotiated in good faith with its creditors or is unable to negotiate with its creditors because negotiation is impracticable. Special districts such as the District must obtain the approval of the TCEQ as a condition to seeking relief under the Federal Bankruptcy Code. The TCEQ is required to investigate the financial condition of a financially troubled district and authorize such district to proceed under federal bankruptcy law only if such district has fully exercised its rights and powers under Texas law and remains unable to meet its debts and other obligations as they mature.

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

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

A district may not be forced into bankruptcy involuntarily.

Future Debt

The District has the right to issue obligations other than the Bonds, including tax anticipation notes and bond anticipation notes, and to borrow for any valid corporate purpose. A total of \$80,020,000 principal amount of unlimited tax bonds for the purpose of constructing the System and refunding purposes, \$27,300,000 principal amount of unlimited tax refunding bonds for the purpose of refunding outstanding bonds of the District and \$6,630,000 principal amount of unlimited tax bonds for the purpose of developing parks and recreational facilities have been authorized by the District's voters. After the issuance of the Bonds, the District will have \$10,324,230.40 principal amount of unlimited tax bonds for the purpose of constructing the System and refunding purposes authorized but unissued, \$26,595,000* principal amount of unlimited tax refunding bonds authorized but unissued and \$6,630,000 principal amount of unlimited tax park bonds authorized but unissued. Voters may authorize the issuance of additional bonds secured by ad valorem taxes. The issuance of additional obligations may increase the District's tax rate and adversely affect the security for, and the investment quality and value of, the Bonds.

*Preliminary; subject to change.

The District does not employ any formula with respect to appraised valuations, tax collections or otherwise to limit the amount of parity bonds which it may issue. However, the principal amount of bonds issued to finance parks may not exceed 1% of the District's assessed valuation as provided by a certificate from the Appraisal District at the time of issuance. The issuance of additional bonds to finance utilities is subject to approval by the TCEQ pursuant to its rules regarding issuance and feasibility of bonds. In addition, future changes in health or environmental regulations could require the construction and financing of additional improvements without any corresponding increases in taxable value in the District. See "THE BONDS—Issuance of Additional Debt."

Continuing Compliance with Certain Covenants

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

Marketability of the Bonds

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

Environmental Regulations

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

On January 23, 2020, the EPA and USACE released the Navigable Waters Protection Rule (“NWPR”), which contains a new definition of “waters of the United States.” The stated purpose of the NWPR is to restore and maintain the integrity of the nation’s waters by maintaining federal authority over the waters Congress has determined should be regulated by the federal government, while preserving the states’ primary authority over land and water resources. The new definition outlines four categories of waters that are considered “waters of the United States,” and thus federally regulated under the CWA: (i) territorial seas and traditional navigable waters; (ii) perennial and intermittent tributaries to territorial seas and traditional navigable waters; (iii) certain lakes, ponds, and impoundments of jurisdictional waters; and (iv) wetlands adjacent to jurisdictional waters. The new rule also identifies certain specific categories that are not “waters of the United States,” and therefore not federally regulated under the CWA: (a) groundwater; (b) ephemeral features that flow only in direct response to precipitation; (c) diffuse stormwater runoff and directional sheet flow over upland; (d) certain ditches; (e) prior converted cropland; (f) certain artificially irrigated areas; (g) certain artificial lakes and ponds; (h) certain water-filled depressions and certain pits; (i) certain stormwater control features; (j) certain groundwater recharge, water reuse, and wastewater recycling structures; and (k) waste treatment systems. The NWPR will become effective 60 days after the date of its publication in the Federal Register, and will likely become the subject of further litigation.

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

Risk Factors Related to the Purchase of Municipal Bond Insurance

The District has applied for a bond insurance policy (the “Policy”) to guarantee the scheduled payment of principal of and interest on the Bonds. If the Policy is issued, investors should be aware of the following investment considerations:

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

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

Neither the District nor the Underwriter has made independent investigation into the claims paying ability of the Insurer and no assurance or representation regarding the financial strength or projected financial strength of the Insurer is given. Thus, when making an investment decision, potential investors should carefully consider the ability of the District to pay principal and interest on the Bonds and the claims paying ability of the Insurer, particularly over the life of the investment.

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.

MUNICIPAL BOND RATING AND MUNICIPAL BOND INSURANCE

Moody's Investors Service ("Moody's") has assigned an underlying rating of "A2" to the Bonds. An explanation of the rating may be obtained from Moody's. The rating fees of Moody's will be paid by the District; however, the fees associated with any other rating will be the responsibility of the Underwriter.

The use of insurance and the payment of an insurance premium is at the option and expense of the District. The rating fees of Moody's will be paid by the District; any other rating fees associated with the insurance will be the responsibility of the Underwriter. See "INVESTMENT CONSIDERATIONS—Risk Factors Related to the Purchase of Municipal Bond Insurance."

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

VERIFICATION OF MATHEMATICAL CALCULATIONS

Public Finance Partners LLC will deliver to the District, on or before the settlement date of the Bonds, its verification report indicating that it has verified the mathematical accuracy of (a) the mathematical computations of the adequacy of the cash and the maturing principal of and interest on the Escrowed Securities, to pay, when due, the maturing principal of, interest on and related call premium requirements of the Refunded Bonds; (b) the mathematical computations of yield used by Bond Counsel to support its opinion that interest on the Bonds will be excluded from gross income for federal income tax purposes; and (c) compliance with City of Houston Ordinance No. 97-416.

Public Finance Partners LLC relied on the accuracy, completeness and reliability of all information provided to it by, and on all decisions and approvals of, the District. In addition, Public Finance Partners LLC has relied on any information provided to it by the District's retained advisors, consultants or legal counsel.

LEGAL MATTERS

Legal Proceedings

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.

Bond Counsel has reviewed the information appearing in this OFFICIAL STATEMENT under "PLAN OF FINANCING—Escrow Agreement," "THE BONDS," "THE DISTRICT—General," "TAXING PROCEDURES," "LEGAL MATTERS," "TAX MATTERS" and "CONTINUING DISCLOSURE OF INFORMATION" solely to determine whether such information fairly summarizes matters of law and the provisions of the documents referred to therein. Bond Counsel has not, however, independently verified any of the factual information contained in this OFFICIAL STATEMENT nor has it conducted an investigation of the affairs of the District for the purpose of passing upon the accuracy or completeness of this OFFICIAL STATEMENT. No person is entitled to rely upon Bond Counsel's limited participation as an assumption of responsibility for or an expression of opinion of any kind with regard to the accuracy or completeness of any information contained herein.

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

No Material Adverse Change

The obligations of the Underwriter to take and pay for the Bonds, and of the District to deliver the Bonds, are subject to the condition that, up to the time of delivery of and receipt of payment for the Bonds, there shall have been no material adverse change in the condition (financial or otherwise) of the District from that set forth or contemplated in the PRELIMINARY OFFICIAL STATEMENT.

No-Litigation Certificate

The District will furnish the Underwriter a certificate, executed by both the President or Vice President and Secretary or Assistant Secretary of the Board, and dated as of the date of delivery of the Bonds, to the effect that no litigation of any nature is pending or to its knowledge threatened, either in state or federal courts, contesting or attacking the Bonds; restraining or enjoining the levy, assessment and collection of ad valorem taxes to pay the interest or the principal of the Bonds; in any manner questioning the authority or proceedings for the issuance, execution or delivery of the Bonds; or affecting the validity of the Bonds or the title of the present officers of the District.

TAX MATTERS

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

The Internal Revenue Code of 1986, as amended (the "Code") imposes a number of requirements that must be satisfied for interest on state or local obligations, such as the Bonds, to be excludable from gross income for federal income tax purposes. These requirements include limitations on the use of proceeds and the source of repayment, limitations on the investment of proceeds prior to expenditure, a requirement that excess arbitrage earned on the investment of proceeds be paid periodically to the United States and a requirement that the issuer file an information report with the Internal Revenue Service (the "Service"). The District has covenanted in the Bond Resolution that 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. Further, the District will rely on Public Finance Partners LLC, Verification Agent, regarding the mathematical accuracy of certain computations. If the District should fail to comply with the covenants in the Bond Resolution or if the foregoing representations should be determined to be inaccurate or incomplete, interest on the Bonds could become taxable from the date of delivery of the Bonds, regardless of the date on which the event causing such taxability occurs.

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

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

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

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

Tax Accounting Treatment of Original Issue Discount Bonds

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

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 OFFICIAL STATEMENT, and (c) the respective initial offering prices of the Original Issue Discount Bonds to the general public are equal to the fair market value thereof. Neither the District nor Bond Counsel warrants that the Original Issue Discount Bonds will be offered and sold in accordance with such assumptions.

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

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

Qualified Tax-Exempt Obligations

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

The District 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 2020 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 2020.

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

PREPARATION OF OFFICIAL STATEMENT

Sources and Compilation of Information

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

Financial Advisor

Masterson Advisors LLC is employed as the Financial Advisor to the District to render certain professional services, including advising the District on a plan of financing and preparing the OFFICIAL STATEMENT. In its capacity as Financial Advisor, Masterson Advisors LLC has compiled and edited this OFFICIAL STATEMENT. The Financial Advisor has reviewed the information in this OFFICIAL STATEMENT in accordance with, and as a part of, its responsibilities to the District and, as applicable, to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Financial Advisor does not guarantee the accuracy or completeness of such information.

Consultants

In approving this OFFICIAL STATEMENT the District has relied upon the following consultants.

Tax Assessor/Collector: The information contained in this OFFICIAL STATEMENT relating to the breakdown of the District's historical assessed value and principal taxpayers, including particularly such information contained in the section entitled "TAX DATA" has been provided by Tax Tech, Inc., and is included herein in reliance upon the authority as an expert in assessing property values and collecting taxes.

Engineer: The information contained in this OFFICIAL STATEMENT relating to engineering and to the description of the System and, in particular that information included in the sections entitled "THE DISTRICT" and "THE SYSTEM" has been provided by BGE, Inc., Consulting Engineers, and has been included herein in reliance upon the authority of said firm as experts in the field of civil engineering.

Auditor: The District's audited financial statements for the year ended March 31, 2019, was prepared by McCall Gibson Swedlund Barfoot PLLC, Certified Public Accountants. See "APPENDIX A" for a copy of the District's March 31, 2019, financial statement.

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

Updating the Official Statement

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

Certification of Official Statement

The District, acting through its Board in its official capacity, hereby certifies, as of the date hereof, that the information, statements, and descriptions or any addenda, supplement and amendment thereto pertaining to the District and its affairs contained herein, to the best of its knowledge and belief, contain no untrue statement of a material fact and do not omit to state any material fact necessary to make the statements herein, in the light of the circumstances under which they are made, not misleading. With respect to information included in this OFFICIAL STATEMENT other than that relating to the District, the District has no reason to believe that such information contains any untrue statement of a material fact or omits to state any material fact necessary to make the statements herein, in the light of the circumstances under which they are made, not misleading; however, the Board has made no independent investigation as to the accuracy or completeness of the information derived from sources other than the District. In rendering such certificate, the Board has relied in part upon its examination of records of the District, and upon discussions with, or certificates or correspondence signed by, certain other officials, employees, consultants and representatives of the District.

CONTINUING DISCLOSURE OF INFORMATION

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

Annual Reports

The District will provide certain financial information and operating data annually to the MSRB. The financial information and operating data which will be provided with respect to the District includes all quantitative financial information and operating data of the general type included in this OFFICIAL STATEMENT under the headings "DEBT SERVICE REQUIREMENTS," "THE SYSTEM," "WATER AND SEWER OPERATIONS," "FINANCIAL INFORMATION CONCERNING THE DISTRICT (UNAUDITED)," except for "Estimated Overlapping Debt," "TAX DATA," (most of which information is contained in the District's annual audit report and Supplemental Schedules) and APPENDIX A (the Annual Audit Report and supplemental schedules). The District will update and provide this information to the MSRB within six months after the end of each of its fiscal years ending in or after 2020. Any financial statements so provided by the District shall be prepared in accordance with generally accepted auditing standards or other such principles as the District may be required to employ from time to time pursuant to state law or regulation, and audited if the audit report is completed within the period during which it must be provided. If the audit report is not complete within such period, then the District shall provide unaudited financial statements for the applicable fiscal year to the MSRB within such six month period, and audited financial statements when the audit becomes available.

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

Specified Event Notices

The District will provide timely notices of certain specified events to the MSRB, but in no event will such notices be provided to the MSRB in excess of ten business days after the occurrence of an event. The District will provide notice of any of the following events with respect to the Bonds: (1) principal and interest payment delinquencies; (2) non-payment related defaults, if material; (3) unscheduled draws on debt service reserves reflecting financial difficulties; (4) unscheduled draws on credit enhancements reflecting financial difficulties; (5) substitution of credit or liquidity providers, or their failure to perform; (6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other 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 from the MSRB

The District has agreed to provide the foregoing updated information only to the MSRB. The MSRB makes the information available to the public without charge through an internet portal at www.emma.msrb.org.

Limitations and Amendments

The District has agreed to update information and to provide notices of specified events only as described above. The District has not agreed to provide other information that may be relevant or material to a complete presentation of its financial results of operations, condition, or prospects; nor has the District 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 Registered 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 the 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 Rule, taking into account any amendments or interpretations of the Rule to the date of such amendment, as well as such changed circumstances, and either the Registered Owners 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 Registered and Beneficial Owners of the Bonds. The District may amend or repeal the agreement in the Bond Resolution if the SEC amends or repeals the applicable provisions of the Rule or a court of final jurisdiction determines that such provisions are invalid or unenforceable, but only to the extent that its right to do so would not prevent the 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 all continuing disclosure agreements made by it in accordance with SEC Rule 15c2-12.

MISCELLANEOUS

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

/s/ _____
President, Board of Directors

ATTEST:

/s/ _____
Secretary, Board of Directors

APPENDIX A

Financial Statement of the District for the period ended March 31, 2019

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71

HARRIS COUNTY, TEXAS

ANNUAL FINANCIAL REPORT

MARCH 31, 2019

McCALL GIBSON SWEDLUND BARFOOT PLLC

Certified Public Accountants

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71

HARRIS COUNTY, TEXAS

ANNUAL FINANCIAL REPORT

MARCH 31, 2019

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INDEPENDENT AUDITOR'S REPORT

Board of Directors
Harris County Municipal Utility District No. 71
Harris County, Texas

We have audited the accompanying financial statements of the governmental activities and each major fund of Harris County Municipal Utility District No. 71 (the "District"), as of and for the year ended March 31, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of March 31, 2019, and the respective changes in financial position for the period then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Information

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

McCall Gibson Swedlund Barfoot PLLC

McCall Gibson Swedlund Barfoot PLLC
Certified Public Accountants
Houston, Texas

July 8, 2019

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
MANAGEMENT’S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED MARCH 31, 2019**

Management’s discussion and analysis of Harris County Municipal Utility District No. 71’s (the “District”) financial performance provides an overview of the District’s financial activities for the year ended March 31, 2019. Please read it in conjunction with the District’s financial statements.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The basic financial statements include: (1) combined fund financial statements and government-wide financial statements and (2) notes to the financial statements. The combined fund financial statements and government-wide financial statements combine both: (1) the Statement of Net Position and Governmental Funds Balance Sheet and (2) the Statement of Activities and Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances. This report also includes required and other supplementary information in addition to the basic financial statements.

GOVERNMENT-WIDE FINANCIAL STATEMENTS

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

The Statement of Net Position includes all of the District’s assets, liabilities, as well as deferred inflows and outflows, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District as a whole is improving or deteriorating. Evaluation of the overall health of the District would extend to other non-financial factors.

The Statement of Activities reports how the District’s net position changed during the year. All current year revenues and expenses are included regardless of when cash is received or paid.

FUND FINANCIAL STATEMENTS

The combined statements also include fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District has four governmental fund types. The General Fund accounts for resources not accounted for in another fund, customer service revenues, operating costs and general expenditures. The Special Revenue Fund accounts for the activities of the joint water and joint wastewater treatment facilities. The Debt Service Fund accounts for ad valorem taxes and financial resources restricted, committed or assigned for servicing bond debt

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED MARCH 31, 2019**

FUND FINANCIAL STATEMENTS (Continued)

and the cost of assessing and collecting taxes. The Capital Projects Fund accounts for financial resources restricted, committed or assigned for the acquisition or construction of facilities and related costs.

Governmental funds are reported in each of the financial statements. The focus in the fund statements provides a distinctive view of the District's governmental funds. These statements report short-term fiscal accountability focusing on the use of spendable resources and balances of spendable resources available at the end of the year. They are useful in evaluating annual financing requirements of the District and the commitment of spendable resources for the near-term.

Since the government-wide focus includes the long-term view, comparisons between these two perspectives may provide insight into the long-term impact of short-term financing decisions. The adjustments columns, the Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position and the Reconciliation of the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances to the Statement of Activities explain the differences between the two presentations and assist in understanding the differences between these two perspectives.

NOTES TO THE FINANCIAL STATEMENTS

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

OTHER INFORMATION

In addition to the financial statements and accompanying notes, this report also presents certain required supplementary information ("RSI"). Budgetary comparison schedules are included as RSI for the General Fund and Special Revenue Fund.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net position may serve over time as a useful indicator of the District's financial position. In the case of the District, assets and deferred outflows of resources exceeded liabilities by \$19,559,760 as of March 31, 2019. A portion of the District's net position reflects its net investment in capital assets (land, water, wastewater and drainage facilities as well as buildings and equipment less any debt used to acquire those assets that is still outstanding). The following is a comparative analysis of the government-wide change in net position:

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED MARCH 31, 2019**

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

	<u>Summary of Changes in the Statement of Net Position</u>		
	<u>2019</u>	<u>2018</u>	<u>Change Positive (Negative)</u>
Current and Other Assets	\$ 22,527,841	\$ 22,864,134	\$ (336,293)
Capital Assets (Net of Accumulated Depreciation)	<u>43,177,988</u>	<u>41,962,058</u>	<u>1,215,930</u>
Total Assets	<u>\$ 65,705,829</u>	<u>\$ 64,826,192</u>	<u>\$ 879,637</u>
Deferred Outflows of Resources	<u>\$ 1,085,913</u>	<u>\$ 1,162,265</u>	<u>\$ (76,352)</u>
Bonds Payable	\$ 45,215,033	\$ 47,845,586	\$ 2,630,553
Due to Developer	858,357	858,357	
Other Liabilities	<u>1,158,592</u>	<u>1,414,578</u>	<u>255,986</u>
Total Liabilities	<u>\$ 47,231,982</u>	<u>\$ 50,118,521</u>	<u>\$ 2,886,539</u>
Net Investment in Capital Assets	\$ (1,754,082)	\$ (3,609,643)	\$ 1,855,561
Restricted	5,411,632	5,604,335	(192,703)
Unrestricted	<u>15,902,210</u>	<u>13,875,244</u>	<u>2,026,966</u>
Total Net Position	<u>\$ 19,559,760</u>	<u>\$ 15,869,936</u>	<u>\$ 3,689,824</u>

*

The following table provides a comparative analysis of the District's operations for the years ending March 31, 2019, and March 31, 2018.

	<u>Summary of Changes in the Statement of Activities</u>		
	<u>2019</u>	<u>2018</u>	<u>Change Positive (Negative)</u>
Revenues:			
Property Taxes	\$ 5,911,045	\$ 5,800,426	\$ 110,619
Charges for Services	5,305,903	5,184,735	121,168
Other Revenues	<u>942,999</u>	<u>1,352,716</u>	<u>(409,717)</u>
Total Revenues	<u>\$ 12,159,947</u>	<u>\$ 12,337,877</u>	<u>\$ (177,930)</u>
Expenses for Services	<u>8,470,123</u>	<u>7,826,472</u>	<u>(643,651)</u>
Change in Net Position	\$ 3,689,824	\$ 4,511,405	\$ (821,581)
Net Position, Beginning of Year	<u>15,869,936</u>	<u>11,358,531</u>	<u>4,511,405</u>
Net Position, End of Year	<u>\$ 19,559,760</u>	<u>\$ 15,869,936</u>	<u>\$ 3,689,824</u>

*

* As Adjusted, Note 14

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED MARCH 31, 2019**

FINANCIAL ANALYSIS OF THE DISTRICT'S GOVERNMENTAL FUNDS

The District's combined fund balances as of March 31, 2019, were \$21,040,440, a decrease of \$44,173 from the prior year. The General Fund fund balance increased by \$2,050,249, primarily due to service revenues, property tax revenues and investment revenues exceeding capital and operating expenditures. The Debt Service Fund fund balance decreased by \$179,852, primarily due to the structure of the District's outstanding debt. The Capital Projects Fund fund balance decreased by \$1,914,570, primarily due to current year capital outlay funded by bonds issued in prior years as well as a capital advance made by a participant in the joint facilities. The Special Revenue Fund is revenue neutral. Costs are billed to the participants as incurred.

GENERAL FUND BUDGETARY HIGHLIGHTS

The Board of Directors annually adopts budgets for its General Fund and Special Revenue Fund. Actual revenues were \$604,980 more than budgeted revenues primarily due to property tax revenues, tap and inspection revenues, and investment revenues being higher than anticipated. Actual expenditures were \$1,419,888 less than budgeted expenditures primarily due to purchased water and wastewater services and repair and maintenance costs being less than budgeted.

CAPITAL ASSETS

Capital assets as of March 31, 2019, total \$43,177,988 (net of accumulated depreciation) and include land, buildings and equipment, as well as the water, wastewater and drainage systems. Significant capital asset activity consisted of: a reimbursement to the developer for land as well as the water, wastewater, and drainage facilities serving Bridgewater Meadow, Section 4; lift station generator additions; improvements to Water Plant Nos. 1 and 2; and construction of Water Plant No. 3.

Capital Assets At Year-End, Net of Accumulated Depreciation

	2019	2018	Change Positive (Negative)
Capital Assets Not Being Depreciated:			
Land and Land Improvements	\$ 4,058,762	\$ 3,798,238	\$ 260,524
Construction in Progress	1,767,142	6,720,428	(4,953,286)
Capital Assets, Net of Accumulated Depreciation:			
Buildings and Equipment	804,262	855,175	(50,913)
Water System	13,779,316	8,366,735	5,412,581
Wastewater System	14,631,935	14,484,287	147,648
Drainage System	8,136,571	7,737,195	399,376
Total Net Capital Assets	<u>\$ 43,177,988</u>	<u>\$ 41,962,058</u>	<u>\$ 1,215,930</u>

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
MANAGEMENT’S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED MARCH 31, 2019**

LONG-TERM DEBT ACTIVITY

As of March 31, 2019, the District had total bond debt payable of \$45,000,000. The changes in the debt position of the District during the year ended March 31, 2019, are summarized as follows:

Bond Debt Payable, April 1, 2018	\$ 47,615,000
Less: Bond Principal Paid	<u>2,615,000</u>
Bond Debt Payable, March 31, 2019	<u>\$ 45,000,000</u>

The District carries underlying ratings of “BBB+” by Standard & Poor’s or “A2” by Moody’s. The Series 2009, 2012A and 2013 bonds carry “AA” ratings by virtue of bond insurance issued by either Assured Guaranty Corporation or Assured Guaranty Municipal. The Series 2014, 2014A, 2015, 2015A and 2016 bonds carry “AA” ratings by virtue of bond insurance issued by Build America Mutual Assurance Company. Credit enhanced ratings provided through bond insurance policies are subject to change based on the rating of the bond insurance company. The ratings above include all rating changes through March 31, 2019.

CONTACTING THE DISTRICT’S MANAGEMENT

This financial report is designed to provide a general overview of the District’s finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Harris County Municipal Utility District No. 71, c/o Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, TX 77027.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
STATEMENT OF NET POSITION AND
GOVERNMENTAL FUNDS BALANCE SHEET
MARCH 31, 2019

	General Fund	Special Revenue Fund
ASSETS		
Cash	\$ 664,958	\$ 310,202
Investments	14,861,254	53,536
Receivables:		
Property Taxes	63,238	
Penalty and Interest on Delinquent Taxes		
Service Accounts (Net of Allowance for Uncollectible Accounts of \$10,000)	370,910	
Accrued Interest	116,585	
Other	26,469	
Due from Other Funds	43,239	258,365
Prepaid Costs	22,325	
Due from Other Districts		60,136
Advance for Joint Facilities Operations	413,660	
Land		
Construction in Progress		
Capital Assets (Net of Accumulated Depreciation)		
TOTAL ASSETS	\$ 16,582,638	\$ 682,239
DEFERRED OUTFLOWS OF RESOURCES		
Deferred Charges on Refunding Bonds	\$ -0-	\$ -0-
TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	\$ 16,582,638	\$ 682,239

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

<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
\$ 708,113	\$ 78,599	\$ 1,761,872	\$	\$ 1,761,872
4,661,008	107,091	19,682,889		19,682,889
145,313		208,551		208,551
			46,046	46,046
		370,910		370,910
18,337		134,922		134,922
		26,469		26,469
		301,604	(301,604)	
		22,325	197,833	220,158
	15,888	76,024		76,024
		413,660	(413,660)	
			4,058,762	4,058,762
			1,767,142	1,767,142
			37,352,084	37,352,084
<u>\$ 5,532,771</u>	<u>\$ 201,578</u>	<u>\$ 22,999,226</u>	<u>\$ 42,706,603</u>	<u>\$ 65,705,829</u>
<u>\$ -0-</u>	<u>\$ -0-</u>	<u>\$ -0-</u>	<u>\$ 1,085,913</u>	<u>\$ 1,085,913</u>
<u>\$ 5,532,771</u>	<u>\$ 201,578</u>	<u>\$ 22,999,226</u>	<u>\$ 43,792,516</u>	<u>\$ 66,791,742</u>

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

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
STATEMENT OF NET POSITION AND
GOVERNMENTAL FUNDS BALANCE SHEET
MARCH 31, 2019

	General Fund	Special Revenue Fund
LIABILITIES		
Accounts Payable	\$ 258,386	\$ 215,714
Participant Advances		466,525
Accrued Interest Payable		
Due to Developers		
Due to Other Funds	258,365	
Security Deposits	361,510	
Long-Term Liabilities:		
Bonds Payable, Due Within One Year		
Bonds Payable, Due After One Year		
TOTAL LIABILITIES	\$ 878,261	\$ 682,239
DEFERRED INFLOWS OF RESOURCES		
Property Taxes	\$ 63,238	\$ -0-
FUND BALANCES		
Nonspendable:		
Prepaid Costs	\$ 22,325	\$
Joint Facilities Operating Advance	413,660	
Restricted for Authorized Construction		
Restricted for Debt Service		
Unassigned	15,205,154	
TOTAL FUND BALANCES	\$ 15,641,139	\$ - 0 -
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	\$ 16,582,638	\$ 682,239
NET POSITION		
Net Investment in Capital Assets		
Restricted for Debt Service		
Unrestricted		
TOTAL NET POSITION		

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

<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
\$ 3,075	\$ 143,421	\$ 620,596	\$	\$ 620,596
		466,525	(413,660)	52,865
			123,621	123,621
			858,357	858,357
40,489	2,750	301,604	(301,604)	
		361,510		361,510
			2,635,000	2,635,000
			<u>42,580,033</u>	<u>42,580,033</u>
<u>\$ 43,564</u>	<u>\$ 146,171</u>	<u>\$ 1,750,235</u>	<u>\$ 45,481,747</u>	<u>\$ 47,231,982</u>
<u>\$ 145,313</u>	<u>\$ -0-</u>	<u>\$ 208,551</u>	<u>\$ (208,551)</u>	<u>\$ -0-</u>
\$	\$	\$ 22,325	\$ (22,325)	\$
		413,660	(413,660)	
	55,407	55,407	(55,407)	
5,343,894		5,343,894	(5,343,894)	
		<u>15,205,154</u>	<u>(15,205,154)</u>	
<u>\$ 5,343,894</u>	<u>\$ 55,407</u>	<u>\$ 21,040,440</u>	<u>\$ (21,040,440)</u>	<u>\$ - 0 -</u>
<u>\$ 5,532,771</u>	<u>\$ 201,578</u>	<u>\$ 22,999,226</u>		
			\$ (1,754,082)	\$ (1,754,082)
			5,411,632	5,411,632
			<u>15,902,210</u>	<u>15,902,210</u>
			<u>\$ 19,559,760</u>	<u>\$ 19,559,760</u>

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION
MARCH 31, 2019**

Total Fund Balances - Governmental Funds	\$ 21,040,440
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Amounts reported for governmental activities in the Statement of Net Position are different because:

The difference between the net carrying amount of refunded bonds and the reacquisition price is recorded as a deferred outflow of resources in the governmental activities and systematically charged to interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter.	1,085,913
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Prepaid bond insurance is amortized over the term of the refunding bonds.	197,833
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Capital assets used in governmental activities are not current financial resources and, therefore, are not reported as assets in the governmental funds.	43,177,988
--	------------

Deferred inflows of resources related to property tax revenues and penalty and interest receivable on delinquent taxes for the 2018 and prior tax levies became part of recognized revenue in the governmental activities of the District.	254,597
--	---------

Long-term liabilities are not due and payable in the current period and, therefore, are not reported as liabilities in the governmental funds. These liabilities at year end consist of:

Due to Developer	\$ (858,357)	
Accrued Interest Payable	(123,621)	
Bonds Payable	<u>(45,215,033)</u>	<u>(46,197,011)</u>
Total Net Position - Governmental Activities		<u>\$ 19,559,760</u>

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

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HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS STATEMENT OF
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED MARCH 31, 2019

	<u>General Fund</u>	<u>Special Revenue Fund</u>
REVENUES		
Property Taxes	\$ 1,949,194	\$
Water Service	1,407,193	2,485,183
Wastewater Service	1,673,385	
Water Authority Fees	1,100,216	
Penalty and Interest	120,097	
Tap Connection and Inspection Fees	492,845	
Sales Tax Revenues	47,340	
Investment Revenues	268,956	1,636
Capital Advances		
Miscellaneous Revenues	<u>178,598</u>	
TOTAL REVENUES	<u>\$ 7,237,824</u>	<u>\$ 2,486,819</u>
EXPENDITURES/EXPENSES		
Service Operations:		
Professional Fees	\$ 341,448	\$ 10,836
Contracted Services	1,114,533	147,341
Purchased Water Service	1,448,445	
Purchased Wastewater Service	568,815	
Utilities	86,278	257,156
Water Authority Assessments		1,416,508
Repairs and Maintenance	997,815	257,161
Depreciation		
Other	390,152	305,527
Capital Outlay	240,089	92,290
Debt Service:		
Bond Principal		
Bond Interest		
TOTAL EXPENDITURES/EXPENSES	<u>\$ 5,187,575</u>	<u>\$ 2,486,819</u>
NET CHANGE IN FUND BALANCES	<u>\$ 2,050,249</u>	<u>\$ - 0 -</u>
CHANGE IN NET POSITION		
FUND BALANCES/NET POSITION -		
APRIL 1, 2018, AS ADJUSTED	<u>13,590,890</u>	
FUND BALANCES/NET POSITION - MARCH 31, 2019	<u>\$ 15,641,139</u>	<u>\$ - 0 -</u>

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

<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
\$ 3,983,895	\$	\$ 5,933,089	\$ (22,044)	\$ 5,911,045
		3,892,376	(1,448,445)	2,443,931
		1,673,385	(568,815)	1,104,570
		1,100,216		1,100,216
44,211		164,308	33	164,341
		492,845		492,845
		47,340		47,340
84,247	33,846	388,685		388,685
	327,768	327,768		327,768
	608	179,206		179,206
<u>\$ 4,112,353</u>	<u>\$ 362,222</u>	<u>\$ 14,199,218</u>	<u>\$ (2,039,271)</u>	<u>\$ 12,159,947</u>
\$ 13,353	\$ 22,668	\$ 388,305	\$	\$ 388,305
111,880		1,373,754		1,373,754
		1,448,445	(1,448,445)	
		568,815	(568,815)	
		343,434		343,434
		1,416,508		1,416,508
		1,254,976		1,254,976
			1,370,458	1,370,458
16,178	115	711,972		711,972
	2,254,009	2,586,388	(2,586,388)	
2,615,000		2,615,000	(2,615,000)	
1,535,794		1,535,794	74,922	1,610,716
<u>\$ 4,292,205</u>	<u>\$ 2,276,792</u>	<u>\$ 14,243,391</u>	<u>\$ (5,773,268)</u>	<u>\$ 8,470,123</u>
\$ (179,852)	\$ (1,914,570)	\$ (44,173)	\$ 44,173	\$
			3,689,824	3,689,824
<u>5,523,746</u>	<u>1,969,977</u>	<u>21,084,613</u>	<u>(5,214,677)</u>	<u>15,869,936</u>
<u>\$ 5,343,894</u>	<u>\$ 55,407</u>	<u>\$ 21,040,440</u>	<u>\$ (1,480,680)</u>	<u>\$ 19,559,760</u>

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED MARCH 31, 2019**

Net Change in Fund Balances - Governmental Funds	\$	(44,173)
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report tax revenues when collected. However, in the Statement of Activities, revenue is recorded in the accounting period for which the taxes are levied.		(22,044)
Governmental funds report penalty and interest revenue on property taxes when collected. However, in the Statement of Activities, revenue is recorded when penalties and interest are assessed.		33
Governmental funds do not account for depreciation. However, in the Statement of Net Position, capital assets are depreciated and depreciation expense is recorded in the Statement of Activities.		(1,370,458)
Governmental funds report capital expenditures as expenditures in the period purchased. However, in the Statement of Net Position, capital assets are increased by new purchases and the Statement of Activities is not affected.		2,586,388
Governmental funds report bond principal payments as expenditures. However, in the Statement of Net Position, bond principal payments are reported as decreases in long-term liabilities.		2,615,000
Governmental funds report interest expenditures on long-term debt as expenditures in the year paid. However, in the Statement of Net Position, interest is accrued on the long-term debt through fiscal year-end.		(74,922)
Change in Net Position - Governmental Activities	\$	<u>3,689,824</u>

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

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2019

NOTE 1. CREATION OF DISTRICT

Harris County Municipal Utility District No. 71 (the “District”) was created by an order of the Texas Water Commission, dated December 13, 1977. Pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code, the District is empowered to purchase, operate and maintain all facilities, plants and improvements necessary to provide water, sanitary sewer service, storm sewer drainage, irrigation, solid waste collection and disposal, including recycling, parks and recreational facilities for the residents of the District. The District is also empowered to contract for or employ its own peace officers with powers to make arrests and to establish, operate and maintain a fire department to perform all fire-fighting activities within the District.

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES

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

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

The District participates in a joint venture for the operation of the joint water facilities and wastewater treatment facilities. Since the District exercises oversight responsibility for the plants, the plants’ operations are accounted for in the Special Revenue Fund of the District (see Note 8). The District does not issue separate financial statements for this joint venture.

Financial Statement Presentation

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

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2019

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES

Financial Statement Presentation

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

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

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

Government-Wide Financial Statements

The Statement of Net Position and the Statement of Activities display information about the District as a whole. The District's Statement of Net Position and Statement of Activities are combined with the governmental fund financial statements. The District is viewed as a special-purpose government and has the option of combining these financial statements.

The Statement of Net Position is reported by adjusting the governmental fund types to report on the full accrual basis, economic resource basis, which recognizes all long-term assets and receivables as well as long-term debt and obligations. Any amounts recorded due to and due from other funds are eliminated in the Statement of Net Position.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2019

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Government-Wide Financial Statements (Continued)

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

Fund Financial Statements

As discussed above, the District's fund financial statements are combined with the government-wide statements. The fund statements include a Balance Sheet and Statement of Revenues, Expenditures and Changes in Fund Balances.

Governmental Funds

The District has four governmental funds and considers them to be major funds.

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

Special Revenue Fund – To account for financial resources collected and administered by the District for the operation of the joint water facilities and wastewater treatment facilities.

Debt Service Fund - To account for ad valorem taxes and financial resources restricted, committed or assigned for servicing bond debt and the cost of assessing and collecting taxes.

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

Basis of Accounting

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

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2019

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Basis of Accounting (Continued)

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

Amounts transferred from one fund to another fund are reported as other financing sources or uses. Loans by one fund to another fund and amounts paid by one fund for another fund are reported as interfund receivables and payables in the Governmental Funds Balance Sheet if there is intent to repay the amount and if the debtor fund has the ability to repay the advance on a timely basis. As of March 31, 2019, the General Fund owed \$258,365 to the Special Revenue Fund for joint water and wastewater operations, the Debt Service Fund owed \$32,989 to the General Fund for the maintenance tax revenue collections, the Debt Service Fund owed \$7,500 to the General Fund for arbitrage costs, and the Capital Projects Fund owed \$2,750 to the General Fund for construction related costs.

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets, are reported in the government-wide Statement of Net Position. All capital assets are valued at historical cost or estimated historical cost if actual historical cost is not available. Donated assets are valued at their fair market value on the date donated. Repairs and maintenance are recorded as expenditures in the governmental fund incurred and as an expense in the government-wide Statement of Activities. Capital asset additions, improvements and preservation costs that extend the life of an asset are capitalized and depreciated over the estimated useful life of the asset. Interest costs, including developer interest, engineering fees and certain other costs are capitalized as part of the asset. Assets are capitalized, including infrastructure assets, if they have an original cost greater than \$5,000 and a useful life over two years. Depreciation is calculated on each class of depreciable property using the straight-line method of depreciation. Estimated useful lives are as follows:

	Years
Buildings	40
Water System	10-45
Wastewater System	10-45
Drainage System	10-45
All Other Equipment	3-20

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2019

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Budgeting

In compliance with governmental accounting principles, the Board of Directors annually adopts unappropriated budgets for both the General Fund and Special Revenue Fund.

Pensions

The District has not established a pension plan as the District does not have employees. The Internal Revenue Service has determined that the directors are considered to be employees for federal payroll tax purposes only.

Measurement Focus

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

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

Nonspendable: amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact.

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

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

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2019

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus (Continued)

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

Unassigned: all other spendable amounts in the General Fund.

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

Accounting Estimates

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

NOTE 3. LONG-TERM DEBT

	<u>Series 2009</u>	<u>Series 2012</u>	<u>Refunding Series 2012A</u>
Amount Outstanding – March 31, 2019	\$150,000	\$3,525,000	\$3,110,000
Interest Rates	5.00%	3.00% - 4.20%	2.70% - 4.00%
Maturity Dates – Serially Beginning/Ending	September 1, 2019	September 1, 2019/2033	March 1, 2019/2029
Interest Payment Dates	September 1/ March 1	September 1/ March 1	September 1/ March 1
Callable Dates	September 1, 2018*	September 1, 2020*	March 1, 2020*

* Or any interest payment date thereafter, callable at par, plus unpaid accrued interest in whole or in part, at the option of the District. Series 2012 term bonds maturing March 1, 2029, March 1, 2031, and March 1, 2033, are subject to mandatory redemption beginning March 1, 2021, March 1, 2030, and March 1, 2032. Series 2012A Refunding term bonds maturing March 1, 2029, are subject to mandatory redemption beginning March 1, 2028.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2019

NOTE 3. LONG-TERM DEBT (Continued)

	Refunding Series 2013	Series 2014	Refunding Series 2014A
Amount Outstanding – March 31, 2019	\$2,820,000	\$5,100,000	\$2,655,000
Interest Rates	2.00% - 3.50%	4.00% - 6.00%	2.00% - 3.00%
Maturity Dates – Serially Beginning/Ending	March 1, 2020/2029	September 1, 2019/2036	March 1, 2019/2022
Interest Payment Dates	September 1/ March 1	September 1/ March 1	September 1/ March 1
Callable Dates	March 1, 2020*	September 1, 2022*	N/A
	Refunding Series 2015	Series 2015A	Refunding Series 2016
Amount Outstanding – March 31, 2019	\$5,910,000	\$6,995,000	\$14,735,000
Interest Rates	3.00% - 3.25%	2.00% - 3.375%	2.00% - 4.00%
Maturity Dates – Serially Beginning/Ending	March 1, 2020/2030	September 1, 2019/2036	September 1, 2019/2033
Interest Payment Dates	September 1/ March 1	September 1/ March 1	September 1/ March 1
Callable Dates	March 1, 2022*	September 1, 2023*	September 1, 2023*

* Or any interest payment date thereafter, callable at par, plus unpaid accrued interest in whole or in part, at the option of the District. Series 2014 term bonds maturing September 1, 2030, are subject to mandatory redemption beginning September 1, 2025.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2019

NOTE 3. LONG-TERM DEBT (Continued)

The following is a summary of transactions regarding bonds payable for the year ended March 31, 2019:

	April 1, 2018	Additions	Retired	March 31, 2019
Bonds Payable	\$ 47,615,000	\$	\$ 2,615,000	\$ 45,000,000
Unamortized Discounts	(345,506)		(25,746)	(319,760)
Unamortized Premiums	576,092		41,299	534,793
Bonds Payable, Net	\$ 47,845,586	\$ -0-	\$ 2,630,553	\$ 45,215,033
		Amount Due Within One Year		\$ 2,635,000
		Amount Due After One Year		42,580,033
		Bonds Payable, Net		\$ 45,215,033

As of March 31, 2019, the debt service requirements on the bonds outstanding were as follows:

Fiscal Year	Principal	Interest	Total
2020	\$ 2,635,000	\$ 1,466,731	\$ 4,101,731
2021	2,700,000	1,396,561	4,096,561
2022	2,740,000	1,321,888	4,061,888
2023	2,835,000	1,240,664	4,075,664
2024	2,935,000	1,158,576	4,093,576
2025-2029	14,145,000	4,509,080	18,654,080
2030-2034	13,265,000	1,963,853	15,228,853
2035-2037	3,745,000	222,717	3,967,717
	\$ 45,000,000	\$ 13,280,070	\$ 58,280,070

As of March 31, 2019, the District has authorized but unissued tax bonds of \$10,324,230 for the purpose of purchasing and constructing water supply and distribution, wastewater collection and treatment and storm drainage facilities and refunding purposes, \$26,275,000 of unlimited tax refunding bonds authorized but unissued, and authorized but unissued park bonds of \$6,630,000. The bonds are payable from the proceeds of an ad valorem tax levied upon all property subject to taxation within the District, without limitation as to rate or amount.

The District levied an ad valorem debt service tax rate of \$0.53 per \$100 of assessed valuation, which resulted in a tax levy of \$3,970,688 on the adjusted taxable valuation of \$749,186,291 for the 2018 tax year. The bond resolutions require the District to levy and collect an ad valorem debt service tax sufficient to pay interest and principal on bonds when due and the cost of assessing and collecting taxes. See Note 7 for the maintenance tax levy.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2019

NOTE 3. LONG-TERM DEBT (Continued)

The District's tax calendar is as follows:

Levy Date	- October 1, or as soon thereafter as practicable.
Lien Date	- January 1.
Due Date	- Upon receipt, but not later than January 31.
Delinquent Date	- February 1, at which time the taxpayer is liable for penalty and interest.

NOTE 4. SIGNIFICANT BOND RESOLUTION AND LEGAL REQUIREMENTS

The bond resolutions state that the District is required by the Securities and Exchange Commission to provide continuing disclosure of certain general financial information and operating data with respect to the District to certain information repositories. This information, along with the audited annual financial statements, is to be provided within six months after the end of each fiscal year and shall continue to be provided through the life of the bonds.

The District has covenanted that it will take necessary steps to comply with the requirement that rebatable arbitrage earnings on the investment of the gross proceeds of the bonds, within the meaning of section 148(f) of the Internal Revenue Code, be rebated to the federal government. The minimum requirement for determination of the rebatable amount is on the five-year anniversary of the issue.

NOTE 5. DEPOSITS AND INVESTMENTS

Deposits

Custodial credit risk is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. The District's deposit policy for custodial credit risk requires compliance with the provisions of Texas statutes. Texas statutes require that any cash balance in any fund shall, to the extent not insured by the Federal Deposit Insurance Corporation or its successor, be continuously secured by a valid pledge to the District of securities eligible under the laws of Texas to secure the funds of the District, having an aggregate market value, including accrued interest, at all times equal to the uninsured cash balance in the fund to which such securities are pledged. At year end, the carrying amount of the District's deposits was \$11,202,142 and the bank balance was \$11,008,040. The District was not exposed to custodial credit risk at year end.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2019

NOTE 5. DEPOSITS AND INVESTMENTS (Continued)

Deposits (Continued)

The carrying values of the deposits are included in the Governmental Funds Balance Sheet and the Statement of Net Position at March 31, 2019, as listed below:

	<u>Cash</u>	<u>Certificates of Deposit</u>	<u>Total</u>
GENERAL FUND	\$ 664,958	\$ 7,755,270	\$ 8,420,228
SPECIAL REVENUE FUND	310,202		310,202
DEBT SERVICE FUND	708,113	1,685,000	2,393,113
CAPITAL PROJECTS FUND	<u>78,599</u>		<u>78,599</u>
TOTAL DEPOSITS	<u>\$ 1,761,872</u>	<u>\$ 9,440,270</u>	<u>\$ 11,202,142</u>

Investments

Under Texas law, the District is required to invest its funds under written investment policies that primarily emphasize safety of principal and liquidity and that address investment diversification, yield, maturity, and the quality and capability of investment management, and all District funds must be invested in accordance with the following investment objectives: understanding the suitability of the investment to the District’s financial requirements, first; preservation and safety of principal, second; liquidity, third; marketability of the investments if the need arises to liquidate the investment before maturity, fourth; diversification of the investment portfolio, fifth; and yield, sixth. The District’s investments must be made “with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person’s own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived.” No person may invest District funds without express written authority from the Board of Directors.

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

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2019

NOTE 5. DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

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

As of March 31, 2019, the District had the following investments and maturities:

Fund and Investment Type	Fair Value	Maturities of Less Than 1 Year
<u>GENERAL FUND</u>		
TexPool	\$ 7,105,984	\$ 7,105,984
Certificates of Deposit	7,755,270	7,755,270
<u>SPECIAL REVENUE FUND</u>		
TexPool	53,536	53,536
<u>DEBT SERVICE FUND</u>		
TexPool	2,976,008	2,976,008
Certificates of Deposit	1,685,000	1,685,000
<u>CAPITAL PROJECTS FUND</u>		
TexPool	107,091	107,091
TOTAL INVESTMENTS	\$ 19,682,889	\$ 19,682,889

Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. At March 31, 2019, the District's investment in TexPool was rated AAAM by Standard and Poor's. The District manages credit risk by investing in certificates of deposit with balances below FDIC insurance or those which are secured by pledged collateral.

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The District considers the investment in TexPool to have a maturity of less than one-year due to the fact the share position can usually be redeemed each day at the discretion of the District, unless there has been a significant change in value. The District manages interest rate risk by investing in certificates of deposit with maturities of less than one year.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2019

NOTE 5. DEPOSITS AND INVESTMENTS (Continued)

Restrictions

All cash and investments of the Special Revenue Fund are restricted for the payment of operating and maintenance costs of the joint water facilities and wastewater treatment facilities. All cash and investments of the Debt Service Fund are restricted for the payment of debt service and the cost of assessing and collecting taxes. All cash and investments of the Capital Projects Fund are restricted for the purchase of capital assets.

NOTE 6. CAPITAL ASSETS

Capital asset activity for the year ended March 31, 2019 is as follows:

	April 1, 2018	Increases	Decreases	March 31, 2019
Capital Assets Not Being Depreciated				
Land and Land Improvements	\$ 3,798,238	\$ 260,524	\$	\$ 4,058,762
Construction in Progress	<u>6,720,428</u>	<u>2,325,864</u>	<u>7,279,150</u>	<u>1,767,142</u>
Total Capital Assets Not Being Depreciated	<u>\$ 10,518,666</u>	<u>\$ 2,586,388</u>	<u>\$ 7,279,150</u>	<u>\$ 5,825,904</u>
Capital Assets Subject to Depreciation				
Buildings and Equipment	\$ 1,392,390	\$	\$	\$ 1,392,390
Water System	13,246,992	5,906,419		19,153,411
Wastewater System	21,675,445	737,842		22,413,287
Drainage System	<u>9,778,815</u>	<u>634,889</u>		<u>10,413,704</u>
Total Capital Assets Subject to Depreciation	<u>\$ 46,093,642</u>	<u>\$ 7,279,150</u>	<u>\$ - 0 -</u>	<u>\$ 53,372,792</u>
Less Accumulated Depreciation				
Buildings and Equipment	\$ 537,215	\$ 50,913	\$	\$ 588,128
Water System	4,880,257	493,838		5,374,095
Wastewater System	7,191,158	590,194		7,781,352
Drainage System	<u>2,041,620</u>	<u>235,513</u>		<u>2,277,133</u>
Total Accumulated Depreciation	<u>\$ 14,650,250</u>	<u>\$ 1,370,458</u>	<u>\$ - 0 -</u>	<u>\$ 16,020,708</u>
Total Depreciable Capital Assets, Net of Accumulated Depreciation	<u>\$ 31,443,392</u>	<u>\$ 5,908,692</u>	<u>\$ - 0 -</u>	<u>\$ 37,352,084</u>
Total Capital Assets, Net of Accumulated Depreciation	<u>\$ 41,962,058</u>	<u>\$ 8,495,080</u>	<u>\$ 7,279,150</u>	<u>\$ 43,177,988</u>

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2019

NOTE 7. MAINTENANCE TAX

At an election held on August 13, 1994, the voters of the District approved the levy and collection of a maintenance tax not to exceed \$0.60 per \$100 of assessed valuation of taxable property within the District. The District levied an ad valorem maintenance tax rate of \$0.26 per \$100 of assessed valuation, which resulted in a tax levy of \$1,947,885 on the adjusted taxable valuation of \$749,186,291 for the 2018 tax year. This maintenance tax is to be used by the General Fund to pay expenditures of operating the District's waterworks and sanitary sewer system and other operating expenses of the District.

NOTE 8. JOINT FACILITIES

Joint Water Facilities

On September 18, 2006, the District entered into an agreement with Harris County Municipal Utility District No. 287 (District No. 287) to finance and operate joint water supply and distribution facilities (the "Project") to serve the areas within both districts. This agreement was amended on January 14, 2008, February 17, 2014, December 15, 2014 and May 23, 2018. This agreement is for a term of 40 years. The District has legal title to the Project for the benefit of both districts. Each district is responsible for costs of the construction, operation, maintenance and repair, and extensions of their respective internal water distribution systems.

The District coordinated the construction of all phases of the Project, and each participant paid its share. Under the Agreement, the District constructed and financed Phase 1 of the Project, and District No. 287 paid \$400,000 to the District for Phase 2 of the Project, which included the installation of two additional 20,000-gallon hydropneumatic tanks and rehabilitation of the District's existing ground storage tank. District No. 287 contributed \$1,600,000 toward the construction costs of Phase 3 which included new ground storage tank, booster pump and electrical improvement at water plant no. 2 and a new hydro tank, control building, electrical improvements and site improvements at water plant no. 1.

Each district pays its share of operation and maintenance expenses which are determined by the number of active connections within each district. Any major repairs or capital costs are prorated based on each district's capacity share. The District's cost for water for the current year was \$1,448,445.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2019

NOTE 8. JOINT FACILITIES (Continued)

Joint Wastewater Treatment Facilities

On September 18, 2006, the District entered into an agreement with District No. 287 to sell capacity in the District's wastewater treatment facilities to serve 350 ESFCs in District No. 287 at a price of \$1,260 per ESFC, or \$441,000. This agreement was amended on October 1, 2009, to allow for District No. 287 to purchase from the District 351 ESFCs at a price of \$1,260 per ESFC, or \$442,260. This agreement was amended on January 1, 2012, to include the new replacement lift station located on the site of the facilities owned by the District. Each district is required to pay its share of operation and maintenance expenses for the wastewater treatment facilities based on the total capacity purchased by District No. 287 with respect to the total capacity owned by the District. The term of this agreement is 40 years from its effective date. The District's wastewater treatment costs totaled \$568,815 for the current year.

As of March 31, 2019, the following balances have been recorded in the joint facilities:

	Harris County Municipal Utility District No. 71	Harris County Municipal Utility District No. 287	Total
Balance Receivable from Participants	<u>\$ 258,365</u>	<u>\$ 60,136</u>	<u>\$ 318,501</u>
Reserve for Joint Operations	<u>\$ 413,660</u>	<u>\$ 52,865</u>	<u>\$ 466,525</u>

NOTE 9. WEST HARRIS COUNTY REGIONAL WATER AUTHORITY

The District is located within the boundaries of the West Harris County Regional Water Authority (the "Authority"). The Authority was created under Article 16, Section 59 of the Texas Constitution by House Bill 1842 (the "Act"), as passed by the 77th Texas Legislature, in 2001. The Act empowers the Authority for purposes including the acquisition and provision of surface water and groundwater for residential, commercial, industrial, agricultural, and other uses, the reduction of groundwater withdrawals, the conservation, preservation, protection, recharge, and prevention of waste of groundwater, and of groundwater reservoirs or their subdivisions, and the control of subsidence caused by withdrawal of water from those groundwater reservoirs or their subdivisions. The Authority is overseeing that its participants comply with subsidence district pumpage requirements.

The Authority charges a fee, based on the amount of water pumped from a well, to the owners of wells located within the boundaries of the Authority, unless exempted. Effective January 1, 2019, the fee charged per 1,000 gallons of water pumped from each well is \$2.95. The District recorded expenditures of \$1,416,508 during the current year.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2019

NOTE 10. UNREIMBURSED COSTS

The District has executed financing agreements with Developers within the District. The agreements call for the Developers to fund costs associated with water, wastewater and drainage facilities until such time as the District can sell bonds to reimburse the Developers. Reimbursement to the Developers for these projects is contingent upon approval from the Commission and, if necessary, the sale of bonds.

NOTE 11. RISK MANAGEMENT

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

NOTE 12. STRATEGIC PARTNERSHIP AGREEMENT

Effective December 12, 2008, the District entered into a Strategic Partnership Agreement with the City of Houston, Texas. The agreement provides that in accordance with Subchapter F of Chapter 43 of the Local Government Code and Act, the City shall annex a tract of land defined as the "Subject Tract" for the limited purposes described below. The District will continue to develop, to own, and to operate and maintain a water and wastewater system in the District.

The City imposes a sales and use tax on taxable items at the rate of one percent or the rate specified in future amendments to Chapter 321 of the Tax Code. The City pays the District one-half of all sales and use tax revenues generated within the boundaries of the Subject Tract and delivers to the District its share of the sales tax receipts within 30 days of the City receiving the funds from the State Comptroller's office.

The City agrees that it will not annex the District for full purposes or commence any action to annex the District for full purposes during the term of this Agreement. The term of this Agreement is 30 years from the effective date of the agreement.

During the year ending March 31, 2019, the District received \$47,340 in sales tax revenues, of which \$11,799 is recorded as a receivable.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2019

NOTE 13. USE OF SURPLUS FUNDS

On February 8, 2019, the District received approval from the Commission for the use of \$1,271,491 in surplus capital projects funds from the District's Series 2015 bond sale to reimburse the developer for costs associated with the construction of water, wastewater and drainage facilities serving Bridgewater Meadow, Section 4.

NOTE 14. PRIOR PERIOD ADJUSTMENTS

The District adjusted its prior year liabilities to correctly reflect the balance owed for certain infrastructure funded by the developer as well as unreimbursed builder deposits. The adjustments resulted in an increase in the General Fund fund balance of \$181,350 and an increase in Net Position of \$1,995,934.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71

REQUIRED SUPPLEMENTARY INFORMATION

MARCH 31, 2019

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND
FOR THE YEAR ENDED MARCH 31, 2019

	Original and Final Budget	Actual	Variance Positive (Negative)
REVENUES			
Property Taxes	\$ 1,800,000	\$ 1,949,194	\$ 149,194
Water Service	1,570,000	1,407,193	(162,807)
Wastewater Service	1,580,000	1,673,385	93,385
Water Authority Fees	1,098,000	1,100,216	2,216
Penalty and Interest	100,000	120,097	20,097
Tap Connection and Inspection Fees	356,800	492,845	136,045
Sales Tax Revenues	43,044	47,340	4,296
Miscellaneous Revenues	85,000	447,554	362,554
TOTAL REVENUES	\$ 6,632,844	\$ 7,237,824	\$ 604,980
EXPENDITURES			
Services Operations:			
Professional Fees	\$ 282,000	\$ 341,448	\$ (59,448)
Contracted Services	1,101,336	1,114,533	(13,197)
Purchased Services	2,592,377	2,017,260	575,117
Utilities	57,500	86,278	(28,778)
Repairs and Maintenance/Capital Outlay	2,255,000	1,237,904	1,017,096
Other	319,250	390,152	(70,902)
TOTAL EXPENDITURES	\$ 6,607,463	\$ 5,187,575	\$ 1,419,888
NET CHANGE IN FUND BALANCE	\$ 25,381	\$ 2,050,249	\$ 2,024,868
FUND BALANCE - APRIL 1, 2018	13,590,890	13,590,890	
FUND BALANCE - MARCH 31, 2019	\$ 13,616,271	\$ 15,641,139	\$ 2,024,868

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL - SPECIAL REVENUE FUND
FOR THE YEAR ENDED MARCH 31, 2019

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance Positive (Negative)</u>
REVENUES			
Water and Wastwater Service	\$ 3,157,550	\$ 2,485,183	\$ (672,367)
Miscellaneous Revenues	1,000	1,636	636
TOTAL REVENUES	<u>\$ 3,158,550</u>	<u>\$ 2,486,819</u>	<u>\$ (671,731)</u>
EXPENDITURES			
Services Operations:			
Professional Fees	\$ 43,000	\$ 10,836	\$ 32,164
Contracted Services	148,200	147,341	859
Utilities	280,000	257,156	22,844
Water Authority Assessments	1,700,000	1,416,508	283,492
Repairs and Maintenance/Capital Outlay	530,000	349,451	180,549
Other	457,350	305,527	151,823
TOTAL EXPENDITURES	<u>\$ 3,158,550</u>	<u>\$ 2,486,819</u>	<u>\$ 671,731</u>
NET CHANGE IN FUND BALANCE	\$ -0-	\$ -0-	\$ -0-
FUND BALANCE - APRIL 1, 2018	_____	_____	_____
FUND BALANCE - MARCH 31, 2019	<u>\$ -0-</u>	<u>\$ -0-</u>	<u>\$ -0-</u>

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
SUPPLEMENTARY INFORMATION REQUIRED BY THE
WATER DISTRICT FINANCIAL MANAGEMENT GUIDE
MARCH 31, 2019

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
SERVICES AND RATES
FOR THE YEAR ENDED MARCH 31, 2019**

1. SERVICES PROVIDED BY THE DISTRICT DURING THE YEAR:

<u> X </u>	Retail Water	_____	Wholesale Water	<u> X </u>	Drainage
<u> X </u>	Retail Wastewater	_____	Wholesale Wastewater	_____	Irrigation
<u> X </u>	Parks/Recreation	_____	Fire Protection	<u> X </u>	Security
<u> X </u>	Solid Waste/Garbage	_____	Flood Control	_____	Roads
<u> X </u>	Participates in joint venture, regional system and/or wastewater service (other than emergency interconnect)				
_____	Other (specify): _____				

2. RETAIL SERVICE PROVIDERS

a. RETAIL RATES FOR A 5/8" METER (OR EQUIVALENT):

Based on the rate order effective June 11, 2018.

	Minimum Charge	Minimum Usage	Flat Rate Y/N	Rate per 1,000 Gallons over Minimum Use	Usage Levels
WATER:	\$ 24.00	5,000	N	\$ 1.00 \$ 1.50 \$ 2.00	5,001 to 15,000 15,001 to 30,000 30,001 and up
WASTEWATER:	\$ 32.09		Y		
SURCHARGE:					
Regional Water Authority Fees	Current RWA fee per 1,000 gallons plus 20%				

District employs winter averaging for wastewater usage?

Yes	X No
-----	---------

Total charges per 10,000 gallons usage: Water: \$29.00 Wastewater: \$32.09 Surcharge: \$35.40

Note: Homeowners Association users are charged \$1.00 per 1,000 gallons of water used.

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
SERVICES AND RATES
FOR THE YEAR ENDED MARCH 31, 2019

2. RETAIL SERVICE PROVIDERS (Continued)

b. WATER AND WASTEWATER RETAIL CONNECTIONS: (Unaudited)

<u>Meter Size</u>	<u>Total Connections</u>	<u>Active Connections</u>	<u>ESFC Factor</u>	<u>Active ESFCs</u>
Unmetered	<u>1</u>	<u>1</u>	x 1.0	<u>1</u>
≤¾"	<u>2,012</u>	<u>1,994</u>	x 1.0	<u>1,994</u>
1"	<u>2,262</u>	<u>2,249</u>	x 2.5	<u>5,623</u>
1½"	<u>5</u>	<u>3</u>	x 5.0	<u>15</u>
2"	<u>49</u>	<u>48</u>	x 8.0	<u>384</u>
3"	<u> </u>	<u> </u>	x 15.0	<u> </u>
4"	<u>4</u>	<u>4</u>	x 25.0	<u>100</u>
6"	<u>3</u>	<u>3</u>	x 50.0	<u>150</u>
8"	<u> </u>	<u> </u>	x 80.0	<u> </u>
10"	<u> </u>	<u> </u>	x 115.0	<u> </u>
Total Water Connections	<u><u>4,336</u></u>	<u><u>4,302</u></u>		<u><u>8,267</u></u>
Total Wastewater Connections	<u><u>4,277</u></u>	<u><u>4,243</u></u>	x 1.0	<u><u>4,243</u></u>

3. TOTAL WATER CONSUMPTION DURING THE YEAR ROUNDED TO THE NEAREST THOUSAND: (Unaudited)

Gallons pumped into system:	515,736,000	Water Accountability Ratio: 90.6% (Gallons billed and sold/Gallons pumped)
Gallons billed to customers:	351,079,000	
Gallons sold:	116,047,000	To: <u>Harris County Municipal Utility</u> <u>District No. 287</u>

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
SERVICES AND RATES
FOR THE YEAR ENDED MARCH 31, 2019

4. STANDBY FEES (authorized only under TWC Section 49.231):

Does the District have Debt Service standby fees? Yes No

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

5. LOCATION OF DISTRICT:

Is the District located entirely within one county?

Yes No

County in which District is located:

Harris County, Texas

Is the District located within a city?

Entirely Partly Not at all

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

Entirely Partly Not at all

ETJ in which District is located:

City of Houston, Texas

Are Board Members appointed by an office outside the District?

Yes No

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
GENERAL FUND EXPENDITURES
FOR THE YEAR ENDED MARCH 31, 2019

PROFESSIONAL FEES:	
Auditing	\$ 21,250
Engineering	76,244
Legal	<u>243,954</u>
TOTAL PROFESSIONAL FEES	<u>\$ 341,448</u>
PURCHASED SERVICES FOR RESALE:	
Purchased Water Service	\$ 1,448,445
Purchased Wastewater Service	<u>568,815</u>
TOTAL PURCHASED SERVICES FOR RESALE	<u>\$ 2,017,260</u>
CONTRACTED SERVICES:	
Bookkeeping	\$ 25,431
Operations and Billing	<u>172,287</u>
TOTAL CONTRACTED SERVICES	<u>\$ 197,718</u>
UTILITIES	<u>\$ 86,278</u>
REPAIRS AND MAINTENANCE	<u>\$ 997,815</u>
ADMINISTRATIVE EXPENDITURES:	
Director Fees	\$ 21,300
Election Costs	1,374
Insurance	24,594
Office Supplies and Postage	69,365
Payroll Taxes	1,555
Travel and Meetings	4,302
Other	<u>16,930</u>
TOTAL ADMINISTRATIVE EXPENDITURES	<u>\$ 139,420</u>
CAPITAL OUTLAY	<u>\$ 240,089</u>
TAP CONNECTIONS	<u>\$ 207,632</u>
SOLID WASTE DISPOSAL	<u>\$ 776,482</u>
SECURITY	<u>\$ 140,333</u>
OTHER EXPENDITURES:	
Laboratory Fees	\$ 4,926
Permit Fees	9,542
Inspection Fees	13,725
Regulatory Assessment	<u>14,907</u>
TOTAL OTHER EXPENDITURES	<u>\$ 43,100</u>
TOTAL EXPENDITURES	<u><u>\$ 5,187,575</u></u>

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
INVESTMENTS
MARCH 31, 2019

Funds	Identification or Certificate Number	Interest Rate	Maturity Date	Balance at End of Year	Accrued Interest Receivable at End of Year
<u>GENERAL FUND</u>					
TexPool	XXXX0002	Varies	Daily	\$ 7,105,984	\$
Certificate of Deposit	XXXX6724	1.96%	04/03/19	240,000	4,665
Certificate of Deposit	XXXX0038	1.90%	04/29/19	240,000	4,198
Certificate of Deposit	XXXX3077	2.38%	07/15/19	1,012,781	17,236
Certificate of Deposit	XXXX2059	2.20%	07/17/19	2,044,514	31,670
Certificate of Deposit	XXXX5485	2.35%	08/15/19	202,600	2,974
Certificate of Deposit	XXXX2897	2.35%	09/03/19	240,000	3,230
Certificate of Deposit	XXXX0414	2.30%	10/17/19	240,000	2,495
Certificate of Deposit	XXXX5319	2.40%	10/25/19	240,000	2,478
Certificate of Deposit	XXXX2366	2.38%	08/08/19	3,055,375	46,818
Certificate of Deposit	XXXX8033	2.60%	02/11/20	<u>240,000</u>	<u>821</u>
TOTAL GENERAL FUND				<u>\$ 14,861,254</u>	<u>\$ 116,585</u>
<u>SPECIAL REVENUE FUND</u>					
TexPool	XXXX0004	Varies	Daily	<u>\$ 53,536</u>	<u>\$ -0-</u>
<u>DEBT SERVICE FUND</u>					
TexPool	XXXX0001	Varies	Daily	\$ 2,976,008	\$
Certificate of Deposit	XXXX4165	2.35%	06/25/19	240,000	4,311
Certificate of Deposit	XXXX4738	2.35%	08/15/19	240,000	3,523
Certificate of Deposit	XXXX5484	2.35%	08/15/19	240,000	3,523
Certificate of Deposit	XXXX1500	2.40%	09/03/19	240,000	3,298
Certificate of Deposit	XXXX3557	2.50%	09/12/19	245,000	3,356
Certificate of Deposit	XXXX2897	2.75%	03/20/20	240,000	163
Certificate of Deposit	XXXX4895	2.75%	03/22/20	<u>240,000</u>	<u>163</u>
TOTAL DEBT SERVICE FUND				<u>\$ 4,661,008</u>	<u>\$ 18,337</u>
<u>CAPITAL PROJECTS FUND</u>					
TexPool	XXXX0003	Varies	Daily	<u>\$ 107,091</u>	<u>\$ - 0 -</u>
TOTAL				<u>\$ 19,682,889</u>	<u>\$ 134,922</u>

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
TAXES LEVIED AND RECEIVABLE
FOR THE YEAR ENDED MARCH 31, 2019

	Maintenance Taxes		Debt Service Taxes	
TAXES RECEIVABLE -				
APRIL 1, 2018	\$	66,596	\$	163,999
Adjustments to Beginning				
Balance		<u>(2,049)</u>	\$	<u>64,547</u>
			<u>(5,479)</u>	\$ 158,520
Original 2018 Tax Levy	\$	1,777,004	\$	3,622,354
Adjustment to 2018 Tax Levy		<u>170,881</u>	<u>1,947,885</u>	<u>348,334</u>
				<u>3,970,688</u>
TOTAL TO BE				
ACCOUNTED FOR		\$ 2,012,432		\$ 4,129,208
TAX COLLECTIONS:				
Prior Years	\$	46,426	\$	105,176
Current Year		<u>1,902,768</u>	<u>1,949,194</u>	<u>3,878,719</u>
				<u>3,983,895</u>
TAXES RECEIVABLE -				
MARCH 31, 2019		<u>\$ 63,238</u>		<u>\$ 145,313</u>
TAXES RECEIVABLE BY				
YEAR:				
2018	\$	45,117	\$	91,969
2017		7,084		15,585
2016		3,035		7,770
2015		2,807		9,032
2014		1,083		3,908
2013		529		2,000
2012		443		1,675
2011 and prior		<u>3,140</u>		<u>13,374</u>
TOTAL		<u>\$ 63,238</u>		<u>\$ 145,313</u>

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
TAXES LEVIED AND RECEIVABLE
FOR THE YEAR ENDED MARCH 31, 2019

	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
PROPERTY VALUATIONS:				
Land	\$ 144,370,507	\$ 142,360,768	\$ 126,407,394	\$ 122,652,078
Improvements	644,205,948	616,746,492	562,268,616	496,037,206
Personal Property	9,928,079	10,268,359	9,160,643	8,594,226
Exemptions	<u>(49,318,243)</u>	<u>(45,464,325)</u>	<u>(39,697,986)</u>	<u>(38,078,485)</u>
TOTAL PROPERTY VALUATIONS	<u>\$ 749,186,291</u>	<u>\$ 723,911,294</u>	<u>\$ 658,138,667</u>	<u>\$ 589,205,025</u>
TAX RATES PER \$100 VALUATION:				
Debt Service	\$ 0.53	\$ 0.55	\$ 0.64	\$ 0.74
Maintenance	<u>0.26</u>	<u>0.25</u>	<u>0.25</u>	<u>0.23</u>
TOTAL TAX RATES PER \$100 VALUATION	<u>\$ 0.79</u>	<u>\$ 0.80</u>	<u>\$ 0.89</u>	<u>\$ 0.97</u>
ADJUSTED TAX LEVY*	<u>\$ 5,918,573</u>	<u>\$ 5,791,290</u>	<u>\$ 5,857,433</u>	<u>\$ 5,715,289</u>
PERCENTAGE OF TAXES COLLECTED TO TAXES LEVIED	<u>97.68 %</u>	<u>99.61 %</u>	<u>99.81 %</u>	<u>99.78 %</u>

* Based upon adjusted tax levy at the time of the audit for the fiscal year in which the tax was levied.

Maintenance Tax – Maximum tax rate of \$0.60 per \$100 of assessed valuation approved by voters on August 13, 1994.

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
LONG-TERM DEBT SERVICE REQUIREMENTS
MARCH 31, 2019

S E R I E S - 2 0 0 9			
Due During Fiscal Years Ending March 31	Principal Due September 1	Interest Due September 1/ March 1	Total
2020	\$ 150,000	\$ 3,750	\$ 153,750
2021			
2022			
2023			
2024			
2025			
2026			
2027			
2028			
2029			
2030			
2031			
2032			
2033			
2034			
2035			
2036			
2037			
	\$ 150,000	\$ 3,750	\$ 153,750

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
LONG-TERM DEBT SERVICE REQUIREMENTS
MARCH 31, 2019

S E R I E S - 2 0 1 2			
Due During Fiscal Years Ending March 31	Principal Due September 1	Interest Due September 1/ March 1	Total
2020	\$ 75,000	\$ 142,137	\$ 217,137
2021	75,000	139,794	214,794
2022	75,000	137,076	212,076
2023	75,000	134,076	209,076
2024	75,000	131,076	206,076
2025	75,000	128,076	203,076
2026	100,000	124,576	224,576
2027	150,000	119,576	269,576
2028	150,000	113,576	263,576
2029	150,000	107,576	257,576
2030	325,000	98,076	423,076
2031	550,000	80,232	630,232
2032	550,000	57,544	607,544
2033	550,000	34,650	584,650
2034	550,000	11,550	561,550
2035			
2036			
2037			
	\$ 3,525,000	\$ 1,559,591	\$ 5,084,591

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
LONG-TERM DEBT SERVICE REQUIREMENTS
MARCH 31, 2019

SERIES - 2012 A REFUNDING

<u>Due During Fiscal Years Ending March 31</u>	<u>Principal Due March 1</u>	<u>Interest Due September 1/ March 1</u>	<u>Total</u>
2020	\$ 275,000	\$ 107,724	\$ 382,724
2021	290,000	96,724	386,724
2022	300,000	88,894	388,894
2023	310,000	79,894	389,894
2024	335,000	70,594	405,594
2025	340,000	60,125	400,125
2026	350,000	48,650	398,650
2027	370,000	36,400	406,400
2028	395,000	21,600	416,600
2029	145,000	5,800	150,800
2030			
2031			
2032			
2033			
2034			
2035			
2036			
2037			
	<u>\$ 3,110,000</u>	<u>\$ 616,405</u>	<u>\$ 3,726,405</u>

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
LONG-TERM DEBT SERVICE REQUIREMENTS
MARCH 31, 2019

REFUNDING SERIES - 2013			
Due During Fiscal Years Ending March 31	Principal Due March 1	Interest Due September 1/ March 1	Total
2020	\$ 235,000	\$ 93,938	\$ 328,938
2021	245,000	89,238	334,238
2022	255,000	80,662	335,662
2023	265,000	71,738	336,738
2024	280,000	62,462	342,462
2025	290,000	52,662	342,662
2026	295,000	42,512	337,512
2027	305,000	32,188	337,188
2028	320,000	21,512	341,512
2029	330,000	10,312	340,312
2030			
2031			
2032			
2033			
2034			
2035			
2036			
2037			
	\$ 2,820,000	\$ 557,224	\$ 3,377,224

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
LONG-TERM DEBT SERVICE REQUIREMENTS
MARCH 31, 2019

S E R I E S - 2 0 1 4			
Due During Fiscal Years Ending March 31	Principal Due September 1	Interest Due September 1/ March 1	Total
2020	\$ 50,000	\$ 209,875	\$ 259,875
2021	50,000	207,000	257,000
2022	50,000	204,375	254,375
2023	50,000	202,125	252,125
2024	50,000	200,125	250,125
2025	50,000	198,125	248,125
2026	50,000	196,125	246,125
2027	50,000	194,125	244,125
2028	50,000	192,125	242,125
2029	50,000	190,125	240,125
2030	50,000	188,125	238,125
2031	525,000	176,625	701,625
2032	525,000	155,625	680,625
2033	525,000	134,625	659,625
2034	525,000	113,625	638,625
2035	800,000	86,625	886,625
2036	825,000	52,593	877,593
2037	825,000	17,531	842,531
	\$ 5,100,000	\$ 2,919,499	\$ 8,019,499

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
LONG-TERM DEBT SERVICE REQUIREMENTS
MARCH 31, 2019

REFUNDING SERIES - 2014 A			
Due During Fiscal Years Ending March 31	Principal Due March 1	Interest Due September 1/ March 1	Total
2020	\$ 850,000	\$ 66,700	\$ 916,700
2021	890,000	49,700	939,700
2022	915,000	27,450	942,450
2023			
2024			
2025			
2026			
2027			
2028			
2029			
2030			
2031			
2032			
2033			
2034			
2035			
2036			
2037			
	\$ 2,655,000	\$ 143,850	\$ 2,798,850

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
LONG-TERM DEBT SERVICE REQUIREMENTS
MARCH 31, 2019

REFUNDING SERIES - 2015			
Due During Fiscal Years Ending March 31	Principal Due March 1	Interest Due September 1/ March 1	Total
2020	\$ 185,000	\$ 179,956	\$ 364,956
2021	185,000	174,406	359,406
2022	185,000	168,856	353,856
2023	1,175,000	163,306	1,338,306
2024	1,215,000	128,056	1,343,056
2025	655,000	91,606	746,606
2026	665,000	71,956	736,956
2027	390,000	52,006	442,006
2028	385,000	40,306	425,306
2029	550,000	28,276	578,276
2030	320,000	10,400	330,400
2031			
2032			
2033			
2034			
2035			
2036			
2037			
	\$ 5,910,000	\$ 1,109,130	\$ 7,019,130

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
LONG-TERM DEBT SERVICE REQUIREMENTS
MARCH 31, 2019

S E R I E S - 2 0 1 5 A			
Due During Fiscal Years Ending March 31	Principal Due September 1	Interest Due September 1/ March 1	Total
2020	\$ 375,000	\$ 189,863	\$ 564,863
2021	375,000	182,362	557,362
2022	375,000	174,863	549,863
2023	375,000	167,362	542,362
2024	375,000	158,926	533,926
2025	375,000	149,550	524,550
2026	375,000	139,706	514,706
2027	375,000	129,394	504,394
2028	375,000	119,082	494,082
2029	375,000	108,300	483,300
2030	375,000	97,050	472,050
2031	375,000	85,801	460,801
2032	400,000	74,175	474,175
2033	400,000	61,925	461,925
2034	400,000	49,425	449,425
2035	425,000	36,269	461,269
2036	425,000	22,190	447,190
2037	445,000	7,509	452,509
	\$ 6,995,000	\$ 1,953,752	\$ 8,948,752

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
LONG-TERM DEBT SERVICE REQUIREMENTS
MARCH 31, 2019

REFUNDING SERIES - 2016

<u>Due During Fiscal Years Ending March 31</u>	<u>Principal Due September 1</u>	<u>Interest Due September 1/ March 1</u>	<u>Total</u>
2020	\$ 440,000	\$ 472,788	\$ 912,788
2021	590,000	457,337	1,047,337
2022	585,000	439,712	1,024,712
2023	585,000	422,163	1,007,163
2024	605,000	407,337	1,012,337
2025	595,000	395,338	990,338
2026	1,135,000	376,619	1,511,619
2027	1,110,000	349,975	1,459,975
2028	1,390,000	308,300	1,698,300
2029	1,380,000	252,900	1,632,900
2030	1,370,000	197,900	1,567,900
2031	1,355,000	150,175	1,505,175
2032	1,395,000	108,925	1,503,925
2033	1,365,000	60,700	1,425,700
2034	835,000	16,700	851,700
2035			
2036			
2037			
	<u>\$ 14,735,000</u>	<u>\$ 4,416,869</u>	<u>\$ 19,151,869</u>

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
LONG-TERM DEBT SERVICE REQUIREMENTS
MARCH 31, 2019

ANNUAL REQUIREMENTS
FOR ALL SERIES

Due During Fiscal Years Ending March 31	Total Principal Due	Total Interest Due	Total Principal and Interest Due
2020	\$ 2,635,000	\$ 1,466,731	\$ 4,101,731
2021	2,700,000	1,396,561	4,096,561
2022	2,740,000	1,321,888	4,061,888
2023	2,835,000	1,240,664	4,075,664
2024	2,935,000	1,158,576	4,093,576
2025	2,380,000	1,075,482	3,455,482
2026	2,970,000	1,000,144	3,970,144
2027	2,750,000	913,664	3,663,664
2028	3,065,000	816,501	3,881,501
2029	2,980,000	703,289	3,683,289
2030	2,440,000	591,551	3,031,551
2031	2,805,000	492,833	3,297,833
2032	2,870,000	396,269	3,266,269
2033	2,840,000	291,900	3,131,900
2034	2,310,000	191,300	2,501,300
2035	1,225,000	122,894	1,347,894
2036	1,250,000	74,783	1,324,783
2037	1,270,000	25,040	1,295,040
	<u>\$ 45,000,000</u>	<u>\$ 13,280,070</u>	<u>\$ 58,280,070</u>

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
CHANGES IN LONG-TERM BOND DEBT
FOR THE YEAR ENDED MARCH 31, 2019

Description	Original Bonds Issued	Bonds Outstanding April 1, 2018
Harris County Municipal Utility District No. 71 Unlimited Tax Bonds - Series 2009	\$ 9,700,000	\$ 300,000
Harris County Municipal Utility District No. 71 Unlimited Tax Bonds - Series 2012	4,250,000	3,600,000
Harris County Municipal Utility District No. 71 Unlimited Tax Refunding Bonds - Series 2012A	5,465,000	3,380,000
Harris County Municipal Utility District No. 71 Unlimited Tax Refunding Bonds - Series 2013	4,125,000	3,055,000
Harris County Municipal Utility District No. 71 Unlimited Tax Bonds - Series 2014	5,300,000	5,150,000
Harris County Municipal Utility District No. 71 Unlimited Tax Refunding Bonds - Series 2014A	4,640,000	3,490,000
Harris County Municipal Utility District No. 71 Unlimited Tax Refunding Bonds - Series 2015	6,865,000	6,095,000
Harris County Municipal Utility District No. 71 Unlimited Tax Bonds - Series 2015A	8,120,000	7,370,000
Harris County Municipal Utility District No. 71 Unlimited Tax Refunding Bonds - Series 2016	<u>15,330,000</u>	<u>15,175,000</u>
TOTAL	<u>\$ 63,795,000</u>	<u>\$ 47,615,000</u>

See accompanying independent auditor's report.

Current Year Transactions				
Bonds Sold	Retirements		Bonds Outstanding March 31, 2019	
	Principal	Interest		
\$	\$ 150,000	\$ 11,813	\$ 150,000	Wells Fargo Bank of Texas, N.A. Dallas, TX
	75,000	144,387	3,525,000	Wells Fargo Bank of Texas, N.A. Dallas, TX
	270,000	115,824	3,110,000	The Bank of New York Mellon Trust Company, N.A. Dallas, TX
	235,000	98,638	2,820,000	The Bank of New York Mellon Trust Company, N.A. Dallas, TX
	50,000	212,876	5,100,000	The Bank of New York Mellon Trust Company, N.A. Dallas, TX
	835,000	83,400	2,655,000	The Bank of New York Mellon Trust Company, N.A. Dallas, TX
	185,000	185,506	5,910,000	The Bank of New York Mellon Trust Company, N.A. Dallas, TX
	375,000	197,363	6,995,000	The Bank of New York Mellon Trust Company, N.A. Dallas, TX
	<u>440,000</u>	<u>485,987</u>	<u>14,735,000</u>	The Bank of New York Mellon Trust Company, N.A. Dallas, TX
<u>\$ - 0 -</u>	<u>\$ 2,615,000</u>	<u>\$ 1,535,794</u>	<u>\$ 45,000,000</u>	

See accompanying independent auditor's report.

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HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
CHANGES IN LONG-TERM BOND DEBT
FOR THE YEAR ENDED MARCH 31, 2019

Bond Authority:	<u>Tax Bonds</u>	<u>Park Bonds</u>	<u>Refunding Bonds</u>
Amount Authorized by Voters	\$ 80,020,000	\$ 6,630,000	\$ 27,300,000
Amount Issued	<u>69,695,770</u>	<u> </u>	<u>1,025,000</u>
Remaining to be Issued	<u>\$ 10,324,230</u>	<u>\$ 6,630,000</u>	<u>\$ 26,275,000</u>
Debt Service Fund cash and investment balances as of March 31, 2019:			<u>\$ 5,369,121</u>
Average annual debt service payment (principal and interest) for remaining term of all debt:			<u>\$ 3,237,782</u>

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES
GENERAL FUND - FIVE YEARS

	Amounts		
	2019	2018	2017
REVENUES			
Property Taxes	\$ 1,949,194	\$ 1,809,440	\$ 1,642,634
Water Service	1,407,193	1,331,514	1,415,659
Wastewater Service	1,673,385	1,616,415	1,571,932
Water Authority Fees	1,100,216	985,349	931,649
Penalty and Interest	120,097	101,767	110,703
Tap Connection and Inspection Fees	492,845	709,081	20,650
Sales Tax Revenues	47,340	46,974	44,971
Miscellaneous Revenues	447,554	244,295	98,325
TOTAL REVENUES	\$ 7,237,824	\$ 6,844,835	\$ 5,836,523
EXPENDITURES			
Service Operations:			
Professional Fees	\$ 341,448	\$ 308,780	\$ 263,049
Contracted Services	1,114,533	1,059,153	1,043,292
Purchased Water Services	1,448,445	1,234,543	1,208,641
Purchased Wastewater Services	568,815	608,414	772,922
Utilities	86,278	51,841	43,278
Repairs and Maintenance	997,815	693,936	667,537
Other	390,152	332,735	217,193
Capital Outlay	240,089	130,274	118,618
TOTAL EXPENDITURES	\$ 5,187,575	\$ 4,419,676	\$ 4,334,530
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	\$ 2,050,249	\$ 2,425,159	\$ 1,501,993
OTHER FINANCING SOURCES (USES)			
Transfers In/(Out)	\$ - 0 -	\$ - 0 -	\$ - 0 -
NET CHANGE IN FUND BALANCE	\$ 2,050,249	\$ 2,425,159	\$ 1,501,993
BEGINNING FUND BALANCE	13,590,890	11,165,731	9,663,738
ENDING FUND BALANCE	\$ 15,641,139	\$ 13,590,890	\$ 11,165,731

See accompanying independent auditor's report.

		Percentage of Total Revenues				
2016	2015	2019	2018	2017	2016	2015
\$ 1,347,328	\$ 1,109,190	26.9 %	26.3 %	28.0 %	23.7 %	20.3 %
1,470,973	1,400,177	19.4	19.5	24.3	25.7	25.5
1,528,810	1,467,997	23.1	23.6	26.9	26.8	26.8
869,981	788,496	15.2	14.4	16.0	15.2	14.4
122,848	105,611	1.7	1.5	1.9	2.1	1.9
282,657	523,143	6.8	10.4	0.4	4.9	9.5
27,021	27,039	0.7	0.7	0.8	0.5	0.5
64,568	59,927	6.2	3.6	1.7	1.1	1.1
<u>\$ 5,714,186</u>	<u>\$ 5,481,580</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>
\$ 282,649	\$ 301,919	4.7 %	4.5 %	4.5 %	4.9 %	5.5 %
1,014,041	975,991	15.4	15.5	17.9	17.7	17.8
1,285,839	1,007,677	20.0	18.0	20.7	22.5	18.4
962,696	649,450	7.9	8.9	13.2	16.8	11.8
52,571	49,664	1.2	0.8	0.7	0.9	0.9
512,795	709,043	13.8	10.1	11.4	9.0	12.9
272,129	273,483	5.4	4.9	3.7	4.8	5.0
104,372	139,784	3.3	1.9	2.0	1.8	2.6
<u>\$ 4,487,092</u>	<u>\$ 4,107,011</u>	<u>71.7 %</u>	<u>64.6 %</u>	<u>74.1 %</u>	<u>78.4 %</u>	<u>74.9 %</u>
\$ 1,227,094	\$ 1,374,569	28.3 %	35.4 %	25.9 %	21.6 %	25.1 %
\$ 27,288	\$ 9,171					
\$ 1,254,382	\$ 1,383,740					
8,409,356	7,025,616					
<u>\$ 9,663,738</u>	<u>\$ 8,409,356</u>					

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES
DEBT SERVICE FUND - FIVE YEARS

	Amounts		
	2019	2018	2017
REVENUES			
Property Taxes	\$ 3,983,895	\$ 3,998,983	\$ 4,240,941
Penalty and Interest	44,211	45,410	65,792
Miscellaneous Revenues	84,247	42,128	20,774
TOTAL REVENUES	\$ 4,112,353	\$ 4,086,521	\$ 4,327,507
EXPENDITURES			
Tax Collection Expenditures	\$ 141,411	\$ 156,801	\$ 143,879
Debt Service Principal	2,615,000	2,565,000	2,725,000
Debt Service Interest	1,535,794	1,607,105	1,649,402
Payment to Refunding Escrow Agent			
Bond Issuance Costs			
TOTAL EXPENDITURES	\$ 4,292,205	\$ 4,328,906	\$ 4,518,281
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	\$ (179,852)	\$ (242,385)	\$ (190,774)
OTHER FINANCING SOURCES (USES)			
Proceeds from Issuance of Long-Term Debt	\$	\$	\$
Transfer to Refunding Bond Escrow Agent			
Bond Premium			
TOTAL OTHER FINANCING SOURCES (USES)	\$ - 0 -	\$ - 0 -	\$ - 0 -
NET CHANGE IN FUND BALANCE	\$ (179,852)	\$ (242,385)	\$ (190,774)
BEGINNING FUND BALANCE	5,523,746	5,766,131	5,956,905
ENDING FUND BALANCE	\$ 5,343,894	\$ 5,523,746	\$ 5,766,131
TOTAL ACTIVE RETAIL WATER CONNECTIONS	4,302	4,217	4,129
TOTAL ACTIVE RETAIL WASTEWATER CONNECTIONS	4,243	4,159	4,076

See accompanying independent auditor's report.

		Percentage of Total Revenues				
2016	2015	2019	2018	2017	2016	2015
\$ 4,347,307	\$ 4,005,894	96.9 %	97.9 %	98.0 %	98.5 %	98.9 %
47,666	28,319	1.1	1.1	1.5	1.1	0.7
19,348	16,864	2.0	1.0	0.5	0.4	0.4
<u>\$ 4,414,321</u>	<u>\$ 4,051,077</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>
\$ 144,658	\$ 123,917	3.4 %	3.8 %	3.3 %	3.3 %	3.1 %
2,010,000	1,795,000	63.6	62.8	63.0	45.5	44.3
1,799,301	1,704,631	37.3	39.3	38.1	40.8	42.1
	200,000					4.9
522,051	244,016				11.8	6.0
<u>\$ 4,476,010</u>	<u>\$ 4,067,564</u>	<u>104.3 %</u>	<u>105.9 %</u>	<u>104.4 %</u>	<u>101.4 %</u>	<u>100.4 %</u>
<u>\$ (61,689)</u>	<u>\$ (16,487)</u>	<u>(4.3) %</u>	<u>(5.9) %</u>	<u>(4.4) %</u>	<u>(1.4) %</u>	<u>(0.4) %</u>
\$ 15,330,000	\$ 6,865,000					
(15,325,054)	(6,628,771)					
521,165	14,489					
<u>\$ 526,111</u>	<u>\$ 250,718</u>					
\$ 464,422	\$ 234,231					
5,492,483	5,258,252					
<u>\$ 5,956,905</u>	<u>\$ 5,492,483</u>					
<u>4,124</u>	<u>4,031</u>					
<u>4,071</u>	<u>3,990</u>					

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS
MARCH 31, 2019

District Mailing Address - Harris County Municipal Utility District No. 71
c/o Allen Boone Humphries Robinson LLP
3200 Southwest Freeway, Suite 2600
Houston, TX 77027

District Telephone Number - (713) 860-6400

Board Members	Term of Office (Elected or Appointed)	Fees of office for the year ended March 31, 2019	Expense reimbursements for the year ended March 31, 2019	Title
Pam Kerr	05/16 - 05/20 (Elected)	\$ 4,650	\$ -0-	President
Katrina Thornhill	05/16 - 05/20 (Elected)	\$ 5,100	\$ 9	Vice President
Michael Williams	03/19 - 05/22 (Appointed)	\$ 450	\$ -0-	Assistant Vice President
Mary DuBois	05/18 - 05/22 (Elected)	\$ 4,500	\$ 483	Secretary
Jennifer Elms	05/16 - 05/20 (Elected)	\$ 3,750	\$ -0-	Assistant Secretary
Phillip Smith, Jr.	05/18 - 12/18 (Elected)	\$ 3,300	\$ -0-	Resigned

Notes: No Director has any business or family relationships (as defined by the Texas Water Code) with major landowners in the District, with the District's developer or with any of the District's consultants except for Director DuBois, who is employed by Acclaim Energy Advisors which provides energy advisory services to the District, and former Director Smith, who was an employer of the District's website vendor. Directors DuBois and Smith have filed conflict of interest disclosure statements with the District.

Submission date of most recent District Registration Form (TWC Sections 36.054 and 49.054):
March 11, 2019.

The limit on Fees of Office that a Director may receive during a fiscal year is \$7,200 as set by Board Resolution on July 18, 2001. Fees of Office are the amounts actually paid to a Director during the District's current year.

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS
MARCH 31, 2019

Consultants:	<u>Date Hired</u>	<u>Fees for the year ended March 31, 2019 District</u>	<u>Fees for the year ended March 31, 2019 Joint Facilities</u>	<u>Title</u>
Allen Boone Humphries Robinson LLP	07/27/03	\$ 259,689	\$ 2,514	General Counsel
McCall Gibson Swedlund Barfoot PLLC	09/07/07	\$ 21,250	\$ 3,500	Auditor
		\$ 4,000	\$ -0-	Other Services
Myrtle Cruz, Inc.	04/01/89	\$ 28,646	\$ 7,917	Bookkeeper
Perdue, Brandon, Fielder, Collins & Mott, L.L.P.	03/11/91	\$ 13,353	\$ -0-	Delinquent Tax Attorney
BGE, Inc.	08/01/83	\$ 190,456	\$ 4,822	Engineer
Masterson Advisors LLC	04/30/18	\$ -0-	\$ -0-	Financial Advisor
Mary Jarmon	02/13/06	\$ -0-	\$ -0-	Investment Officer
Regional Water Corporation	11/14/97	\$ 808,620	\$ 762,881	Operator
Tax Tech, Inc.	05/08/95	\$ 72,439	\$ -0-	Tax Assessor/ Collector
Mike Stone Associates	04/01/13	\$ 429,506	\$ -0-	Park Maintenance
Harris County	Annually	\$ 138,312	\$ -0-	Security

See accompanying independent auditor's report.