

Welcome to  
Harris County Municipal Utility District 284

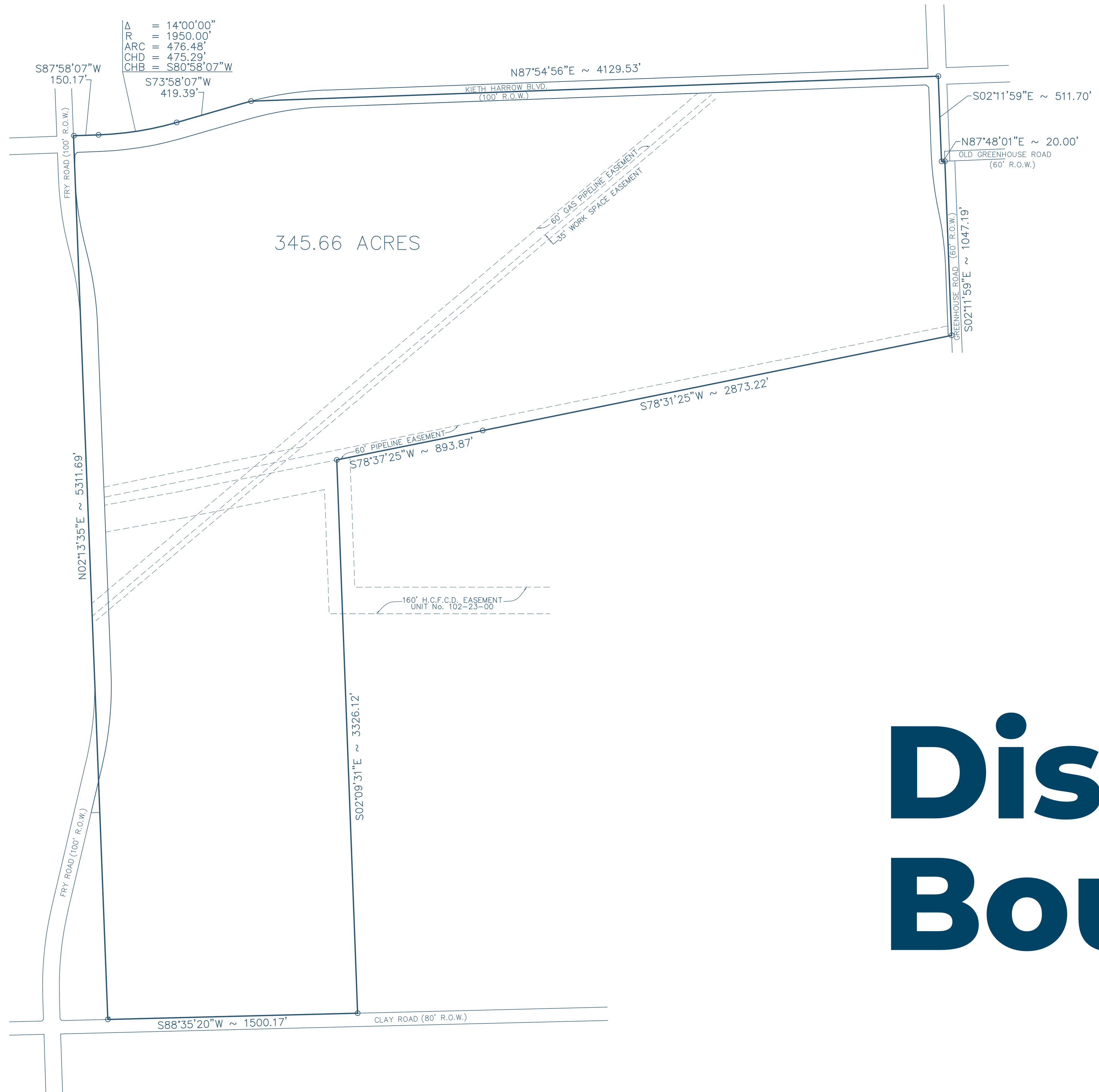
# Open House

In cooperation with Windstone Colony HOA

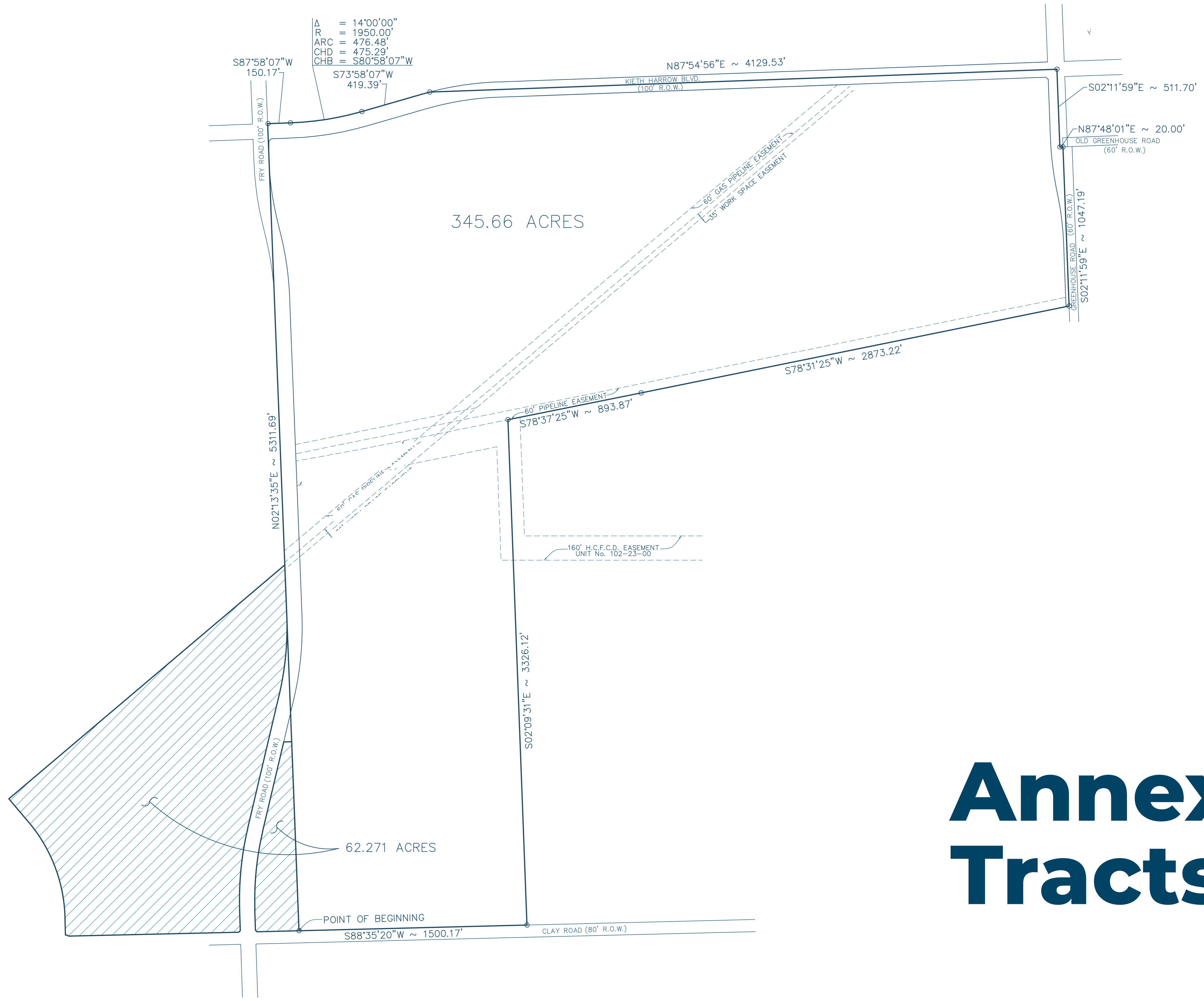
**Saturday, April 9th**

**3:00 p.m.**

Harris County  
**MUD284**

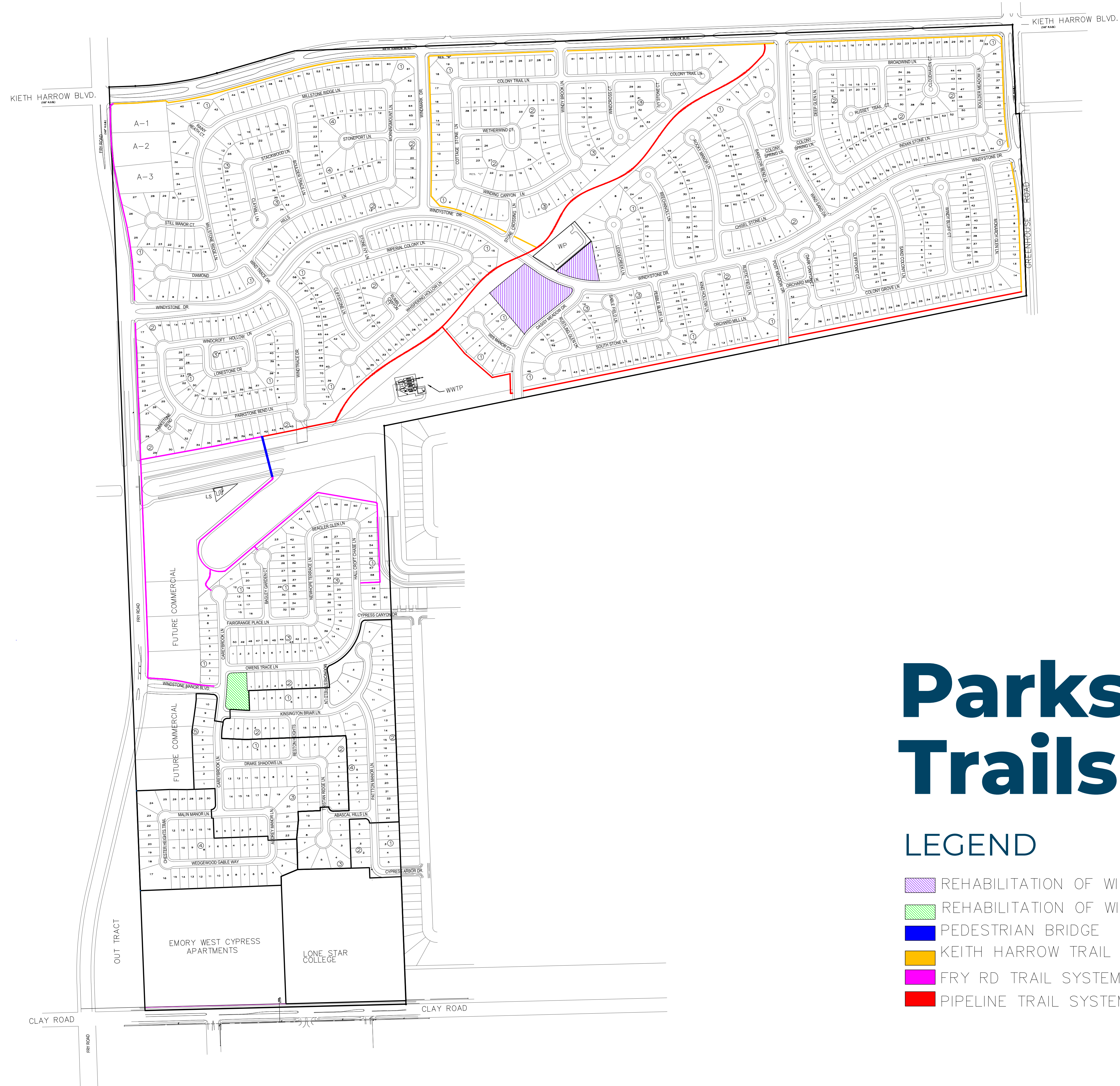


# District Boundary



# Annexation Tracts





# Parks and Trails Concept

## LEGEND

- REHABILITATION OF WINDY STONE PARKS
- REHABILITATION OF WINDSTONE SOUTH PARK
- PEDESTRIAN BRIDGE
- KEITH HARROW TRAIL SYSTEM
- FRY RD TRAIL SYSTEM
- PIPELINE TRAIL SYSTEM



# Paying for repairs/maintenance/ improvements to our facilities

## **BOARD OF DIRECTORS AS STEWARDS OF YOUR MONEY.**

- Review of audit and other reports
- The District is in excellent financial condition
  - rated “BBB+” (stable outlook) by Standard & Poor’s
- Balanced budget with excellent rainy day reserve
- The District will only issue bonds as necessary and only with the approval of TCEQ and the Texas Attorney General
- The District’s bonds are limited to the provision of water, sewer and drainage services and recreational facilities if authorized by the voters
- The District has two sources of revenue
  - property taxes and water and sewer revenue
- The District has refinanced portions of its outstanding bonds for a total of \$2,472,396 in gross debt service savings in six refinancing transactions

# Paying for repairs/maintenance/improvements to our facilities

## SOURCES OF REVENUE FOR LESSER COSTS – GENERAL FUND.

- Water and Sewer Rates
- Maintenance Tax
  - Maximum Authorized Maintenance Tax Rate - \$1.50
  - 2021 Maintenance Tax Rate - \$0.30

## SOURCES OF PAYMENT FOR MAJOR COSTS.

### BONDS

- Bond authorization
- Bond application to TCEQ
- Advantages – long term financing at low interest rates and repayment schedule can be structured to minimize tax rate impact.
- Paid with debt tax proceeds

# Historical Tax Information

Year	Taxable Value	Tax Rate
2021	\$295,667,541	\$0.69
2020	\$247,797,080	\$0.75
2019	\$231,702,341	\$0.79
2018	\$215,270,599	\$0.84
2017	\$208,703,130	\$0.86
2016	\$188,459,198	\$0.89
2015	\$166,940,891	\$0.94
2014	\$147,277,746	\$1.03
2013	\$128,447,657	\$1.15
2012	\$124,237,085	\$1.15

The total tax rate is comprised of two components – debt service tax, which is used to pay the principal of and interest on outstanding bonds, and maintenance tax, which is used to pay operating and maintenance expenses of the District. The 2021 tax rate is \$0.69 per \$100 of Assessed Valuation, \$0.39 of which is debt service tax and \$0.30 of which is maintenance tax.

# “Pay As You Go” vs. Bond Financing for Major Repairs and Rehabilitation

## Assumptions:

1,219 Homes  
 2021 Certified  
 Assessed Valuation  
 Average Home  
 Value

\$295,667,541

\$213,080

Water/Sewer  
 Bill Impact



Amount Needed for Capital Improvements	Annual	Monthly
\$1,000,000	\$820.34	\$68.36
\$3,000,000	\$2,461.03	\$205.09
\$5,000,000	\$4,101.72	\$341.81

## Bond Issue Assumptions

5% Interest Rate

25 year maturity schedule

Non-Construction costs equal 15% of bond issue

Bond Issue Size	Annual Debt Service	Tax Rate	Annual	Monthly
\$1,180,000	\$83,723.90	\$0.03	\$63.92	\$5.33
\$3,530,000	\$250,462.17	\$0.10	\$213.08	\$17.76
\$5,885,000	\$417,555.21	\$0.16	\$340.93	\$28.41



Please use a black or blue ink pen to mark your ballot. To vote for your choice in each contest, completely fill in the box next to your choice.

Por favor, utilice un lapicero de tinta negra o azul para marcar su boleta. Para votar por su elección en cada concurso, llene completamente la casilla junto a su selección. Vote por ninguno o uno a menos que esté indicado en el concurso electoral.

**STATE OF TEXAS,  
Constitutional Amendment Election**

ESTADO DE TEXAS,  
Elección sobre Enmiendas a la Constitución

**HARRIS COUNTY,  
STATE OF TEXAS PROPOSITION 1**

HARRIS COUNTY, PROPUESTA NÚMERO 1 DEL  
ESTADO DE TEXAS

THE CONSTITUTIONAL AMENDMENT AUTHORIZING THE LEGISLATURE TO PROVIDE FOR THE REDUCTION OF THE AMOUNT OF A LIMITATION ON THE TOTAL AMOUNT OF AD VALOREM TAXES THAT MAY BE IMPOSED FOR GENERAL ELEMENTARY AND SECONDARY PUBLIC SCHOOL PURPOSES ON THE RESIDENCE HOMESTEAD OF A PERSON WHO IS ELDERLY OR DISABLED TO REFLECT ANY STATUTORY REDUCTION FROM THE PRECEDING TAX YEAR IN THE MAXIMUM COMPRESSED RATE OF THE MAINTENANCE AND OPERATIONS TAXES IMPOSED FOR THOSE PURPOSES ON THE HOMESTEAD.

LA ENMIENDA CONSTITUCIONAL QUE AUTORIZA A LA LEGISLATURA A PROVEER LA REDUCCIÓN DEL IMPORTE DE LA LIMITACIÓN SOBRE LA CANTIDAD TOTAL DE IMPUESTOS AD VALOREM QUE PUEDEN FIJARSE, PARA FINES GENERALES DE LAS ESCUELAS PÚBLICAS PRIMARIAS Y SECUNDARIAS, SOBRE LA PROPIEDAD RESIDENCIAL DE UNA PERSONA DE EDAD AVANZADA O DISCAPACITADA PARA REFLEJAR CUALQUIER REDUCCIÓN REGLAMENTARIA DEL AÑO FISCAL ANTERIOR EN LA TASA COMPRIMIDA MÁXIMA DE LOS IMPUESTOS DE MANTENIMIENTO Y OPERACIONES FIJADOS PARA ESOS FINES SOBRE LA PROPIEDAD.

FOR A FAVOR

AGAINST EN CONTRA

**HARRIS COUNTY,  
STATE OF TEXAS PROPOSITION 2**  
HARRIS COUNTY, PROPUESTA NÚMERO 2 DEL  
ESTADO DE TEXAS

THE CONSTITUTIONAL AMENDMENT INCREASING THE AMOUNT OF THE RESIDENCE HOMESTEAD EXEMPTION FROM AD VALOREM TAXATION FOR PUBLIC SCHOOL PURPOSES FROM \$25,000 TO \$40,000.

LA ENMIENDA CONSTITUCIONAL QUE AUMENTA EL IMPORTE DE LA EXENCIÓN DE IMPUESTOS AD VALOREM DE LA PROPIEDAD RESIDENCIAL PARA FINES DE LAS ESCUELAS PÚBLICAS DE \$25,000 A \$40,000.

FOR A FAVOR

AGAINST EN CONTRA

**Harris County Municipal Utility District No. 284, of Harris County, Texas,  
Bond Election**

Harris County Municipal Utility District No. 284, of  
Harris County, Texas,  
Elección de Bonos

**HC MUD 284,  
PROPOSITION A**

HC MUD 284,  
PROPOSICIÓN A

THE ISSUANCE OF UP TO \$32,500,000 IN TOTAL PRINCIPAL AMOUNT OF BONDS FOR WATER, SANITARY SEWER AND DRAINAGE FACILITIES AND THE IMPOSITION OF TAXES, WITHOUT LIMIT AS TO RATE OR AMOUNT, SUFFICIENT TO PAY THE PRINCIPAL OF AND INTEREST ON THE BONDS  
LA EMISIÓN DE HASTA \$32,500,000 EN LA CANTIDAD TOTAL DE CAPITAL DE BONOS PARA INSTALACIONES DE AGUA, ALCANTARILLADO SANITARIO Y DRENAJE, Y LA IMPOSICIÓN DE IMPUESTOS, SIN LÍMITE EN CUANTO A TASA O CANTIDAD, SUFICIENTES PARA PAGAR EL CAPITAL Y EL INTERÉS DE LOS BONOS

FOR A FAVOR

AGAINST EN CONTRA

**HC MUD 284,  
PROPOSITION B**

HC MUD 284,  
PROPOSICIÓN B

THE ISSUANCE OF UP TO \$9,000,000 IN TOTAL PRINCIPAL AMOUNT OF BONDS FOR RECREATIONAL FACILITIES AND THE IMPOSITION OF TAXES, WITHOUT LIMIT AS TO RATE OR AMOUNT, SUFFICIENT TO PAY THE PRINCIPAL OF AND INTEREST ON THE BONDS

LA EMISIÓN DE HASTA \$9,000,000 EN LA CANTIDAD TOTAL DE CAPITAL DE BONOS PARA INSTALACIONES RECREATIVAS Y LA IMPOSICIÓN DE IMPUESTOS, SIN LÍMITE EN CUANTO A TASA O CANTIDAD, SUFICIENTES PARA PAGAR EL CAPITAL Y EL INTERÉS DE LOS BONOS

FOR A FAVOR

AGAINST EN CONTRA

**HC MUD 284,  
PROPOSITION C**

HC MUD 284,  
PROPOSICIÓN C

THE ISSUANCE OF UP TO \$32,500,000 IN TOTAL PRINCIPAL AMOUNT OF REFUNDING BONDS TO REFUND BONDS ISSUED FOR WATER, SANITARY SEWER AND DRAINAGE FACILITIES, AND ANY REFUNDING BONDS RELATED THERETO, AND THE IMPOSITION OF TAXES, WITHOUT LIMIT AS TO RATE OR AMOUNT, SUFFICIENT TO PAY THE PRINCIPAL OF AND INTEREST ON THE BONDS

LA EMISIÓN DE HASTA \$32,500,000 EN LA CANTIDAD TOTAL DE CAPITAL DE BONOS DE REEMBOLSO PARA REEMBOLSAR BONOS EMITIDOS PARA INSTALACIONES DE AGUA, ALCANTARILLADO SANITARIO Y DRENAJE, Y CUALQUIER BONO DE REEMBOLSO RELACIONADO CON ESTO Y LA IMPOSICIÓN DE IMPUESTOS, SIN LÍMITE EN CUANTO A TASA O CANTIDAD, SUFICIENTES PARA PAGAR EL CAPITAL Y EL INTERÉS DE LOS BONOS

FOR A FAVOR

AGAINST EN CONTRA

**Joint General and Special Elections**  
**May 7, 2022**  
**Harris County, Texas**  
*Elecciones Generales y Especiales Conjuntas*  
*7 de mayo de 2022*  
*Condado de Harris, Texas*

**Precinct 0305-35**  
*Precinto 0305-35*

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**HC MUD 284,**  
**PROPOSITION D**  
*HC MUD 284,*  
*PROPOSICIÓN D*

THE ISSUANCE OF UP TO \$9,000,000 IN TOTAL PRINCIPAL AMOUNT OF REFUNDING BONDS TO REFUND BONDS ISSUED FOR RECREATIONAL FACILITIES, AND ANY REFUNDING BONDS RELATED THERETO, AND THE IMPOSITION OF TAXES, WITHOUT LIMIT AS TO RATE OR AMOUNT, SUFFICIENT TO PAY THE PRINCIPAL OF AND INTEREST ON THE BONDS

LA EMISIÓN DE HASTA \$9,000,000 EN LA CANTIDAD TOTAL DE CAPITAL DE BONOS DE REEMBOLSO PARA REEMBOLSAR BONOS EMITIDOS PARA INSTALACIONES RECREATIVAS, Y CUALQUIER BONO DE REEMBOLSO RELACIONADO CON ESTO Y LA IMPOSICIÓN DE IMPUESTOS, SIN LÍMITE EN CUANTO A TASA O CANTIDAD, SUFICIENTES PARA PAGAR EL CAPITAL Y EL INTERÉS DE LOS BONOS

FOR A FAVOR

AGAINST EN CONTRA

**Unopposed Candidates Declared Elected,**  
**Directors**

**Christopher Jake Stanley**  
**Sylvia Lagunas-Garza**  
**Nancy Hanson**

*Candidatos Sin Oponentes Declarados Electos,*  
*Directores*

*Christopher Jake Stanley*  
*Sylvia Lagunas-Garza*  
*Nancy Hanson*