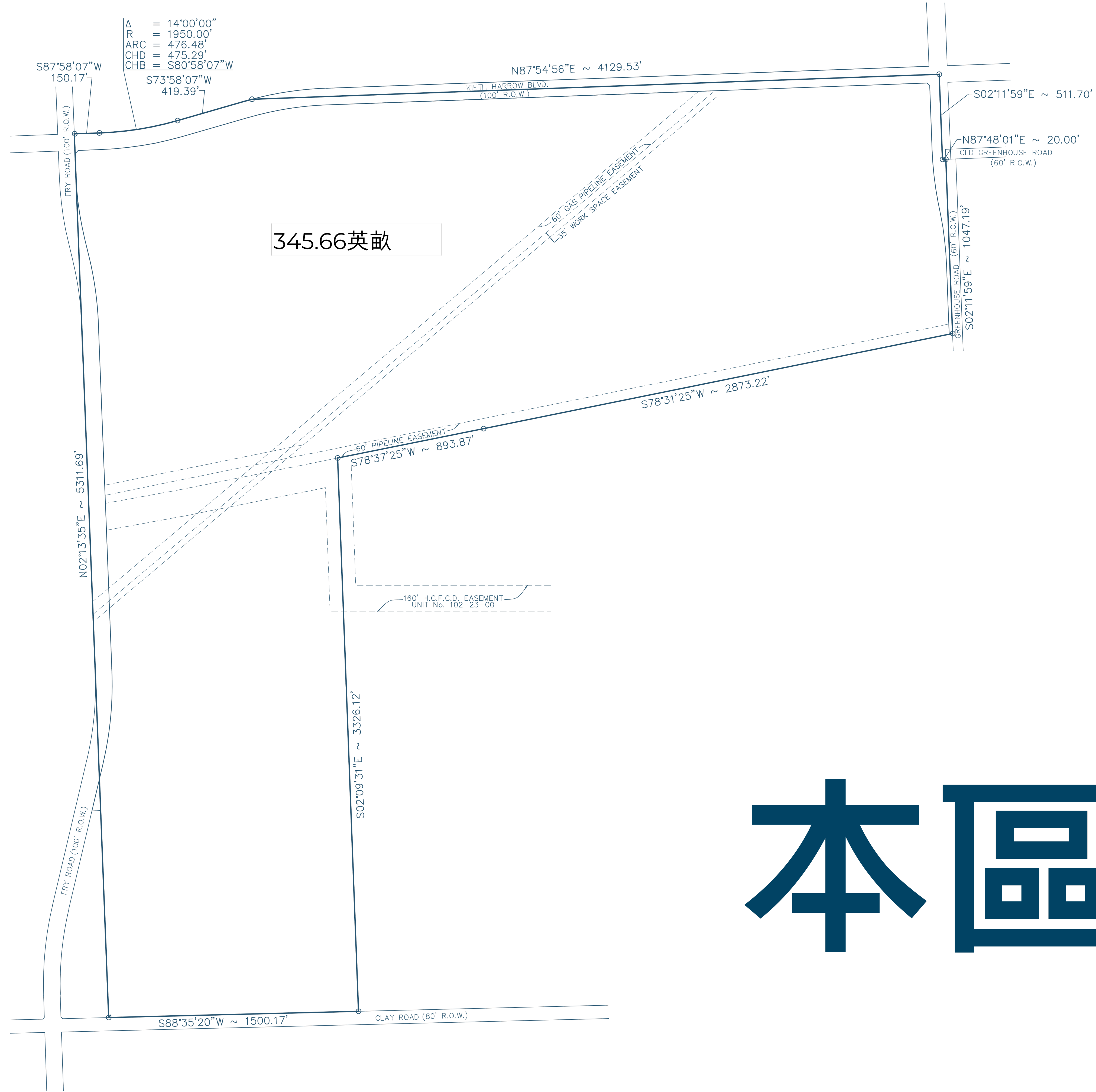


# 歡迎參加Harris縣市政公用 事業區第284區開放日活動

與Windstone Colony HOA合作舉辦

4月9日（週六）下午3:00

Harris County  
**MUD284**



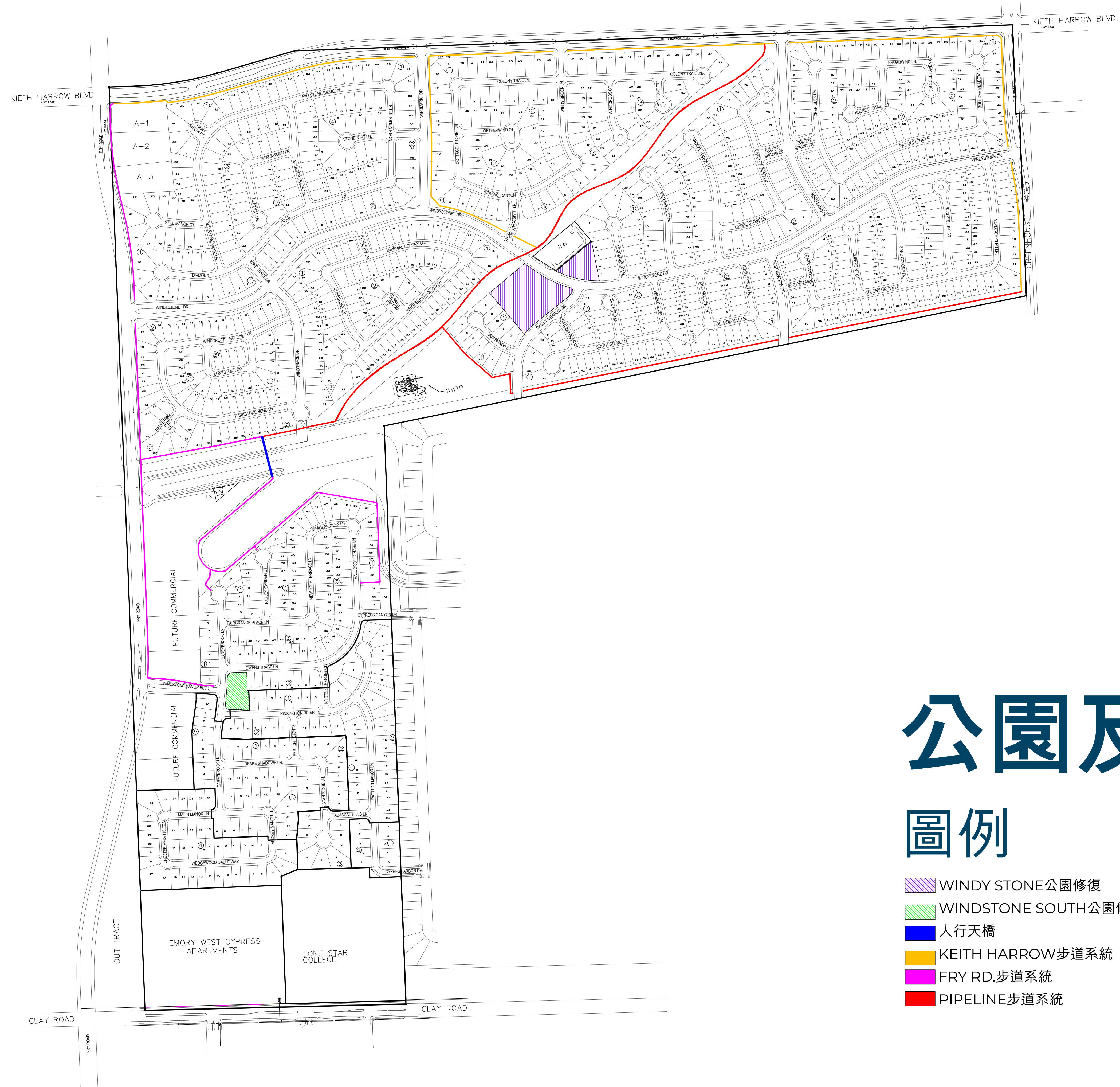
# 本區邊界

Δ = 14°00'00"  
R = 1950.00'  
ARC = 476.48'  
CHD = 475.29'  
CHB = S80°58'07"W  
419.39'



# 合併地塊





# 公園及步道概念

## 圖例

- WINDY STONE公園修復
- WINDSTONE SOUTH公園修復
- 人行天橋
- KEITH HARROW步道系統
- FRY RD.步道系統
- PIPELINE步道系統



# 支付設施維修/保養/改善費用

## 董事會妥善管理您的資金。

- 審核審計和其他報告
- 本區財務狀況極佳
  - 被Standard & Poor's評為BBB+級 ( 展望穩定 )
- 預算平衡，具有充足資金以備不時之需
- 本區僅在得到TCEQ和Texas州司法部長批准後，於必要時才會發行債券
- 本區債券僅限於提供水、污水及排水服務及經選民批准的娛樂設施
- 本區有兩種收入來源
  - 房產稅以及水務與污水處理收入
- 本區在六次再融資交易中對部分未償還債券進行了再融資，共節省2,472,396美元的債務清償總額

# 支付設施維修/保養/改善費用

成本更低的收入來源 – 常規資金。

- 水務和污水處理費
- 維護稅
  - 授權的最高維護稅率 - \$1.50
  - 2021年維護稅率 - \$0.30

主要成本的支付來源。

債券

- 債券授權
- 向TCEQ提出債券申請
- 優勢 – 長期融資，低利率，還款時間表的結構可以將稅率影響降至最低。
- 用債務稅所得進行償付



# 歷史稅務信息

年	應稅價值	稅率
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

總稅率由兩部分組成 – 用於支付未償債券的本金和利息的償債稅率，以及用於支付本區的運營和維護費用的維護稅率。2021年稅率為每100美元評估價值徵收0.69美元，其中0.39美元為債務清償稅，0.30美元為維護稅。

# 現收現付與針對主要維修和修復的債券融資

## 假設

1,219所房屋

2021年認證 評估估值

平均房屋價值

\$295,667,541

\$213,080

用水/排污  
賬單影響

## 基本建設改進所需金額

\$1,000,000

每年

每月

\$820.34

\$68.36

\$3,000,000

\$2,461.03

\$205.09

\$5,000,000

\$4,101.72

\$341.81

## 債券發行

5%利率

25年到期時間表

非建造成本相當於債券發行的15%

債券發行面積	每年債務清償	稅率	每年	每月
\$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



Joint General and Special Elections  
May 7, 2022  
Harris County, Texas  
聯合普選與特別選舉  
2022年, 5月7日  
TEXAS州, Harris縣

Precinct 0305-35  
選區 0305-35

Page 1 of 1  
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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.  
請使用黑色或藍色原子筆標記您的選票。要在每個選項中為您的選擇投票，請完整填滿您的選擇旁邊的方框。

**STATE OF TEXAS,  
Constitutional Amendment Election**  
TEXAS州,  
憲法修訂選舉

**HARRIS COUNTY,  
STATE OF TEXAS PROPOSITION 1**  
HARRIS縣,  
TEXAS州 議案 1

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.

憲法修正案授權立法機構規定減少可能向老年人或殘障人士自住房徵收的普通中小學公立學校從價稅總額的限額，反映上一納稅年度向自住房徵收的維護和運營稅的最高壓縮稅率的任意法定減免。

FOR 贊成  
 AGAINST 反對

**HARRIS COUNTY,  
STATE OF TEXAS PROPOSITION 2**  
HARRIS縣,  
TEXAS州 議案 2

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.

憲法修正案將用於公立學校的自住房從價稅免徵額從 25,000 美元增加至 40,000 美元。

FOR 贊成  
 AGAINST 反對

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

**HC MUD 284,  
PROPOSITION A**  
HC MUD 284,  
議案 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  
發行本金總額為\$32,500,000美元的水、污水管道及排水設施債券，並徵收不限稅率或稅額的足額稅款用於償付上述債券之本金及利息

FOR 贊成  
 AGAINST 反對

**HC MUD 284,  
PROPOSITION B**  
HC MUD 284,  
議案 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  
發行本金總額為9,000,000美元的娛樂設施債券，並徵收不限稅率或稅額的足額稅款用於償付上述債券之本金及利息

FOR 贊成  
 AGAINST 反對

**HC MUD 284,  
PROPOSITION C**  
HC MUD 284,  
提案 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  
發行本金總額為32,500,000美元的償債債券，用於償付為水、污水管道及排水設施而發行的債券以及與之相關的任何償債債券，並徵收不限稅率或稅額的足額稅款用於償付上述債券之本金及利息

FOR 贊成  
 AGAINST 反對

**HC MUD 284,  
PROPOSITION D**  
HC MUD 284,  
提案 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  
發行本金總額為9,000,000美元的償債債券，用於償付為娛樂設施而發行的債券以及與之相關的任何償債債券，並徵收不限稅率或稅額的足額稅款用於償付上述債券之本金及利息

FOR 贊成  
 AGAINST 反對

**Unopposed Candidates Declared Elected, Directors**  
Christopher Jake Stanley  
Sylvia Lagunas-Garza  
Nancy Hanson  
無競爭對手之候選人宣布當選, 理事  
Christopher Jake Stanley  
Sylvia Lagunas-Garza  
Nancy Hanson

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