

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503

HARRIS COUNTY, TEXAS

ANNUAL FINANCIAL REPORT

MARCH 31, 2025

McCALL GIBSON SWEDLUND BARFOOT ELLIS PLLC
Certified Public Accountants

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McCall Gibson Swedlund Barfoot Ellis PLLC

Certified Public Accountants

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INDEPENDENT AUDITOR'S REPORT

Board of Directors
Harris County Municipal
Utility District No. 503
Harris County, Texas

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Harris County Municipal Utility District No. 503 (the "District") as of and for the year ended March 31, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of March 31, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

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

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The 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 an 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 Ellis PLLC

McCall Gibson Swedlund Barfoot Ellis PLLC
Certified Public Accountants
Houston, Texas

June 26, 2025

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503

MANAGEMENT'S DISCUSSION AND ANALYSIS

FOR THE YEAR ENDED MARCH 31, 2025

Management's discussion and analysis of the financial performance of Harris County Municipal Utility District No. 503 (the "District") provides an overview of the District's financial activities for the year ended March 31, 2025. 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 the District's assets and liabilities 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 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 current fiscal 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 three governmental fund types. The General Fund accounts for resources not accounted for in another fund, customer service revenues, operating costs and general expenditures. The Debt Service Fund accounts for ad valorem taxes and financial resources restricted, committed or assigned for the payment of the District's outstanding bonds, contractual debt, and the cost of assessing and collecting taxes. The Capital Projects Fund accounts for financial resources restricted, committed or assigned for acquisition or construction of facilities and related costs.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED MARCH 31, 2025**

FUND FINANCIAL STATEMENTS (Continued)

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") and other supplementary information. A budgetary comparison schedule is included as RSI for the General 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, liabilities exceeded assets by \$9,795,601 as of March 31, 2025. A portion of the District's net position reflects its net investment in capital assets which consists of water, wastewater and drainage facilities less any debt used to acquire those assets that is still outstanding.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED MARCH 31, 2025

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The following table is a comparative analysis of government-wide changes in the Statement of Net Position as of March 31, 2025, and March 31, 2024:

	Summary of Changes in the Statement of Net Position		
	2025	2024	Change Positive (Negative)
Current and Other Assets	\$ 3,716,804	\$ 902,294	\$ 2,814,510
Capital Assets (Net of Accumulated Depreciation)	7,114,289	7,280,561	(166,272)
Total Assets	<u>\$ 10,831,093</u>	<u>\$ 8,182,855</u>	<u>\$ 2,648,238</u>
Due to Developer	\$ 127,000	\$ 7,832,738	\$ 7,705,738
Bonds Payable	20,273,501		(20,273,501)
Other Liabilities	226,193	285,156	58,963
Total Liabilities	<u>\$ 20,626,694</u>	<u>\$ 8,117,894</u>	<u>\$ (12,508,800)</u>
Net Position:			
Net Investment in Capital Assets	\$ (12,297,969)	\$ (201,677)	\$ (12,096,292)
Restricted	1,664,266	78,972	1,585,294
Unrestricted	838,102	187,666	650,436
Total Net Position	<u>\$ (9,795,601)</u>	<u>\$ 64,961</u>	<u>\$ (9,860,562)</u>

The following table provides a summary of the District's operations for the years ended March 31, 2025, and March 31, 2024.

	Summary of Changes in the Statement of Activities		
	2025	2024	Change Positive (Negative)
Revenues:			
Property Taxes	\$ 1,983,326	\$ 422,838	\$ 1,560,488
Charges for Services	727,364	1,161,381	(434,017)
Other Revenues	70,585	24,398	46,187
Total Revenues	<u>\$ 2,781,275</u>	<u>\$ 1,608,617</u>	<u>\$ 1,172,658</u>
Total Expenses	<u>12,641,837</u>	<u>1,428,076</u>	<u>(11,213,761)</u>
Change in Net Position	\$ (9,860,562)	\$ 180,541	\$ (10,041,103)
Net Position, Beginning of Year	<u>64,961</u>	<u>(115,580)</u>	<u>180,541</u>
Net Position, End of Year	<u>\$ (9,795,601)</u>	<u>\$ 64,961</u>	<u>\$ (9,860,562)</u>

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503

MANAGEMENT'S DISCUSSION AND ANALYSIS

FOR THE YEAR ENDED MARCH 31, 2025

FINANCIAL ANALYSIS OF THE DISTRICT'S GOVERNMENTAL FUNDS

The District's combined fund balances as of March 31, 2025, were \$3,516,373, an increase of \$2,912,957 from the prior year.

The General Fund fund balance increased by \$421,679, primarily due to property tax revenues and service revenues exceeding professional, operating, and administrative costs.

The Debt Service Fund fund balance increased by \$1,630,035. Debt service tax revenues and capitalized interest from bond sales exceeded the District's share of the Master District contract debt as well as the interest due on the District's bonds.

The Capital Projects Fund fund balance increased by \$861,243. The District sold its Series 2024 Utility Bonds and Series 2024 Road Bonds and used the proceeds to reimburse its developer.

GENERAL FUND BUDGETARY HIGHLIGHTS

The Board of Directors adopted a budget for the General Fund for the current fiscal year. Actual revenues were \$343,820 more than budgeted revenues and actual expenditures were \$185,941 more than budgeted expenditures which resulted in a positive variance of \$157,879. See the budget to actual comparison for more information.

CAPITAL ASSETS

Capital assets as of March 31, 2025, total \$7,114,289 (net of accumulated depreciation) and include the water, wastewater and drainage systems.

Capital Assets At Year-End			
	2025	2024	Change Positive (Negative)
Capital Assets Subject to Depreciation:			
Water System	\$ 1,448,998	\$ 1,448,998	\$
Wastewater System	1,965,612	1,965,612	
Drainage System	4,067,628	4,067,628	
Less Accumulated Depreciation	<u>(367,949)</u>	<u>(201,677)</u>	<u>(166,272)</u>
Total Net Capital Assets	<u>\$ 7,114,289</u>	<u>\$ 7,280,561</u>	<u>\$ (166,272)</u>

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED MARCH 31, 2025**

LONG-TERM DEBT

As of March 31, 2025, the District had bond debt payable of \$20,245,000. The changes in debt position of the District during the year ended March 31, 2025, are summarized as follows:

Bond Debt Payable, April 1, 2024	\$ - 0 -
Add: Bond Sales	<u>20,245,000</u>
Bond Debt Payable, March 31, 2025	<u>\$ 20,245,000</u>

The Series 2024 Road Bonds and Series 2024 Utility Bonds carry insured ratings of “AA” by virtue of bond insurance issued by Assured Guaranty Inc. Credit enhanced ratings provided through bond insurance policies are subject to change based on changes to the ratings of the insurers.

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. 503, c/o Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas 77027.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503
STATEMENT OF NET POSITION AND
GOVERNMENTAL FUNDS BALANCE SHEET
MARCH 31, 2025

	<u>General Fund</u>	<u>Debt Service Fund</u>
ASSETS		
Cash	\$ 59,595	\$ 89,078
Investments	1,518,192	1,115,787
Receivables:		
Property Taxes	14,745	29,490
Penalty and Interest on Delinquent Taxes		
Service Accounts	24,970	
Due from Other Funds		502,466
Capital Assets (Net of Accumulated Depreciation)		
TOTAL ASSETS	<u>\$ 1,617,502</u>	<u>\$ 1,736,821</u>

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

<u>Capital Projects Fund</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
\$	\$	\$	\$
861,243	148,673		148,673
	3,495,222		3,495,222
	44,235		44,235
		3,704	3,704
	24,970		24,970
	502,466	(502,466)	
		7,114,289	7,114,289
<u>\$ 861,243</u>	<u>\$ 4,215,566</u>	<u>\$ 6,615,527</u>	<u>\$ 10,831,093</u>

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

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503
STATEMENT OF NET POSITION AND
GOVERNMENTAL FUNDS BALANCE SHEET
MARCH 31, 2025

	<u>General Fund</u>	<u>Debt Service Fund</u>
LIABILITIES		
Accounts Payable	\$ 35,259	\$ 2,558
Accrued Interest Payable		
Due to Developer		
Due to Other Funds	502,466	
Security Deposits	114,675	
Long-Term Liabilities:		
Bonds Payable, Due After One Year		
TOTAL LIABILITIES	<u>\$ 652,400</u>	<u>\$ 2,558</u>
DEFERRED INFLOWS OF RESOURCES		
Property Taxes	<u>\$ 14,745</u>	<u>\$ 29,490</u>
FUND BALANCES/NET POSITION		
FUND BALANCES		
Restricted for Authorized Construction	\$	\$
Restricted for Debt Service		1,229,951
Restricted for Master District Contract Debt		474,822
Unassigned	<u>950,357</u>	
TOTAL FUND BALANCES	<u>\$ 950,357</u>	<u>\$ 1,704,773</u>
TOTAL LIABILITIES AND FUND BALANCES	<u><u>\$ 1,617,502</u></u>	<u><u>\$ 1,736,821</u></u>
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.

Capital Projects Fund	Total	Adjustments	Statement of Net Assets
\$	\$ 37,817	\$	\$ 37,817
		73,701	73,701
		127,000	127,000
	502,466	(502,466)	
	114,675		114,675
		20,273,501	20,273,501
<u>\$ - 0 -</u>	<u>\$ 654,958</u>	<u>\$ 19,971,736</u>	<u>\$ 20,626,694</u>
 <u>\$ - 0 -</u>	 <u>\$ 44,235</u>	 <u>\$ (44,235)</u>	 <u>\$ -0-</u>
 \$ 861,243	 \$ 861,243	 \$ (861,243)	 \$
	1,229,951	(1,229,951)	
	474,822	(474,822)	
	950,357	(950,357)	
<u>\$ 861,243</u>	<u>\$ 3,516,373</u>	<u>\$ (3,516,373)</u>	<u>\$ - 0 -</u>
<u>\$ 861,243</u>	<u>\$ 4,215,566</u>		
		\$ (12,297,969)	\$ (12,297,969)
		1,664,266	1,664,266
		838,102	838,102
		<u>\$ (9,795,601)</u>	<u>\$ (9,795,601)</u>

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

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION
MARCH 31, 2025

Total Fund Balances - Governmental Funds	\$ 3,516,373
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Amounts reported for governmental activities in the Statement of Net Position are different because:

Capital assets are not current financial resources and, therefore, are not reported as assets in governmental funds.	7,114,289
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Deferred inflows of resources related to property tax revenues and penalty and interest receivable on delinquent taxes for the 2024 tax levy became part of recognized revenue in the governmental activities of the District.	47,939
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Certain liabilities are not due and payable in the current period and, therefore, are not reported as liabilities in the funds. These liabilities at year end consist of:

Accrued Interest Payable	\$ (73,701)	
Bonds Payable	(20,273,501)	
Due to Developer	<u>(127,000)</u>	<u>(20,474,202)</u>

Total Net Position - Governmental Activities	<u>\$ (9,795,601)</u>
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The accompanying notes to the financial
statements are an integral part of this report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS STATEMENT OF
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED MARCH 31, 2025

	General Fund	Debt Service Fund
REVENUES		
Property Taxes	\$ 654,739	\$ 1,296,728
Water Service	158,310	
Wastewater Service	150,757	
Water Authority Fees	182,901	
Penalty and Interest	6,216	5,902
Connection and Inspection Fees	220,920	
Investment and Miscellaneous Revenues	30,677	20,564
TOTAL REVENUES	\$ 1,404,520	\$ 1,323,194
EXPENDITURES/EXPENSES		
Service Operations:		
Professional Fees	\$ 123,623	\$ 700
Contracted Services	166,218	19,228
Purchased Water and Wastewater Service	205,200	
Water Authority Assessments	176,244	
Repairs and Maintenance	132,792	
Depreciation		
Other	178,764	5,601
Conveyance of Assets		
Capital Outlay		
Developer Interest		
Debt Service:		
Bond Anticipation Note Interest		
Bond Issuance Costs		
Bond Interest		256,964
Contractual Obligation		295,072
TOTAL EXPENDITURES/EXPENSES	\$ 982,841	\$ 577,565
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES/EXPENSES	\$ 421,679	\$ 745,629
OTHER FINANCING SOURCES (USES)		
Bond Discount	\$	\$
Bond Premium		
Proceeds from Issuance of Long-Term Debt		884,406
TOTAL OTHER FINANCING SOURCES (USES)	\$ -0-	\$ 884,406
NET CHANGE IN FUND BALANCES	\$ 421,679	\$ 1,630,035
CHANGE IN NET POSITION		
FUND BALANCES/NET POSITION - APRIL 1, 2024	528,678	74,738
FUND BALANCES/NET POSITION - MARCH 31, 2025	\$ 950,357	\$ 1,704,773

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

Capital Projects Fund	Total	Adjustments	Statement of Activities
\$	\$ 1,951,467	\$ 31,859	\$ 1,983,326
	158,310		158,310
	150,757		150,757
	182,901		182,901
	12,118	2,358	14,476
	220,920		220,920
19,344	70,585		70,585
<u>\$ 19,344</u>	<u>\$ 2,747,058</u>	<u>\$ 34,217</u>	<u>\$ 2,781,275</u>
\$ 18,476	\$ 142,799	\$	\$ 142,799
	185,446		185,446
	205,200		205,200
	176,244		176,244
38,100	170,892		170,892
		166,272	166,272
	184,365		184,365
		7,356,802	7,356,802
15,062,540	15,062,540	(15,062,540)	
1,670,310	1,670,310		1,670,310
164,055	164,055		164,055
1,594,122	1,594,122		1,594,122
	256,964	73,294	330,258
	295,072		295,072
<u>\$ 18,547,603</u>	<u>\$ 20,108,009</u>	<u>\$ (7,466,172)</u>	<u>\$ 12,641,837</u>
<u>\$ (18,528,259)</u>	<u>\$ (17,360,951)</u>	<u>\$ 7,500,389</u>	<u>\$ (9,860,562)</u>
\$ (424,646)	\$ (424,646)	\$ 424,646	\$
453,554	453,554	(453,554)	
19,360,594	20,245,000	(20,245,000)	
<u>\$ 19,389,502</u>	<u>\$ 20,273,908</u>	<u>\$ (20,273,908)</u>	<u>\$ -0-</u>
\$ 861,243	\$ 2,912,957	\$ (2,912,957)	\$
		(9,860,562)	(9,860,562)
	603,416	(538,455)	64,961
<u>\$ 861,243</u>	<u>\$ 3,516,373</u>	<u>\$ (13,311,974)</u>	<u>\$ (9,795,601)</u>

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

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503
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, 2025

Net Change in Fund Balances - Governmental Funds	\$	2,912,957
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report tax revenues and penalty and interest revenues on delinquent taxes when collected. However, in the Statement of Activities, revenue is recorded in the accounting period for which the taxes are levied and the penalty and interest is assessed.		34,217
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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.		(166,272)
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Governmental funds report costs paid for assets that are conveyed to Harris County for operations as expenditures.		(7,356,802)
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Governmental funds report capital outlay 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.		15,062,540
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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.		(73,294)
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Governmental funds report bond proceeds, bond premiums, and bond discounts as other financing sources and uses in the year bonds are sold. However, in governmental activities, bonds payable are recorded as long-term liabilities, net of any unamortized bond premium and bond discount.		(20,273,908)
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Change in Net Position - Governmental Activities	\$	<u>(9,860,562)</u>
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The accompanying notes to the financial
statements are an integral part of this report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503
NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2025

NOTE 1. CREATION OF DISTRICT

Harris County Municipal Utility District No. 503 (the “District”) was created effective June 26, 2007, by an Order of the Texas Commission on Environmental Quality, (the “Commission”). Pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code, as amended, the District is empowered to purchase, operate and maintain all facilities, plants and improvements necessary to provide water, sanitary sewer service, drainage, solid waste collection and disposal, including recycling, and to construct parks, recreational facilities and roads for the residents of the District. The District is located within the extraterritorial jurisdiction of the City of Houston, Texas. The Board of Directors held its organizational meeting on October 28, 2008.

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES

The accompanying 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 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 and other districts have contracted with Harris County Municipal Utility District No. 500 in its capacity as Master District (the “Master District”) for the financing, operation, and maintenance of regional water, sanitary sewer, drainage, road, and recreational facilities. These facilities are under the oversight of the Master District’s Board of Directors and financial activity of the Master District has been included in the financial statements of the District as a note disclosure (see Note 9). Copies of the financial statements for the Master District may be obtained from Harris County Municipal Utility District No. 500, c/o Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, TX 77027.

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. 503
NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2025

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial Statement Presentation (Continued)

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 assets 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 assets 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. 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 by adjustment to obtain net total revenue and expense of the government-wide Statement of Activities.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503
NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2025

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Fund Financial Statements

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

Governmental Funds

The District has three governmental funds and considers each to be a major fund.

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

Debt Service Fund – To account for ad valorem taxes and financial resources restricted, committed or assigned for the payment of the District's outstanding bonds, contractual 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.

Property taxes considered available by the District and included in revenue include taxes collected during the year and taxes collected after year-end, which were considered available to defray the expenditures of the current year. 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.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503
NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2025

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Basis of Accounting (Continued)

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 timely basis. At year end, the General Fund owed the Debt Service Fund \$502,466 for maintenance tax collections.

Capital Assets

Capital assets include property, plant, equipment, and infrastructure assets reported in the government-wide Statement of Net Position. 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. 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 over periods ranging from 10 to 45 years.

Road infrastructure conveyed to Harris County during the current fiscal year totaled \$7,356,802.

Budgeting

An annual budget is adopted for the General Fund by the District's Board of Directors. The budget is prepared using the same method of accounting as for financial reporting. The original General Fund budget for the current year was not amended. The Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund presents the budgeted amounts compared to the actual amounts of revenues and expenditures for the current year.

Pensions

The District has not established a pension plan as the District does not have employees. The Internal Revenue Service has determined that fees of office received by Directors are considered wages subject to federal income tax withholding for payroll purposes only.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503
NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2025

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

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 are classified 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. The District did not have any nonspendable fund balances.

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, resolutions, or motions approved by the Board. The District does not have any committed fund balances.

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

Unassigned: all other spendable amounts in the General Fund.

When 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.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503
NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2025

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

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

	Utility Series 2024	Road Series 2024
Amount Outstanding – March 31, 2025	\$10,615,000	\$9,630,000
Interest Rates	3.25%-6.25%	4.00%-7.00%
Maturity Dates – Serially Beginning/Ending	September 1, 2026/2050	September 1, 2026/2050
Interest Payment Dates	September 1/ March 1	September 1/ March 1
Callable Date	September 1, 2031*	September 1, 2031*

* Or any date thereafter, in whole or in part, at a price equal to the principal amount to be redeemed plus accrued interest from the most recent interest payment date to the date fixed for redemption. Series 2024 term bonds maturing on September 1, 2039 are subject to mandatory redemption beginning September 1, 2038.

As of March 31, 2025, the District had authorized but unissued bonds in the amount of \$79,670,000 for water, sewer and drainage facilities, \$47,245,000 for roads and \$28,990,000 for recreational facilities. As bonds are issued, they are repaid 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.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503
NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2025

NOTE 3. LONG-TERM DEBT (Continued)

Bonds payable activity for the current fiscal year is summarized in the following table:

	April 1, 2024	Additions	Retirements	March 31, 2025
Bonds Payable	\$	\$ 20,245,000	\$	\$ 20,245,000
Unamortized Discounts		(424,646)	(5,945)	(418,701)
Unamortized Premium		453,554	6,352	447,202
Bonds Payable, Net	\$ -0-	\$ 20,273,908	\$ 407	\$ 20,273,501
		Amount Due Within One Year		\$ -0-
		Amount Due After One Year		20,273,501
		Bonds Payable, Net		\$ 20,273,501

As of March 31, 2025, the debt service requirements on the bonds outstanding were as follows:

Fiscal Year	Principal	Interest	Total
2026	\$	\$ 884,406	\$ 884,406
2027	435,000	869,913	1,304,913
2028	455,000	840,263	1,295,263
2029	485,000	808,956	1,293,956
2030	510,000	775,819	1,285,819
2031-2035	2,990,000	3,385,200	6,375,200
2036-2040	3,715,000	2,710,466	6,425,466
2041-2045	4,615,000	1,885,700	6,500,700
2046-2050	5,735,000	854,500	6,589,500
2051	1,305,000	26,100	1,331,100
	\$ 20,245,000	\$ 13,041,323	\$ 33,286,323

During the year ended March 31, 2025, the District levied an ad valorem debt service tax of \$0.50 per \$100 of assessed valuation, which resulted in a tax levy of \$661,964 on the adjusted taxable valuation of \$132,392,739 for the 2024 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 and Note 8 for the contract tax levy.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503
NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2025

NOTE 3. LONG-TERM DEBT (Continued)

Unreimbursed Costs

The District has entered into financing agreements with the developer. The agreements call for the developer to fund operating advances as well as construction costs associated with water, sewer, drainage, park and road facilities. Reimbursement of these costs will come from future bond proceeds or other lawfully available monies. Current fiscal year activity related to unreimbursed costs are summarized in the following table:

Unreimbursed Costs, Beginning of Year	\$ 7,832,738
Add: Current Year Additions	7,413,378
Less: Current Year Reimbursements	<u>(15,119,116)</u>
Unreimbursed Costs, End of Year	<u>\$ 127,000</u>

NOTE 4. SIGNIFICANT BOND ORDER AND LEGAL REQUIREMENTS

The District has covenanted that it will take all necessary steps to comply with the requirement that rebatable arbitrage earnings on the investment of the gross debt proceeds, 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 each five-year anniversary of the issuance of the bonds.

The bond orders state that the District is required to provide to certain information repositories continuing disclosure of annual financial information and operating data with respect to the District. The information is of the general type included in the annual audit report and must be filed within six months after the end of each fiscal year of the District.

The District received capitalized interest from bond sales totaling \$884,406 which is restricted to pay future bond interest.

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.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503

NOTES TO THE FINANCIAL STATEMENTS

MARCH 31, 2025

NOTE 5. DEPOSITS AND INVESTMENTS (Continued)

Deposits (Continued)

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 fiscal year end, the carrying amount of the District's deposits was \$148,673 and the bank balance was \$183,379. The District was not exposed to custodial credit risk at year end.

The carrying values of the deposits are included in the Governmental Funds Balance Sheet and the Statement of Net Position at March 31, 2025, as listed below:

	Cash
GENERAL FUND	\$ 59,595
DEBT SERVICE FUND	89,078
TOTAL DEPOSITS	<u>\$ 148,673</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 which is reviewed annually and which may be more restrictive than the Public Funds Investment Act.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503
NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2025

NOTE 5. DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

The District invests in TexPool, an external investment pool that is not SEC-registered. The State Comptroller of Public Accounts of the State of Texas has oversight of the pool. Federated Hermes, Inc. manages the daily operations of the pool under a contract with the Comptroller. TexPool measures 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.

As of March 31, 2025, the District had the following investment and maturity:

Funds and Investment Type	Fair Value	Maturities of Less Than 1 Year
<u>GENERAL FUND</u>		
TexPool	\$ 1,518,192	\$ 1,518,192
<u>DEBT SERVICE FUND</u>		
TexPool	1,115,787	1,115,787
<u>CAPITAL PROJECTS FUND</u>		
TexPool	861,243	861,243
TOTAL INVESTMENTS	\$ 3,495,222	\$ 3,495,222

Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. The District's investment in TexPool was rated AAAm by Standard and Poor's.

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 since the share position can usually be redeemed each day at the discretion of the District, unless there has been a significant change in value.

Restrictions

All cash and investments of the Debt Service Fund are restricted for the payment of the District's outstanding bonds, contractual debt, 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.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503
NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2025

NOTE 6. CAPITAL ASSETS

Capital asset activity for the current fiscal year is summarized in the following table:

	April 1, 2024	Increases	Decreases	March 31, 2025
Capital Assets Subject to Depreciation				
Water System	\$ 1,448,998	\$	\$	\$ 1,448,998
Wastewater System	1,965,612			1,965,612
Drainage System	<u>4,067,628</u>			<u>4,067,628</u>
Total Capital Assets Subject to Depreciation	<u>\$ 7,482,238</u>	<u>\$ - 0 -</u>	<u>\$ - 0 -</u>	<u>\$ 7,482,238</u>
Less Accumulated Depreciation				
Water System	\$ 37,990	\$ 32,200	\$	\$ 70,190
Wastewater System	48,567	43,680		92,247
Drainage System	<u>115,120</u>	<u>90,392</u>		<u>205,512</u>
Total Accumulated Depreciation	<u>\$ 201,677</u>	<u>\$ 166,272</u>	<u>\$ - 0 -</u>	<u>\$ 367,949</u>
Total Capital Assets, Net of Accumulated Depreciation	<u><u>\$ 7,280,561</u></u>	<u><u>\$ (166,272)</u></u>	<u><u>\$ - 0 -</u></u>	<u><u>\$ 7,114,289</u></u>

NOTE 7. MAINTENANCE TAX

On May 7, 2016, District voters approved the levy and collection of a maintenance tax in an amount not to exceed \$1.50 per \$100 of assessed valuation of taxable property within the District. The maintenance tax is to be used by the General Fund to pay operations and maintenance costs of the District. During the year ended March 31, 2025, the District levied an ad valorem maintenance tax rate of \$0.50 per \$100 of assessed valuation, which resulted in a tax levy of \$661,964 on the adjusted taxable valuation of \$132,392,739 for the 2024 tax year.

On May 7, 2016, the voters of the District approved the levy and collection of a maintenance tax in an amount not to exceed \$0.25 per \$100 of assessed valuation of taxable property within the District for purposes of constructing and maintaining roads within the District.

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

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503
NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2025

NOTE 8. CONTRACT TAX

The voters in the District have approved the levy and collection of an annual contract tax imposed on all taxable property within the boundaries of the District in an unlimited amount per \$100 of assessed valuation for purposes of making payments to the Master District for the debt service requirements of the Master District's water, sewer, drainage, road, and park contract revenue bonds, and for monthly charges associated with the services from the Master District's water, sewer, drainage, road, and park facilities (see Note 9).

During the current year, the District levied an ad valorem contract tax rate of \$0.50 per \$100 of assessed valuation, which resulted in a tax levy of \$661,964 on the adjusted taxable valuation of \$132,392,739 for the 2024 tax year. The District made contractual payments of \$295,072 during the current fiscal year.

NOTE 9. CONTRACT FOR FINANCING, OPERATION AND MAINTENANCE OF REGIONAL FACILITIES

Harris County Municipal Utility District No. 500 as Master District (the "Master District") executed a contract with the District for the financing, operation and maintenance of the Master District's regional water, wastewater and drainage facilities as well as park and road facilities. The contract was amended November 3, 2010, October 15, 2013, December 3, 2014, May 6, 2020, and April 8, 2025. The Master District administers the contract for the Participants which include the District, Harris County Municipal Utility District No. 500 (as Internal District), Harris County Municipal Utility District No. 501, and Harris County Municipal Utility District No. 502 (collectively, the "Participants"). Unless terminated by mutual agreement of the parties hereto, this Contract shall continue in force and effect until the later of December 1, 2068, or the date upon which all Debt Service Requirements on the Master District Bonds are retired.

Each Participant has contracted with the Master District to provide, receive, and transport its water supply, sanitary waste, and storm waters through the Master District facilities. The Master District has also assumed the responsibility of providing regional parks and major roadways. The Master District owns and operates the Master District facilities, except to the extent roadways and storm sewers are accepted for maintenance by Harris County or other governmental entities.

The Master District finances the Master District facilities through the issuance of Master District contract revenue bonds. The Master District has the authority to issue water, wastewater and drainage bonds not to exceed \$754,660,000, road bonds not to exceed \$350,600,000, and park bonds not to exceed \$64,550,000. Each Participant is responsible for its pro rata share of the debt service requirements on the Master District contract revenue bonds. As of March 31, 2025, the Master District has authorized but unissued water, wastewater and drainage bonds of \$622,415,000, road bonds of \$296,660,000, and park bonds of \$52,870,000.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503
NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2025

NOTE 9. CONTRACT FOR FINANCING, OPERATION AND MAINTENANCE OF REGIONAL FACILITIES (Continued)

The Master District prepares an operating budget annually. The budget is based on annual estimates provided by each Participant to the Master District for waste discharge, water usage and connections. As of March 31, 2025, the Master District had enough funds on hand to meet its three-month reserve requirement.

Each Participant's monthly bill is determined by multiplying the total number of equivalent single-family residential connections (ESFC) reserved for the Participant on the first day of the previous month by the unit cost per ESFC shown in the budget for each Participant. The rate in effect at fiscal year end was \$36 per ESFC.

The Master District separates the Authority fees from the monthly per connection charges and bills such Authority fees to each Participant monthly based upon that Participant's actual water usage plus an additional 5% for flushing and other non-metered water usage. As of the fiscal year end the rate charged to each participant for the Authority surface water fees was \$4.56 (\$4.35 plus 5%) per 1,000 gallons of water.

A summary of Master District financial activity for the current fiscal year is as follows:

	<u>Master District Enterprise Fund</u>
Total Assets	\$ 128,120,797
Total Deferred Outflows of Resources	1,100,167
Total Liabilities	<u>173,149,727</u>
Total Net Position	<u>\$ (43,928,763)</u>
 Total Operating Revenues	 \$ 4,458,461
Total Operating Expenses	<u>(7,265,223)</u>
Operating Income (Loss)	<u>\$ (2,806,762)</u>
 Total Nonoperating Revenues, Net	 <u>\$ 972,087</u>
 Change in Net Position	 \$ (1,834,675)
 Net Position - April 1, 2024, As Adjusted	 <u>(42,094,088)</u>
Net Position - March 31, 2025	<u>\$ (43,928,763)</u>

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503
NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2025

NOTE 9. CONTRACT FOR FINANCING, OPERATION AND MAINTENANCE OF REGIONAL FACILITIES (Continued)

As of March 31, 2025, the debt service requirements on the Master District contract revenue bonds outstanding were as follows:

Fiscal Year	Principal	Interest	Total
2026	\$ 5,220,000	\$ 5,748,871	\$ 10,968,871
2027	5,520,000	5,629,641	11,149,641
2028	5,710,000	5,425,329	11,135,329
2029	5,905,000	5,223,999	11,128,999
2030	6,110,000	5,031,170	11,141,170
2031-2035	34,030,000	21,982,617	56,012,617
2036-2040	41,080,000	15,645,572	56,725,572
2041-2045	49,115,000	7,715,654	56,830,654
2046-2050	15,820,000	1,202,929	17,022,929
2051	370,000	12,025	382,025
	<u>\$ 168,880,000</u>	<u>\$ 73,617,807</u>	<u>\$ 242,497,807</u>

NOTE 10. 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, as amended, 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. As of fiscal year end, the fees per 1,000 gallons of surface water and groundwater delivered from the Authority were \$4.35 and \$3.95, respectively. Surface water and groundwater costs are included in the amounts paid to the Master District for purchased water services.

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.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503
NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2025

NOTE 12. STRATEGIC PARTNERSHIP AGREEMENT

On December 12, 2008, the City of Houston (the City), the Towne Lake Management District (the “MMD”) and the District entered into a Strategic Partnership Agreement (Agreement). The Agreement provides for the annexation into the City of a tract of land in the District for limited purposes for the imposition of the City’s Sales and Use Tax. The City shall pay to the MMD an amount equal to 50% of the City’s Sales and Use Tax revenues received by the City and generated within the boundaries of the tract. The District agrees to pay to the City an annual fee of \$100 for the provision of municipal services provided in lieu of full purpose annexation. The City agrees to not annex or attempt to annex the District for full purposes unless it simultaneously annexes for full purposes Harris County Municipal Utility District Nos. 500, 501 and 503. The term of this agreement is 30 years from the effective date.

NOTE 13. SALE OF BOND ANTICIPATION NOTES

The District sold Bond Anticipation Note Series 2024A, Series 2024B, Series 2024C, and Series 2024D (collectively “BANs”) totaling \$5,510,000. The BANs accrued interest at 5.75%. Proceeds of the BANs were used to: reimburse the developer for construction and engineering costs associated with water, sewer and drainage facilities serving Towne Lake, Sections 64, 65, and 66 as well as Towne Lake North Collector Road; pay for BAN issuance costs; and reimburse the developer for operating advances. The District retired the BANs using proceeds from the issuance of Series 2024 Bonds (Note 14).

NOTE 14. BOND SALES

On November 7, 2024, the District closed on the sale of its \$10,615,000 Unlimited Tax Bonds, Series 2024. Proceeds of the bonds were used to reimburse the developer for a portion of the costs associated with: (i) site preparation, water distribution, wastewater collection and storm water facilities to serve Towne Lake, Section 64; (ii) site preparation, water distribution, wastewater collection and storm water facilities to serve Towne Lake, Section 65; (iii) water distribution, wastewater collection and storm water facilities to serve Towne Lake, Section 66; (iv) site preparation, water distribution, wastewater collection and storm water facilities to serve Towne Lake North Collector Road; (v) a topographic survey; (vi) storm water compliance fees; and (vii) engineering, surveying and geotechnical engineering associated with the referenced projects. Bond proceeds were also used to retire the BAN as well as fund BAN interest, BAN issuance fees, creation costs, capitalized interest, developer interest, and bond issuance costs.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503
NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2025

NOTE 14. BOND SALES (Continued)

On November 26, 2024, the District closed on the sale of its \$9,630,000 Unlimited Tax Road Bonds, Series 2024. Proceeds of the bonds were used to reimburse the developer for a portion of the costs associated: (i) excavation, paving and grading to serve Towne Lake, Section 64; (ii) clearing of 50% of the right-of-way for Towne Lake, Section 64; (iii) excavation, paving and grading to serve Towne Lake, Section 65; (iv) clearing of 50% of the right-of-way for Towne Lake, Section 65; (v) excavation, paving and grading to serve Towne Lake, Section 66; (vi) excavation, paving and grading to serve Towne Lake North Collector Road; (vii) additional clearing of trees; (viii) engineering, surveying and geotechnical engineering associated with the referenced project; and (ix) land acquisition. Bond proceeds were also used to fund capitalized interest, developer interest, and bond issuance costs.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503

REQUIRED SUPPLEMENTARY INFORMATION

MARCH 31, 2025

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND
FOR THE YEAR ENDED MARCH 31, 2025

	Original and Final Budget	Actual	Variance Positive (Negative)
REVENUES			
Property Taxes	\$ 374,000	\$ 654,739	\$ 280,739
Water Service	109,000	158,310	49,310
Wastewater Service	25,000	150,757	125,757
Water Authority Fees	115,500	182,901	67,401
Connection and Inspection Fees	433,500	220,920	(212,580)
Investment and Miscellaneous Revenues	3,700	36,893	33,193
TOTAL REVENUES	<u>\$ 1,060,700</u>	<u>\$ 1,404,520</u>	<u>\$ 343,820</u>
EXPENDITURES			
Service Operations:			
Professional Fees	\$ 114,000	\$ 123,623	\$ (9,623)
Contracted Services	50,000	166,218	(116,218)
Purchased Water and Wastewater Service	205,200	205,200	
Water Authority Assessments	110,000	176,244	(66,244)
Repairs and Maintenance	67,000	132,792	(65,792)
Other	250,700	178,764	71,936
TOTAL EXPENDITURES	<u>\$ 796,900</u>	<u>\$ 982,841</u>	<u>\$ (185,941)</u>
NET CHANGE IN FUND BALANCE	\$ 263,800	\$ 421,679	\$ 157,879
FUND BALANCE - APRIL 1, 2024	<u>528,678</u>	<u>528,678</u>	
FUND BALANCE - MARCH 31, 2025	<u>\$ 792,478</u>	<u>\$ 950,357</u>	<u>\$ 157,879</u>

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503

SUPPLEMENTARY INFORMATION REQUIRED BY THE

WATER DISTRICT FINANCIAL MANAGEMENT GUIDE

MARCH 31, 2025

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503

SERVICES AND RATES

FOR THE YEAR ENDED MARCH 31, 2025

1. SERVICES PROVIDED BY THE DISTRICT DURING THE FISCAL YEAR:

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

2. RETAIL SERVICE PROVIDERS

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

The following rates are based on the rate order approved January 25, 2024.

	<u>Minimum Charge</u>	<u>Minimum Usage</u>	<u>Flat Rate Y/N</u>	<u>Rate per 1,000 Gallons over Minimum Use</u>	<u>Usage Levels</u>
WATER:	\$ 22.00	7,000	N	\$ 2.25	7,001 to 15,000
				\$ 2.50	15,001 to 25,000
				\$ 3.00	25,001 and up
WASTEWATER:	\$35.00 ⁽¹⁾		Y		

SURCHARGE:

Commission	
Regulatory	
Assessments	Included in the rates above
Water Authority	
Fees	110% of the surface water fee charged by the WHCRWA

District employs winter averaging for wastewater usage?

 X
Yes No

Total monthly charges per 10,000 gallons usage: Water: \$28.75 Wastewater: \$35.00 Surcharge: \$47.90

(1) Includes the cost of trash pickup.

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503
SERVICES AND RATES
FOR THE YEAR ENDED MARCH 31, 2025

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			x 1.0	
≤¾"	<u>200</u>	<u>197</u>	x 1.0	<u>197</u>
1"	<u>166</u>	<u>164</u>	x 2.5	<u>410</u>
1½"			x 5.0	
2"	<u>3</u>	<u>3</u>	x 8.0	<u>24</u>
3"			x 15.0	
4"			x 25.0	
6"			x 50.0	
8"	<u>1</u>	<u>1</u>	x 80.0	<u>80</u>
10"			x 115.0	
Total Water Connections	<u><u>370</u></u>	<u><u>365</u></u>		<u><u>711</u></u>
Total Wastewater Connections	<u><u>364</u></u>	<u><u>360</u></u>	x 1.0	<u><u>360</u></u>

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

Gallons billed to customers: 38,650,000 *

- * The District, along with Harris County Municipal Utility District No. 500 (Internal District), Harris County Municipal Utility District No. 501, and Harris County Municipal Utility District No. 502, receive water from the Harris County Municipal Utility District No. 500 Master District. The Master District purchases water from the West Harris County Regional Water Authority and, from time to time, Remington Municipal Utility District No. 1, Harris County Municipal Utility District No. 196, and Harris County Municipal Utility District No. 172 via emergency interconnects. Gallons purchased is calculated using gallons billed to District customers divided by total gallons billed to all participants times the total gallons purchased by the Master District.

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503
SERVICES AND RATES
FOR THE YEAR ENDED MARCH 31, 2025

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. 503
GENERAL FUND EXPENDITURES
FOR THE YEAR ENDED MARCH 31, 2025

PROFESSIONAL FEES:	
Auditing and Agreed-Upon Procedures	\$ 23,500
Engineering	20,309
Legal	<u>79,814</u>
TOTAL PROFESSIONAL FEES	<u>\$ 123,623</u>
PURCHASED SERVICES FOR RESALE:	
Purchased Water and Wastewater Service	\$ 205,200
Water Authority Assessments	<u>176,244</u>
TOTAL PURCHASED SERVICES FOR RESALE	<u>\$ 381,444</u>
CONTRACTED SERVICES:	
Bookkeeping	\$ 11,200
Operations and Billing	27,992
Solid Waste Disposal	83,591
Security	<u>43,435</u>
TOTAL CONTRACTED SERVICES	<u>\$ 166,218</u>
REPAIRS AND MAINTENANCE	<u>\$ 132,792</u>
ADMINISTRATIVE EXPENDITURES:	
Director Fees, Including Payroll Taxes	\$ 14,036
Insurance	6,093
Legal Notices	1,848
Office Supplies and Postage	2,081
Travel and Meetings	4,480
Website, Title Search, and Other	<u>7,572</u>
TOTAL ADMINISTRATIVE EXPENDITURES	<u>\$ 36,110</u>
OTHER EXPENDITURES:	
Laboratory Fees	\$ 1,599
Permit Fees	736
Connection and Inspection Fees	138,919
Regulatory Assessment	<u>1,400</u>
TOTAL OTHER EXPENDITURES	<u>\$ 142,654</u>
TOTAL EXPENDITURES	<u>\$ 982,841</u>

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503
INVESTMENTS
MARCH 31, 2025

<u>Fund</u>	<u>Identification or Certificate Number</u>	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Balance at End of Year</u>	<u>Accrued Interest Receivable at End of Year</u>
<u>GENERAL FUND</u>					
TexPool	XXXX0002	Varies	Daily	\$ 1,518,192	\$ - 0 -
<u>DEBT SERVICE FUND</u>					
TexPool	XXXX0001	Varies	Daily	\$ 474,822	\$
TexPool	XXXX0005	Varies	Daily	312,547	
TexPool	XXXX0006	Varies	Daily	328,418	
TOTAL DEBT SERVICE FUND				\$ 1,115,787	\$ - 0 -
<u>CAPITAL PROJECTS FUND</u>					
TexPool	XXXX0003	Varies	Daily	\$ 710,326	\$
TexPool	XXXX0004	Varies	Daily	150,917	
TOTAL CAPITAL PROJECTS FUND				\$ 861,243	\$ - 0 -
TOTAL - ALL FUNDS				\$ 3,495,222	\$ - 0 -

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503
TAXES LEVIED AND RECEIVABLE
FOR THE YEAR ENDED MARCH 31, 2025

	<u>Maintenance Taxes</u>		<u>Contract Taxes</u>		<u>Debt Service Taxes</u>	
TAXES RECEIVABLE -						
APRIL 1, 2024	\$	9,488	\$	2,888	\$	-0-
Adjustments to Beginning						
Balance		<u>(1,968)</u>		<u>(598)</u>		<u>\$ -0-</u>
Original 2024 Tax Levy	\$	500,551	\$	500,551	\$	500,551
Adjustments to 2024 Tax Levy		<u>161,413</u>		<u>161,413</u>		<u>661,964</u>
TOTAL TO BE						
ACCOUNTED FOR		\$ 669,484		\$ 664,254		\$ 661,964
TAX COLLECTIONS:						
Prior Years	\$	7,520	\$	2,290	\$	
Current Year		<u>647,219</u>		<u>647,219</u>		<u>647,219</u>
TAXES RECEIVABLE -						
MARCH 31, 2025		<u>\$ 14,745</u>		<u>\$ 14,745</u>		<u>\$ 14,745</u>
TAXES RECEIVABLE BY						
YEAR:						
2024		<u>\$ 14,745</u>		<u>\$ 14,745</u>		<u>\$ 14,745</u>

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503
TAXES LEVIED AND RECEIVABLE
FOR THE YEAR ENDED MARCH 31, 2025

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>
PROPERTY VALUATIONS:				
Land	\$ 47,375,543	\$ 30,525,951	\$ 9,317,883	\$ 9,419,589
Improvements	90,109,192	1,789,797	410	
Personal Property	664,482	176,572	870	790
Exemptions	<u>(5,756,478)</u>	<u>(229,909)</u>	<u>(158,786)</u>	<u>(145,580)</u>
TOTAL PROPERTY VALUATIONS	<u>\$ 132,392,739</u>	<u>\$ 32,262,411</u>	<u>\$ 9,160,377</u>	<u>\$ 9,274,799</u>
TAX RATES PER \$100 VALUATION:				
Debt Service	\$ 0.50	\$ 0.00	\$ 0.00	\$ 0.00
Contract	0.50	0.35	0.68	0.60
Maintenance	<u>0.50</u>	<u>1.15</u>	<u>0.82</u>	<u>0.90</u>
TOTAL TAX RATES PER \$100 VALUATION	<u>\$ 1.50</u>	<u>\$ 1.50</u>	<u>\$ 1.50</u>	<u>\$ 1.50</u>
ADJUSTED TAX LEVY*	<u>\$ 1,985,892</u>	<u>\$ 483,937</u>	<u>\$ 137,406</u>	<u>\$ 139,122</u>
PERCENTAGE OF TAXES COLLECTED TO TAXES LEVIED**	<u>97.77 %</u>	<u>100.00 %</u>	<u>100.00 %</u>	<u>100.00 %</u>

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

** As of March 31, 2025.

On May 7, 2016, District voters approved an operations maintenance tax rate not to exceed \$1.50 per \$100 of assessed valuation.

On May 7, 2016, District voters approved a road maintenance tax rate not to exceed \$0.25 per \$100 of assessed valuation.

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503
LONG-TERM DEBT SERVICE REQUIREMENTS
MARCH 31, 2025

UTILITY SERIES - 2024			
Due During Fiscal Years Ending March 31	Principal Due September 1	Interest Due September 1/ March 1	Total
2026	\$	\$ 446,756	\$ 446,756
2027	195,000	440,663	635,663
2028	205,000	428,163	633,163
2029	220,000	414,881	634,881
2030	230,000	400,819	630,819
2031	245,000	385,975	630,975
2032	260,000	370,194	630,194
2033	275,000	356,569	631,569
2034	290,000	346,356	636,356
2035	310,000	336,606	646,606
2036	325,000	325,881	650,881
2037	345,000	313,941	658,941
2038	365,000	300,844	665,844
2039	390,000	286,200	676,200
2040	415,000	270,100	685,100
2041	440,000	253,000	693,000
2042	465,000	234,900	699,900
2043	490,000	215,800	705,800
2044	520,000	195,600	715,600
2045	550,000	174,200	724,200
2046	585,000	151,500	736,500
2047	620,000	127,400	747,400
2048	655,000	101,900	756,900
2049	695,000	74,900	769,900
2050	740,000	46,200	786,200
2051	785,000	15,700	800,700
	<u>\$ 10,615,000</u>	<u>\$ 7,015,048</u>	<u>\$ 17,630,048</u>

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503
LONG-TERM DEBT SERVICE REQUIREMENTS
MARCH 31, 2025

ROAD SERIES - 2024			
Due During Fiscal Years Ending March 31	Principal Due September 1	Interest Due September 1/ March 1	Total
2026	\$	\$ 437,650	\$ 437,650
2027	240,000	429,250	669,250
2028	250,000	412,100	662,100
2029	265,000	394,075	659,075
2030	280,000	375,000	655,000
2031	295,000	354,875	649,875
2032	310,000	333,700	643,700
2033	325,000	314,725	639,725
2034	335,000	299,900	634,900
2035	345,000	286,300	631,300
2036	355,000	272,300	627,300
2037	365,000	257,900	622,900
2038	375,000	243,100	618,100
2039	385,000	227,900	612,900
2040	395,000	212,300	607,300
2041	405,000	196,300	601,300
2042	415,000	179,900	594,900
2043	430,000	163,000	593,000
2044	445,000	145,500	590,500
2045	455,000	127,500	582,500
2046	465,000	109,100	574,100
2047	475,000	90,300	565,300
2048	490,000	71,000	561,000
2049	500,000	51,200	551,200
2050	510,000	31,000	541,000
2051	520,000	10,400	530,400
	<u>\$ 9,630,000</u>	<u>\$ 6,026,275</u>	<u>\$ 15,656,275</u>

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503
LONG-TERM DEBT SERVICE REQUIREMENTS
MARCH 31, 2025

ANNUAL REQUIREMENTS
FOR ALL SERIES

Due During Fiscal Years Ending March 31	Total Principal Due	Total Interest Due	Total Principal and Interest Due
2026	\$	\$ 884,406	\$ 884,406
2027	435,000	869,913	1,304,913
2028	455,000	840,263	1,295,263
2029	485,000	808,956	1,293,956
2030	510,000	775,819	1,285,819
2031	540,000	740,850	1,280,850
2032	570,000	703,894	1,273,894
2033	600,000	671,294	1,271,294
2034	625,000	646,256	1,271,256
2035	655,000	622,906	1,277,906
2036	680,000	598,181	1,278,181
2037	710,000	571,841	1,281,841
2038	740,000	543,944	1,283,944
2039	775,000	514,100	1,289,100
2040	810,000	482,400	1,292,400
2041	845,000	449,300	1,294,300
2042	880,000	414,800	1,294,800
2043	920,000	378,800	1,298,800
2044	965,000	341,100	1,306,100
2045	1,005,000	301,700	1,306,700
2046	1,050,000	260,600	1,310,600
2047	1,095,000	217,700	1,312,700
2048	1,145,000	172,900	1,317,900
2049	1,195,000	126,100	1,321,100
2050	1,250,000	77,200	1,327,200
2051	1,305,000	26,100	1,331,100
	<u>\$ 20,245,000</u>	<u>\$ 13,041,323</u>	<u>\$ 33,286,323</u>

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503
CHANGES IN LONG-TERM BOND DEBT
FOR THE YEAR ENDED MARCH 31, 2025

Description	Original Bonds Issued	Bonds Outstanding April 1, 2024
Harris County Municipal Utility District No. 503 Unlimited Tax Bonds - Series 2024	\$ 10,615,000	\$
Harris County Municipal Utility District No. 503 Unlimited Tax Road Bonds - Series 2024	<u>9,630,000</u>	<u></u>
TOTAL	<u>\$ 20,245,000</u>	<u>\$ - 0 -</u>

Bond Authority:	Water, Sewer, Drainage Facilities	Recreational Facilities	Road Bonds
Amount Authorized by Voters	\$ 90,285,000	\$ 28,990,000	\$ 56,875,000
Amount Issued	<u>10,615,000</u>	<u></u>	<u>9,630,000</u>
Remaining to be Issued	<u>\$ 79,670,000</u>	<u>\$ 28,990,000</u>	<u>\$ 47,245,000</u>

Debt Service Fund cash and investment balances (excluding contract tax cash and investment balances) as of March 31, 2025: \$ 730,043

Average annual debt service payment (principal and interest) for remaining term of all debt: \$ 1,280,243

See Note 3 for interest rates, interest payment dates and maturity dates.

See accompanying independent auditor's report.

Current Year Transactions				Bonds Outstanding March 31, 2025	Paying Agent The Bank of New York Mellon Trust Company, N.A. Houston, TX
Bonds Sold	Retirements				
	Principal	Interest			
\$ 10,615,000	\$	\$ 115,491	\$ 10,615,000		
9,630,000		141,473	9,630,000		The Bank of New York Mellon Trust Company, N.A. Houston, TX
\$ 20,245,000	\$ - 0 -	\$ 256,964	\$ 20,245,000		

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES
GENERAL FUND - FOUR YEARS

	Amounts		
	2025	2024	2023
REVENUES			
Property Taxes	\$ 654,739	\$ 362,830	\$ 110,630
Water Service	158,310	74,294	8,435
Wastewater Service	150,757	44,307	1,215
Water Authority Fees	182,901	106,127	8,931
Connection and Inspection Fees	220,920	935,083	91,075
Investment and Miscellaneous Revenues	30,677	18,942	16,668
TOTAL REVENUES	<u>\$ 1,404,520</u>	<u>\$ 1,541,583</u>	<u>\$ 236,954</u>
EXPENDITURES			
Professional Fees	\$ 123,623	\$ 147,207	\$ 89,762
Contracted Services	166,218	49,977	10,115
Purchased Water and Wastewater Services	205,200	142,200	35,550
Water Authority Assessments	176,244	101,209	8,533
Repairs and Maintenance	132,792	84,887	11,058
Other	178,764	536,319	114,592
TOTAL EXPENDITURES	<u>\$ 982,841</u>	<u>\$ 1,061,799</u>	<u>\$ 269,610</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>\$ 421,679</u>	<u>\$ 479,784</u>	<u>\$ (32,656)</u>
OTHER FINANCING SOURCES (USES)			
Developer Advances	<u>\$ - 0 -</u>	<u>\$ - 0 -</u>	<u>\$ - 0 -</u>
NET CHANGE IN FUND BALANCE	<u>\$ 421,679</u>	<u>\$ 479,784</u>	<u>\$ (32,656)</u>
BEGINNING FUND BALANCE	<u>528,678</u>	<u>48,894</u>	<u>81,550</u>
ENDING FUND BALANCE	<u>\$ 950,357</u>	<u>\$ 528,678</u>	<u>\$ 48,894</u>

See accompanying independent auditor's report.

	Percentage of Total Revenues			
2022	2025	2024	2023	2022
\$ 107,952	46.7 %	23.5 %	46.7 %	100.0 %
	11.3	4.8	3.6	
	10.7	2.9	0.5	
	13.0	6.9	3.8	
	15.7	60.7	38.4	
2	2.2	1.2	7.0	
\$ 107,954	100.0 %	100.0 %	100.0 %	100.0 %
\$ 66,474	8.8 %	9.5 %	37.9 %	61.6 %
6,015	11.8	3.2	4.3	5.6
	14.6	9.2	15.0	
	12.5	6.6	3.6	
	9.5	5.5	4.7	
16,523	12.7	34.8	48.4	15.3
\$ 89,012	69.9 %	68.8 %	113.9 %	82.5 %
\$ 18,942	30.1 %	31.2 %	(13.9) %	17.5 %
\$ 50,000				
\$ 68,942				
12,608				
\$ 81,550				

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES
DEBT SERVICE FUND - FOUR YEARS

	Amounts		
	2025	2024	2023
REVENUES			
Contract Taxes	\$ 1,296,728	\$ 111,109	\$ 91,742
Penalty and Interest	5,902	1,570	313
Investment and Miscellaneous Revenues	<u>20,564</u>	<u>5,456</u>	<u>2,873</u>
TOTAL REVENUES	<u>\$ 1,323,194</u>	<u>\$ 118,135</u>	<u>\$ 94,928</u>
EXPENDITURES			
Other Expenditures	\$ 25,529	\$ 95,114	\$ 14,591
Debt Service Interest and Fees	256,964		
Contractual Obligation	<u>295,072</u>	<u>111,328</u>	<u>77,779</u>
TOTAL EXPENDITURES	<u>\$ 577,565</u>	<u>\$ 206,442</u>	<u>\$ 92,370</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>\$ 745,629</u>	<u>\$ (88,307)</u>	<u>\$ 2,558</u>
OTHER FINANCING SOURCES (USES)			
Proceeds from Issuance of Long-Term Debt	<u>\$ 884,406</u>	<u>\$ - 0 -</u>	<u>\$ - 0 -</u>
NET CHANGE IN FUND BALANCE	\$ 1,630,035	\$ (88,307)	\$ 2,558
BEGINNING FUND BALANCE	<u>74,738</u>	<u>163,045</u>	<u>160,487</u>
ENDING FUND BALANCE	<u><u>\$ 1,704,773</u></u>	<u><u>\$ 74,738</u></u>	<u><u>\$ 163,045</u></u>
TOTAL ACTIVE RETAIL WATER CONNECTIONS	<u>365</u>	<u>296</u>	<u>59</u>
TOTAL ACTIVE RETAIL WASTEWATER CONNECTIONS	<u><u>360</u></u>	<u><u>290</u></u>	<u><u>57</u></u>

See accompanying independent auditor's report.

	Percentage of Total Revenues			
<u>2022</u>	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>
\$ 71,967	98.0 %	94.1 %	96.7 %	99.4 %
	0.4	1.3	0.3	
<u>465</u>	<u>1.6</u>	<u>4.6</u>	<u>3.0</u>	<u>0.6</u>
\$ <u>72,432</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>
\$ 14,296	1.9 %	80.5 %	15.4 %	19.7 %
	19.4			
<u>62,113</u>	<u>22.3</u>	<u>94.2</u>	<u>81.9</u>	<u>85.8</u>
\$ <u>76,409</u>	<u>43.6 %</u>	<u>174.7 %</u>	<u>97.3 %</u>	<u>105.5 %</u>
\$ (3,977)	<u>56.4</u>	<u>(74.7) %</u>	<u>2.7 %</u>	<u>(5.5) %</u>
\$ - 0 -				
\$ (3,977)				
<u>164,464</u>				
\$ <u>160,487</u>				
<u>-0-</u>				
<u>-0-</u>				

See accompanying independent auditor's report.

District Mailing Address - Harris County Municipal Utility District No. 503
c/o Allen Boone Humphries Robinson LLP
3200 Southwest Freeway, Suite 2600
Houston, TX 77027

Board Members	Term of Office (Elected or Appointed)	Fees of Office for the year ended March 31, 2025	Expense Reimbursements for the year ended March 31, 2025	Title
Jennifer Taylor	05/24 - 05/28 (Elected)	\$ 2,210	\$ 97	President
Kevin Gilligan	05/24 - 05/28 (Elected)	\$ 3,315	\$ 1,237	Vice President
Danielle Gonzales	07/24 - 05/28 (Appointed)	\$ 2,652	\$ 266	Assistant Vice President/ Assistant Secretary
Kelli Odum	05/24 - 05/26 (Appointed)	\$ 1,989	\$ 360	Secretary
Ryan Schilhab	07/24 - 05/26 (Appointed)	\$ 1,768	\$ 380	Assistant Secretary

The limit on Fees of Office that a Director may receive during a fiscal year is \$7,200 as set by Board Resolution on October 28, 2008. Fees of Office are the amounts actually paid to a Director during the District's current fiscal year.

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HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS
MARCH 31, 2025

Consultants:	<u>Date Hired</u>	<u>Fees for the year ended March 31, 2025</u>	<u>Title</u>
Allen Boone Humphries Robinson LLP	10/28/08	\$ 73,259 \$ 559,025	General Counsel Bond Counsel
McCall Gibson Swedlund Barfoot Ellis PLLC	03/21/22	\$ 12,500 \$ 46,000	Auditor Bond Related
Myrtle Cruz, Inc.	07/15/22	\$ 23,371	Bookkeeper
Perdue, Brandon, Fielder, Collins & Mott, L.L.P.	10/07/16	\$ 700	Delinquent Tax Attorney
Edminster, Hinshaw, Russ and Associates, Inc.	11/14/08	\$ 57,391	Engineer
RBC Capital Markets	11/14/08	\$ 241,225	Financial Advisor
Mary Jarmon	07/15/22	\$ -0-	Investment Officer
Inframark, LLC	12/10/20	\$ 304,324	Operator
BLICO, Inc.	11/14/08	\$ 19,014	Tax Assessor/ Collector

See accompanying independent auditor's report.