



December 4, 2023

Mr. John Baumgartner
City of League City
300 W. Walker Street
League City, Texas 77573

Re: Letter of Compliance
\$4,200,000 Unlimited Tax Bonds Series 2024
South Shore Harbour Municipal Utility District No. 7

Dear Mr. Baumgartner:

The purpose of this letter is to provide the City of League City with the information necessary to comply with the requirements to approve the \$4,200,000 Unlimited Tax Bonds Series 2024 for South Shore Harbour Municipal Utility District No. 7. The projects included are for the maintenance of the perimeter slope protection of the District's detention basin and for a fence around a natural lake. The plans and specifications for the projects described in the Series 2024 Bonds Information Report (BIR) will be prepared to meet or exceed the rules and regulations of the City of League City. These facilities will be maintained by South Shore Harbour Municipal Utility District No. 7 and (upon dissolution) by the HOA.

If you have any questions, please feel free to contact me at 713-942-2700.

Regards,

A handwritten signature in blue ink, appearing to read "Adam Crump", is written over a horizontal line.

Adam Crump, PE
Principal (Engineer for District)



District Applications Submittal Form (Complete and Attach to Submittal Package)

Date 10/06/2023

District Name: South Shore Harbour MUD No. 7

Type of Application Submitted (please check the appropriate boxes):

- ☐ Additional Powers
- ☐ Annexation
- ☐ Appeal of a Decision of the Board
- ☐ Bond Amendment
- ☐ Bond Sale Authorization
- ☐ Bond Issue
- ☒ Bond Issue - Expedited Review
- ☐ Change in Scope
- ☐ Change Order
- ☐ Change in Plans
- ☐ Conversion
- ☐ Creation
- ☐ Director Appointment
- ☐ Dissolution
- ☐ Emergency Project
- ☐ Escrow Release
- ☐ Extension of Time
- ☐ Fire Plan
- ☐ Impact Fee
- ☐ Name Change
- ☐ Plan Approval
- ☐ Purchase of Facilities
- ☐ Revenue Note
- ☐ Standby Fee
- ☐ Surplus Funds
- ☐ Tax Revision
- ☐ Water and Wastewater Rules
- ☐ Other:

Your cooperation will help us provide better service.

Additional information is available at our [website](#):

SEND APPLICATIONS TO:

District Review Team, MC 156

Water Supply Division

Texas Commission of Environmental Quality

PO Box 13087

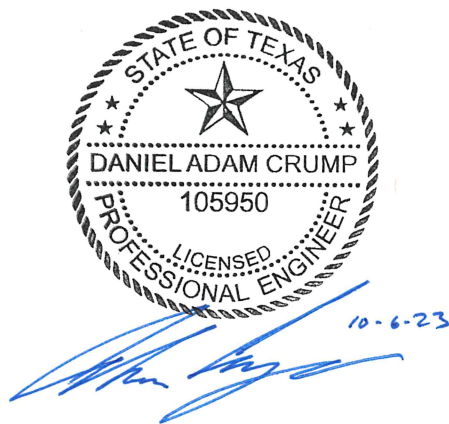
Austin, TX 78711-3087

**ENGINEERING REPORT
FOR
BOND APPLICATION**

SOUTH SHORE HARBOUR MUNICIPAL UTILITY DISTRICT NO. 7

\$4,200,000 SEVENTH BOND ISSUE

October 2023



Prepared By:



10377 Stella Link Rd.
Houston, TX 77025
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ATTACHMENTS (BOUND IN SEPARATE VOLUMES)

Attachment 1	-	(Not Used)
Attachment 2	-	District Boundary Map
Attachment 3	-	Vicinity Map
Attachment 4	-	Land Use Plan
Attachment 5	-	Construction Cost Estimate
Attachment 6	-	Engineering and Technical Services Tabulation
Attachment 7	-	Floodplain Map
Attachment 8	-	Water Supply Agreement
Attachment 9	-	Certificate of Appraised Value
Attachment 10	-	Debt Services Schedule
Attachment 11	-	Operating Budget
Attachment 12	-	No Growth Cash Flow
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BOND APPLICATION REPORT
SOUTH SHORE HARBOUR MUNICIPAL UTILITY DISTRICT NO. 7
GALVESTON COUNTY
\$4,200,000 SEVENTH BOND ISSUE

This BOND APPLICATION REPORT was prepared in accordance with the format approved by the Texas Council on Environmental Quality as previously published in June of 2006 by the Texas Commission on Environmental Quality as “Developer’s Bond Application Report Format,” pursuant to the provisions of 30 TAC Section 293.43(5).

This REPORT includes all titles, subtitles, and references as outlined by the approved format.

Tables as required by the format are imbedded in the text of the Report. Exhibits and Appendices are at the end of the text. Attachments are bound as a separate volume.

ABBREVIATIONS

The following abbreviations are used in the text and tables in this report:

BI	Bond Issue
BIR	Bond Issue Requirement
cfs	Cubic feet per second
Ea.	Each
EPA	United States Environmental Protection Agency
ESFC	equivalent single-family connection
ETJ	extraterritorial jurisdiction
Et. Seq.	and the following ones
Fps	feet per second
Ft	foot or feet
gal.	gallon
GPD or gpd	gallons per day
GPM or gpm	gallons per minute
HCFC	Harris County Flood Control District
HGCSD	Harris Galveston Coastal Subsidence District
LF	linear feet
LS	lump sum
MGD	million gallons per day
MUD	Municipal Utility District
NHCRWA	North Harris County Regional Water Authority
NPDES	National Pollution Discharge Elimination System
TAC	Texas Administrative Code
TCEQ	Texas Commission on Environmental Quality
TNRCC	Texas Natural Resource Conservation Commission
UD	Utility District
VTCA	Vernon’s Texas Codes Annotated
VTCS	Vernon’s Texas Administrative Code
WWTP	Wastewater Treatment Plant

SECTION 1

General Information

**SOUTH SHORE HARBOUR MUNICIPAL UTILITY DISTRICT NO. 7
GALVESTON COUNTY
PROPOSED \$4,200,000 SEVENTH BOND ISSUE**

SECTION 1 - GENERAL INFORMATION

(A) Laws, Elections and Acreage:

- (i) Authority Creating District:** South Shore Harbour Municipal Utility District No. 7 (“The District”) was created by the order of the Texas Commission on Environmental Quality on July 24, 2001.
- (ii) Governing Law:** The District operates under the provisions of Chapters 49 and 54 of the Texas Water Code, as amended, and other general statutes of Texas applicable to municipal utility districts. The District is subject to the jurisdiction of the TCEQ, pursuant to Article XVI, Section 59 of the Texas Constitution.
- (iii) Confirmation Election:** The creation of the District was confirmed at an election on November 6, 2001 by a vote of 4 to 0.
- (iv) Acreage:** At creation, the District contained 471.8095 acres. No annexations have occurred in the District.
- (v) Boundary Map:** A current District Boundary Map is included in **Attachment 2 – District Boundary Map**.

(B) Location:

A location and vicinity is provided under **Attachment 3 –Vicinity Map**.

SECTION 2

Proposed Bond Issue

SECTION 2 - PROPOSED BOND ISSUE

(A) Purpose:

The District proposes, with the proceeds from this bond issue, to repair existing bulkhead failure and provide shoreline protection of Austin Lake, as well as a security fence around Tucker Lake. Proceeds of this bond will also be used to pay for engineering, survey, and testing of the above facilities, fees, and expenses for bond issuance.

(B) Bond and Maintenance Tax Authorization:

(i) Bond Authorization:

On November 6, 2001, the voters of the District authorized issuance of \$36,000,000 in water, wastewater and drainage bonds, \$0.00 in park bonds, \$0.00 in road bonds and \$36,000,00 in refunding bonds.

On May 7, 2005 the voters of the District authorized issuance of \$26,550,000 in water, sewer and drainage bonds, \$0.00 in park bonds, \$0.00 in road bonds.

**TABLE 2-A
BOND AUTHORIZATION ELECTIONS**

Date of Election	Purpose	Amount Approved	Amount Cancelled
11/06/2001	Water, Wastewater, Drainage	36,000,000	\$ 0
05/07/2005	Water, Wastewater, Drainage	26,550,000	\$ 0
11/06/2001	Refunding Bonds	36,000,000	\$ 0

(ii) Maintenance Tax:

On November 6, 2001, the voters of the District authorized a maximum tax of \$0.20 per \$100 of assessed valuation. The tax is authorized to be applied for maintenance purposes, including funds for planning, maintaining, repairing, and operating all necessary plants, works, facilities, improvements, appliances, and equipment of the district and for paying costs of proper services, engineering and legal fees, organization, and administration expenses. A copy of the order calling the election and canvassing the results of the maintenance tax election was provided in the first bond application.

**TABLE 2-B
MAINTENANCE TAX ELECTIONS**

Date of Election	Purpose	Maximum Tax Approved (per \$100 of AV)	Cancelled Prior Authorization
11/6/2001	General Operating	\$0.20	\$0.00

(C) **Prior Bond Issues:**

**TABLE 2-C
PRIOR BOND ISSUES**

Type of Bonds – Water, Wastewater, and Drainage Total Amount Authorized:			\$ 62,550,000
Bond Issue No.	TCEQ Amount Approved	TCEQ Order Date Approved	Amount Sold*
1	\$ 5,000,000	09/17/03	\$ 5,000,000
2	\$ 4,450,000	11/23/04	\$ 4,450,000
3	\$ 4,800,000	11/15/05	\$ 4,800,000
4	\$ 4,325,000	09/12/06	\$ 4,325,000
5	\$ 3,950,000	09/24/08	\$ 3,950,000
6	\$ 3,000,000	06/16/21	\$ 3,000,000
7	\$ 4,200,000		\$ 4,200,000
Total Bonds Sold:			\$ 29,725,000
Remaining Authorized Bonds:			\$ 32,825,000

*In the opinion of the Engineer, remaining voter authorized, but unissued bonds, are sufficient to complete development in the District.

(D) **Type of Bonds:**

The voters of the District approved unlimited tax bonds. The District seeks Commission approval to issue unlimited tax bonds.

(E) **Interest Rate:**

The interest rate of the bonds for which approval is being requested is estimated at 4.5 percent by the District's Financial Advisor.

(F) **Land Use Plan:**

A District land use plan defining the areas developed under the previous bond issues, the areas to be developed under this bond issue, and the areas to be developed in the future is included as **Attachment 4 - Land Use Plan.**

(G) **Recreational Facilities:**

There are no recreational facilities proposed in this bond issue.

(H) **Roads:**

Does the District have authority to fund roads?

Yes ☐ No ☒

SECTION 3

Facilities Proposed for Funding

SECTION 3 - FACILITIES PROPOSED FOR FUNDING

(A) Purchase of Existing Facilities and/or Assumption of Existing Contracts:

None.

(B) Facilities to be Constructed:

PROJECT	STATUS	ESTIMATED COST	AMT. SUBJECT TO DISTRICT SHARE
Austin Lake Shoreline Repair	Design Phase	\$ 2,948,500	\$ 2,948,500 ⁽¹⁾
Tucker Lake Fence	Design Phase	\$ 163,591	\$ 163,591 ⁽¹⁾

(1) See Attachment 5 – Construction Cost Estimate.

SECTION 4

Summary of Costs

SECTION 4 – SUMMARY OF COSTS

TABLE 4 – COST SUMMARY

<i>CONSTRUCTION COSTS</i>	<i>TOTAL COSTS</i>	<i>DISTRICT SHARE</i>
A. DISTRICT ITEMS		
1. Austin Lake Shoreline Repair		
a. Construction	\$ 2,948,500	\$ 2,948,500
2. Tucker Lake Fence		
a. Construction	\$ 163,591	\$ 163,591
3. Contingencies (10% of Items 1-2)	\$ 311,209	\$ 311,209
4. Engineering and Technical Services (10% of Items 1-3)	\$ 350,000	\$ 350,000 (1)
TOTAL CONSTRUCTION COSTS (82.30% of BIR)		\$ 3,773,300
<i>Non-Construction Costs:</i>		
A. Legal Fees (3%)		\$ 132,000
B. Financial Advisor Fees (2%)		\$ 80,000
C. Bond Discount (3%)		\$ 126,000
D. Administrative Expense and Issuance Cost		\$ 24,000
E. TCEQ Bond Issuance Fee (0.25%)		\$ 10,500 (2)
F. Attorney General's Fee (0.10%)		\$ 4,200
G. Engineering Report for Bond Application		\$ 50,000
TOTAL NON-CONSTRUCTION COSTS (17.70% of BIR)		\$ 426,700
TOTAL BOND ISSUE REQUIREMENT		\$ 4,200,000
Notes:		
(1) See <u>Attachment 6 - Engineering & Technical Services Tabulation</u> for further detail.		
(2) Includes advertising fees, disclosure counsel fees, rating agency fees, official statement, printing, and distribution, and other miscellaneous expenses.		

SECTION 5

Development Status and Land Use

SECTION 5 - DEVELOPMENT STATUS AND LAND USE

(A) Land Use Table:

The following table represents development as of **September 25, 2023.**

**TABLE 5-A
LAND USE**

LAND USES	ACREAGE	EQUIVALENT CONNECTIONS	
		EXISTING	PROJECTED
Developable Acreage:			
Developed from the Prior Bond Issues (See Table B below)	364.40	1,563	1,563
To be Developed from the Proposed Bonds (See Table C below)	0	0	0
Currently Developed with Facilities to be funded in future Bonds (See Table D below)	0	0	0
Remaining Developable Acreage:	<u>0</u>	<u>0</u>	<u>0</u>
Subtotal Developable Acreage:	364.40	1,563	1,563
Undevelopable Acreage:			
Streets: South Shore Boulevard and Austin Street:	17	0	0
Drainage Easements:	72.9095	0	0
Parks, Recreational, and Open Spaces	2.50	0	0
Other: (Water Plant and Texas/New Mexico Easement)	<u>15</u>	<u>0</u>	<u>0</u>
Subtotal Undevelopable Acreage:	107.4095	0	0
Total Acreage in District	471.8095	1,563	1,563

(B) **Status of Development from Prior Bonds Issues:**

**TABLE 5-B
DEVELOPMENT FROM PRIOR BOND ISSUES**

SECTION	TYPE OF DEVELOPMENT	NO. OF LOTS	ACREAGE	EQUIVALENT CONNECTIONS	
				EXISTING	AT FULL DEVELOPMENT
Model Homes	Single Family	18	10.0	18	18
SF60-1	Single Family	86	21.2	86	86
SF65-1	Single Family	78	19.6	78	78
SF70-1	Single Family	70	20.7	70	70
SF85-1	Single Family	28	12.6	28	28
SF50-1	Single Family	78	17.4	78	78
SF60-2	Single Family	74	19.9	74	74
SF50-2	Single Family	51	10.3	51	51
SF65-2	Single Family	86	23.7	86	86
SF70-2-1	Single Family	45	13.3	45	45
SF60-3-1	Single Family	60	15.3	60	60
SF50-3	Single Family	94	20.3	94	94
SF70-2-2	Single Family	32	10.8	32	32
SF65-3	Single Family	63	17.8	63	63
SF50-4	Single Family	110	25.6	110	110
Commercial	Commercial	4	30.0	160	160
Multi-family	Multi-family	1	18.7	221	221
SF60-3-2	Single Family	59	13.9	59	59
SF85-2	Single Family	25	9.1	25	25
SF65-4	Single Family	42	15.1	42	42
SF70-3	Single Family	31	11.8	31	31
SF50-5	Single Family	<u>52</u>	<u>11.9</u>	<u>52</u>	<u>52</u>
TOTALS		1,187	364.40	1,563	1,563

(C) **Development from Proposed bonds:**

There is no proposed development to be funded with the proposed bonds.

(D) **Development from Future bonds (by Section if Available):**

There is no known development to be funded with future bonds.

(E) **Historical Build-Out:**

TABLE 5-C

YEAR	TYPE OF DEVELOPMENT	NO. OF UNITS	ACREAGE/ RESERVE	SQUARE FOOTAGE	EQUIVALENT CONNECTIONS	
					EXISTING	ULTIMATE
2015-2023	Single Family	1,182	315.7		1,182	1,183
	Multi Family	221	18.7		221	221
	Commercial	10	30		160	160
	Office	0	0		0	0
	Total 2023	0			1,563	1,563
TOTALS		1,413	354.4		1,563	1,563

(F) **Floodplain Information:**

The district lies within Federal Emergency Management Agency Flood Insurance Rate Map Panel Number 48167C0043G (dated August 15, 2019). **See Attachment 7 – Floodplain Map.**

(i) **What is being done (if anything) to remove the areas of the District, if any, currently in the floodplain?**

All single-family developments within the District are outside of the floodplain. The Commercial and multi-family portions of the District are located within the floodplain. There are no current plans to remove areas of the District from the floodplain. However, it should be noted that no buildings were flooded during Hurricane Harvey.

(ii) **Are any of the improvements proposed for purchase or construction funding through the proceeds of this bond issue currently in the official floodplain?**

Yes ☐ No ☒

- (iii) Are areas currently in the official floodplain used in the build-out projections used to support this bond issue?

Yes ☐ No ☒

- (iv) Who is charged with maintaining minimum floor slab elevations in the District area?

City of League City

- (v) Are any sites or easements to be funded in the bond issue currently in the floodplain?

Yes ☐ No ☒

SECTION 6

Source Of Water Supply,
Wastewater Treatment Facilities, and Storm
Water Drainage Facilities

SECTION 6 - SOURCE OF WATER SUPPLY, WASTEWATER TREATMENT FACILITIES, AND STORM WATER DRAINAGE FACILITIES

(A) Water Supply:

(i) Water Supply Source:

The District obtains water supply from the City of League City (League City). See **Attachment 8 – Water Supply Agreement.**

(ii) Water Supply Facilities Inventory:

Water supply is provided by League City. See **Attachment 8 – Water Supply Agreement.**

(iii) Interconnects:

Water is provided by League City. See **Attachment 8 – Water Supply Agreement.**

(iv) Leased or Purchased Capacity:

Water is provided by League City. See **Attachment 8 – Water Supply Agreement.**

(v) Special Considerations:

No special considerations exist.

(B) Wastewater Treatment Facilities:

All wastewater treatment is provided by League City at their Dallas Salmon wastewater plant (TCEQ Permit No. 10568-05).

(i) The district does not propose criteria less than 300 gpd/ESFC.

(ii) Leased or Purchased Capacity: All wastewater treatment is provided by League City at their Dallas Salmon wastewater plant (TCEQ Permit No. 10568-05).

(iii) No special conditions or circumstances exist.

(iv) Wastewater treatment is provided by League City.

(C) Storm-Water Drainage Facilities:

- (i)** The natural flow is from northwest to southeast. Runoff from the District is conveyed to Gum Bayou, then to Dickinson Bayou, and ultimately to Galveston Bay.
- (ii)** The existing drainage system of the District includes a curb and gutter system to convey runoff.
- (iii)** No new storm water drainage facilities are proposed in this bond issue.
- (iv)** Temporary storm water quality measures necessary for control of storm water quality associated with construction activities are included in individual construction contracts.

SECTION 7

Basis of Design

SECTION 7 - BASIS OF DESIGN FOR FACILITIES PROPOSED

(A) Conformity with Regulatory Requirements:

The facilities proposed for funding in this application are designed in accordance with the applicable criteria established by regulatory authorities unless otherwise noted.

(i) Texas Commission on Environmental Quality:

Yes X No ____ N/A ____

(ii) City of League City:

Yes X No ____ N/A ____

(iii) County of Galveston:

Yes ____ No ____ N/A X

(iv) Galveston County Drainage District No. 2:

Yes ____ No ____ N/A X

(v) Commission Permit Required by Water Code Section 16.235:

Yes X No ____ N/A ____

(B) Oversizing:

Is the District constructing any facility with capacity in excess of that reasonably anticipated for future in-district uses?

Yes ____ No X

SECTION 8

Financial Information

SECTION 8 - FINANCIAL INFORMATION

The information in this section is provided by RBC Capital Markets and Galveston Central Appraisal District, the District's Financial Advisor and Tax Assessor/Collector, respectively.

(A) Growth / No Growth:

The economic feasibility of this bond issue is based on no-growth.

(B) Latest Certified Assessed Valuation:

\$530,887,957 as of January 1, 2023. See **Attachment 9 – Certificate of Appraised Value.**

(C) Historical Tax Data:

The following information is as of April 30, 2023.

**TABLE 8-A
HISTORICAL TAX DATA**

YEAR	ASSESSED VALUATION	DEBT SERVICE TAX RATE	MAINTENANCE TAX RATE	AMOUNT COLLECTED	TOTAL % COLLECTED
01/01/2023	\$530,887,957	0.38000	0.03120	(a)	(a)
01/01/2022	\$486,962,595	0.34715	0.03170	\$1,826,366	99.00%
01/01/2021	\$446,731,684	0.3504	0.03200	\$1,707,785	99.97%
01/01/2020	\$405,307,774	0.34000	0.04300	\$1,552,241	99.99%
01/01/2019	\$375,522,805	0.34000	0.04000	\$1,426,123	99.94%
01/01/2018	\$360,481,378	0.35000	0.04000	\$1,405,224	99.97%
01/01/2017	\$361,686,877	0.35000	0.04000	\$1,409,605	99.97%
01/01/2016	\$342,088,031	0.41000	0.04000	\$1,539,385	100.00%
01/01/2015	\$327,094,636	0.45000	0.04000	\$1,602,569	100.00%

(i) The 2023 tax collections have not yet begun.

(D) **Cash and Investment Balances:**

**TABLE 8-B
CASH AND INVESTMENT BALANCES**

As of August 8, 2023	
General Operating	\$516,666
Debt Service Fund	\$4,628,091
Capital Projects Fund	\$136,681
Debt Service Tax Fund (if applicable)	\$0.00
Maintenance Tax Fund (if applicable)	\$0.00

(E) **Outstanding Indebtedness:**

(i) **Bond Issues:**

TABLE 8-C

Category	Outstanding Debt	Proposed Debt	Combined Debt	Debt Ratio based on 01/01/2023 Certified Value
Water, Wastewater, and Drainage	\$ 15,775,000	\$4,200,000	\$ 19,975,000	3.76%
Totals	\$ 15,775,000	\$4,200,000	\$ 19,975,000	3.76%

(ii) **Bond-Anticipation Notes:**

The district has no outstanding bond-anticipation notes.

(iii) **Were the provisions of Commission Rule 293.54 followed in the issuance of all Bond-Anticipation Notes?**

Yes ____ No ____ N/A X

(iv) **Tax Anticipation Notes:**

Will all tax-anticipation notes be retired out of the proceeds of taxes currently in the process of collection?

Yes ____ No ____ N/A X

The District has no outstanding tax anticipation notes.

(v) **Other Obligations:**

Not Applicable.

(F) Financial Feasibility:

- (i) Build-Out Projections: Is the feasibility of this bond issue based on growth?**

Yes ☐ No ☒

- (ii) Debt-Service Schedule:**

See Attachment 10 – Debt Service Schedule for more detail.

- (iii) Revenue Projections:**

- (a) Does the District intend to use net revenues from operations for debt service payments?**

Yes ☐ No ☒

- (b) Does the District intend to use revenues received from a municipality through either a consent agreement or strategic partnership agreement for debt service payments?**

Yes ☐ No ☒

- (iv) Operating Budget:** See Attachment 11 – Operating Budget for a copy of the District's adopted Operating Budget.

- (v) Projected Cash-Flow Analysis for Proposed and Existing Debt of District:**

No-Growth has been used for the feasibility of this bond issue.

- (vi) No-Growth Cash-Flow Analysis for Proposed and Existing Debt of District:**

See Attachment 12 – No Growth Cash Flow for further details.

- (vii) Cash-Flow Analysis for All Overlapping Taxing Entities Specifically Attributable to Water, Wastewater, Drainage, Firefighting, Recreation, or Roads:**

Not Applicable.

(viii) Combined Tax Rate:

TABLE 8-D
COMBINED PROJECTED DEBT SERVICE TAX RATE

	Projected Tax Rate	No-Growth Tax Rate
District tax rate		
a. Debt service as shown in cash-flow analysis	\$ 0.38	\$ 0.38
b. Maintenance Tax	\$ 0.0312	\$ 0.0312
Tax rate for overlapping entities as defined in Commission Rules 293.59(f)(2) and (f)(6) and (e)(2) and (e)(6)		
a. Debt service as shown in cash-flow analysis		
1. Entity No. 1: (N/A)	\$ 0	\$ 0
2. Entity No. 2: (N/A)	\$ 0	\$ 0
b. Maintenance Tax		
1. Entity No. 1: (N/A)	\$ 0	\$ 0
2. Entity No. 2: (N/A)	\$ 0	\$ 0
Equivalent surcharge for water and wastewater, if any: (N/A)		
If District is within a city, then indicate the portion of the city's tax rate specifically attributable to water, wastewater, drainage, or recreation:	\$	\$
Less any equivalent tax rebate:	\$ (0)	\$ (0)
TOTAL COMBINED TAX RATE	\$ 0.41120	\$ 0.41120

(ix) Total Taxable Value of Area to be Taxed:

\$530,887,957 as of January 1, 2023. See Attachment 9 – Certificate of Appraised Value for more details.

(x) Waiver of Special Appraisal:

Not Applicable.

(xi) Overlapping Tax Rates:

Tax rates of the taxing authorities are shown in the following Table 8-E

**TABLE 8-E
OVERLAPPING RATES**

<u>TAXING JURISDICTIONS</u>	<u>Tax Year</u>	<u>CURRENT TAX RATE PER \$100 VALUATION</u>	<u>PROJECTED TAX RATE PER \$100 VALUATION</u>
City of League City	2022	\$ 0.415526	\$ 0.415526
Galveston County	2022	\$ 0.367587	\$ 0.367587
Clear Creek ISD	2022	\$ 1.114600	\$ 1.114600
County Road & Flood	2022	\$ 0.008443	\$ 0.008443
South Shore Harbour MUD No. 7	2022	\$ 0.378850	\$ 0.41120
TOTAL		\$ 2.285006	\$ 2.3317356

(G) Development Status:

Does the District have a Developer as defined by Texas Water Code Section 49.052(d)?

Yes No **X**

(i) Status of Construction:

Does the District meet the conditions of Commission Rule 293.59(k)(6) regarding completion of facilities prior to Commission approval necessary to serve the projected development?

- 1. Compliance with 293.59(k)(6)(A): Yes**
- 2. Compliance with 293.59(k)(6)(B): Yes**
- 3. Compliance with 293.59(k)(6)(C): Yes**
- 4. Compliance with 293.59(k)(6)(D): Yes**
- 5. Compliance with 293.59(k)(6)(E): Yes**

(ii) Status of Growth Projected in Previous Bond Issue, if Applicable:

Not Applicable.

(H) Market Information:

A Market Study is not provided for the following reason:

No Growth is projected in determining the feasibility of this bond issue.

SECTION 9

Shared Facilities

SECTION 9 – SHARED FACILITIES

(A) Inventory:

Not Applicable.

(B) Calculated Pro Rata Shares:

Not Applicable.

(C) Cost Sharing Arrangements Requested for commission Approval:

Not Applicable.

(D) Oversizing Required by a Local Government or Other Regulatory Agency:

Not Applicable.

SECTION 10

Plans, Specifications, & Other Construction Documents

SECTION 10 – PLANS, SPECIFICATIONS, OTHER CONSTRUCTION DOCUMENTS

(A) Design of all facilities included in the proposed bond issue is complete.

Plans:

(i) Construction Plans:

Construction plans will be submitted for review prior to construction.

(ii) Plats:

Not Applicable.

(B) Contract Documents:

Contract documents will be submitted for review prior to construction.

(C) Construction Documents:

Construction Documents will be completed and verified prior to construction.

(D) Check List:

This checklist will be completed during construction.

SECTION 11

Special Considerations

SECTION 11 - SPECIAL CONSIDERATIONS

(A) Developer Projects:

Not Applicable – All funds for Maintenance District Facilities.

Are any of the projects in the proposed bond issue developer projects as defined in Title 30 Part I Section 253.44(a) of the TAC?

Yes ____ No X

(i) Clearing and Grubbing:

Not Applicable.

(ii) Spreading and Compacting of Fill:

Not Applicable.

(iii) Change in Development Plan: Do any of the projects in the proposed bond issue include the replacement or relocation of existing or designated facilities?

Yes ____ No X

(iv) Railroad, Pipeline or Underground Utility Relocations:

Not Applicable.

(v) Joint Use Engineering Studies:

Not Applicable.

(vi) Bridges and Culverts:

Not Applicable.

(vii) Pro-ration of Dual Lake/Detention Pond: Does the project include funds for the purchase or construction of detention pond facilities which will hold water continuously for aesthetic or recreational purposes?

Yes ____ No X

Maintenance is only caused by erosion.

- (viii) Floodplain Mitigations: Does the project include funds for costs associated with the mitigation of floodplain areas?**

Yes ____ No X

(B) All Projects:

- (i) Appraisals:**

Not Applicable.

- (ii) Contract Revenue Bonds: Are the proposed bonds contract revenue bonds?**

Yes ____ No X

- (iii) Impact Fees and/or Capital Recovery Fees: Does the proposed bond issue include funding for fees calculated and collected under the provisions of Local Government Code Chapter 359?**

Yes ____ No X

SECTION 12

Miscellaneous Considerations

SECTION 12 - MISCELLANEOUS CONSIDERATIONS

(A) Preconstruction Documents:

Not Applicable.

(B) Bid Advertisements:

Were the competitive bidding statutes complied with in each of the construction contracts executed?

Yes ____ No ____ N/A X

Competitive bidding statutes will be followed when the project bids.

(C) Developer's 30% Contribution Exemption Request:

Not Applicable.

(D) Letters of Credit, Deferment of Bond Proceeds, Other Acceptable Financial Guarantees:

Not Applicable.

(E) Developer Interest Reimbursement:

Not Applicable; No Developer Projects

(F) Land and Easement Acquisition:

(i) Storm Water Detention Facilities: Does the District intend to purchase easements or sites for storm water detention facilities?

Yes ____ No X

(ii) Easements Outside the District's Boundaries: Does the District intend to purchase easements outside the District boundaries?

Yes ____ No X

(iii) Downstream Drainage Channels: Does the District intend to purchase easements to improve drainage channels downstream of the District that pass through other districts?

Yes ____ No X

(iv) Recreational-Facility Sites: Does the District intend to purchase sites for recreational facilities?

Yes ____ No X

(G) District Participation in Regional Drainage Systems:

Does the proposed bond issue include funds to be paid to a regional drainage authority for capacity in a regional storm water detention system?

Yes No X

SECTION 13

Miscellaneous Information

SECTION 13 - MISCELLANEOUS INFORMATION

(A) Contracts with Professional Consultants:

See **Attachment 13 – Agreements with Professional Consultants** for further details.

(B) Compliance with Commission Rule Section 293.111(a)(6):

Water and Wastewater service is provided by the City of League City.

(C) Key Personnel:

TABLE 13 – KEY PERSONNEL

		Name	Address
(1)	Board President	Steven Day	c/o Bacon, Wallace & Philbin 6363 Woodway, Suite #800 Houston, TX 77057 713-739-1060
(2)	Attorney	Dax Philbin Bacon, Wallace & Philbin, L.L.P.	6363 Woodway, Suite #800 Houston, TX 77057 713-739-1060
(3)	Fiscal Agent	Leslie Cook	609 Main. St, Suite 3600 Houston, TX 77002 713-853-0884
(4)	Tax-Assessor Collector	Galveston County Tax Assessor	722 Moody Ave, Galveston, TX 77550 409-766-2284
(5)	Principal Developer	None: District Built Out	
(6)	Engineer	D. Adam Crump, P.E. A&S Engineers, Inc.	10377 Stella Link Rd. Houston, Texas 77025 713-942-2700
(7)	Bookkeeper	Steve Haskins Protocol Bookkeeping, Inc.	1506 Whispering Pines Houston, TX 77055 713-686-0860

(D) **Reporting Requirements:**

Has the District submitted a current Directors Registration Form?

Yes X No

Has the District submitted a current District Information Form as required by Texas Water Code Section 49.455?

Yes X No

Has the District submitted a current Audit Report or Financial Dormancy Affidavit?

Yes X No

(E) **Name Signs:**

Has the District posted two name signs, at two or more principal entrances to the District?

Yes X No

Sign 1 South Shore Boulevard at League City Parkway

Sign 2 Woodcock Street at Columbia Memorial Parkway

(F) **Other Information:**

None.

END