

OFFICIAL STATEMENT DATED FEBRUARY 27, 2020

NEW ISSUE-BOOK-ENTRY-ONLY

In the opinion of McCall, Parkhurst & Horton, L.L.P., Bond Counsel to the District, interest on the Bonds (defined herein) will be excludable from gross income for federal income tax purposes under existing statutes, regulations, published rulings and court decisions existing on the date thereof of such opinion, subject to the matters described under "TAX MATTERS" herein.

THE DISTRICT HAS DESIGNATED THE BONDS AS "QUALIFIED TAX-EXEMPT OBLIGATIONS" FOR FINANCIAL INSTITUTIONS. See "TAX MATTERS – Qualified Tax-Exempt Obligations for Financial Institutions" herein.

\$1,400,000

Travis County Municipal Utility District No. 8
(A Political Subdivision of the State of Texas Located in Travis County, Texas)

UNLIMITED TAX REFUNDING BONDS, SERIES 2020

Dated: March 25, 2020

Due: September 1, as shown on the inside cover page

The \$1,400,000 Travis County Municipal Utility District No. 8 Unlimited Tax Refunding Bonds, Series 2020 (the "Bonds") constitute obligations solely of Travis County Municipal Utility District No. 8 (the "District") and are not obligations of the State of Texas (the "State"); the City of Austin, Texas; Travis County, Texas; or any entity other than the District. The Bonds will be issued in fully registered form only, in denominations of \$5,000 or any integral multiple of \$5,000. Interest on the Bonds accrues from the date of delivery, currently anticipated to be March 25, 2020, and is payable September 1, 2020, and each September 1 and March 1 thereafter until the earlier of maturity or redemption. The Bonds will be initially registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York ("DTC"), which will act as securities depository for the Bonds. Beneficial owners of the Bonds will not receive physical certificates representing the Bonds, but will receive a credit balance on the books of the nominees of such beneficial owners. So long as Cede & Co. is the registered owner of the Bonds, the principal of and interest on the Bonds will be paid by the Paying Agent/Registrar directly to DTC, which will, in turn, remit such principal and interest to its participants for subsequent disbursement to the beneficial owners of the Bonds. See "BOOK-ENTRY-ONLY-SYSTEM." The initial Paying Agent/Registrar is UMB Bank, N.A., Austin, Texas.

The Bonds are being issued to currently refund a portion of the District's outstanding Unlimited Tax Bonds, Series 2005 and Unlimited Tax Bonds, Series 2013 to achieve debt service savings, and to pay the costs of issuing the Bonds. See "PLAN OF FINANCING."

**MATURITY SCHEDULE, INTEREST RATES, INITIAL YIELDS,
REDEMPTION PROVISIONS AND CUSIP NUMBERS**
(see inside cover page)

The Bonds, when issued, will constitute valid and legally binding obligations of the District and will be payable from the proceeds of an annual ad valorem tax, without legal limitation as to rate or amount, levied against taxable property within the District. See "THE BONDS – Source of and Security for Payment." This cover page contains information for quick reference only and is not a summary of the Bonds. Potential investors must read the entire Official Statement to obtain information essential to making an informed investment decision.

INVESTMENT IN THE BONDS IS SUBJECT TO CERTAIN RISK FACTORS. SEE "RISK FACTORS" HEREIN.

The Bonds are offered when, as and if issued by the District, and accepted by the initial purchaser thereof named below (the "Underwriter") subject to the approval of the Attorney General of the State of Texas and the approval of certain legal matters by McCall, Parkhurst & Horton L.L.P., Austin, Texas, Bond Counsel. Certain legal matters will be passed upon for the Underwriter by its counsel, Orrick, Herrington & Sutcliffe LLP, Austin, Texas. The Bonds in definitive form are expected to be available for delivery through DTC, on March 25, 2020.

The GMS Group

MATURITY SCHEDULE
(Due September 1)

CUSIP Prefix: 89439M

Due	Principal Amount	Interest Rate	Initial Reoffering Yield ^(b)	CUSIP Suffix ^(c)	Due	Principal Amount	Interest Rate	Initial Reoffering Yield ^(b)	CUSIP Suffix ^(c)
2020	\$ 10,000	1.000%	1.000%	CJ2	2026	\$145,000	2.000%	2.000%	CQ6
2021	20,000	1.500%	1.500%	CK9	2027	170,000	2.150%	2.150%	CR4
2022	65,000	1.600%	1.600%	CL7	2028 ^(a)	170,000	2.250%	2.250%	CS2
2023	70,000	1.700%	1.700%	CM5	2029 ^(a)	165,000	2.350%	2.350%	CT0
2024	145,000	1.800%	1.800%	CN3	2030 ^(a)	170,000	2.450%	2.450%	CU7
2025	145,000	1.900%	1.900%	CP8	2031 ^(a)	125,000	2.550%	2.550%	CV5

- (a) Redemption Provisions: The District reserves the right to redeem, prior to maturity, in integral multiples of \$5,000, those Bonds maturing on and after September 1, 2028, in whole or from time to time in part, on September 1, 2027, or on any date thereafter at a price of par plus accrued interest from the most recent interest payment date to the date fixed for redemption. See "THE BONDS - Redemption."
- (b) The initial reoffering yields indicated represent the lower of the yields resulting when priced to maturity or the first allowable redemption date. The initial yields at which the Bonds will be priced will be established by and will be the sole responsibility of the Underwriter (as herein defined). The yields may be changed at any time at the discretion of the Underwriter.
- (c) CUSIP is a registered trademark of the American Bankers Association. CUSIP data herein is provided by CUSIP Global Services, managed by S&P Global Market Intelligence on behalf of the American Bankers Association. This data is not intended to create a database and does not serve in any way as a substitute for the CUSIP Services provided by CUSIP Global Services. None of the Underwriter, the District, or the Financial Advisor is responsible for the selection or correctness of the CUSIP numbers set forth herein. The CUSIP number for a specific maturity is subject to being changed after the issuance of the Bonds as a result of various subsequent actions including, but not limited to, a refunding in whole or in part as a result of the procurement of secondary market portfolio insurance or other similar enhancement by investors that is applicable to all or a portion of certain maturities of the Bonds.

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USE OF INFORMATION IN OFFICIAL STATEMENT

No dealer, broker, salesman or other person has been authorized to give any information or to make any representations other than those contained in this Official Statement, and if given or made, such other information or representations must not be relied upon as having been authorized by the District.

This Official Statement does not alone constitute, and is not authorized by the District for use in connection with, an offer to sell or the solicitation of any offer to buy in any state in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make such offer or solicitation.

The information set forth herein has been obtained from the District and other sources believed to be reliable, but such information is not guaranteed as to accuracy or completeness and is not to be construed as the promise or guarantee of the Financial Advisor. This Official Statement contains, in part, estimates and matters of opinion which are not intended as statements of facts, and no representation is made as to the correctness of such estimates and opinions, or that they will be realized.

Any reference to website addresses presented herein are for informational purposes only and may be in the form of a hyperlink solely for the readers' convenience. Unless specified otherwise, such websites and the information or links contained therein are not incorporated into, and are not part of, this Official Statement.

All of the summaries of the statutes, orders, contracts, records, and engineering and other related reports set forth in the Official Statement are made subject to all of the provisions of such documents. These summaries do not purport to be complete statements of such provisions, and reference is made to such documents, copies of which are available from the District's General Counsel, for further information.

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

NONE OF THE DISTRICT, THE FINANCIAL ADVISOR, OR THE UNDERWRITER MAKES ANY REPRESENTATION OR WARRANTY WITH RESPECT TO THE INFORMATION CONTAINED IN THIS OFFICIAL STATEMENT REGARDING THE DEPOSITORY TRUST COMPANY OR ITS BOOK-ENTRY-ONLY SYSTEM.

THE CONTENTS OF THIS OFFICIAL STATEMENT ARE NOT TO BE CONSTRUED AS LEGAL, BUSINESS OR TAX ADVICE, AND PROSPECTIVE INVESTORS SHOULD CONSULT THEIR OWN ATTORNEYS AND BUSINESS AND TAX ADVISORS.

Underwriting

The Underwriter listed on the cover page of this Official Statement has agreed, subject to certain conditions, to purchase the Bonds from the District for \$1,368,967.80 (an amount equal to the principal amount of the Bonds, less an Underwriter's discount of \$31,032.20).

The Underwriter has provided the following sentence for inclusion in this Official Statement. The Underwriter has reviewed the information in this Official Statement pursuant to its responsibilities to investors under the federal securities laws, but the Underwriter does not guarantee the accuracy or completeness of such information.

Prices and Marketability

The prices and other terms with respect to the offering and sale of the Bonds may be changed from time to time by the Underwriter after the Bonds are released for sale, and the Bonds may be offered and sold at prices other than the initial offering prices, including sales to dealers who may sell the Bonds into investment accounts. IN CONNECTION WITH THE OFFERING OF THE BONDS, THE UNDERWRITER MAY OVER-ALLOT OR EFFECT TRANSACTIONS WHICH STABILIZE OR MAINTAIN THE MARKET PRICES OF THE BONDS AT LEVELS ABOVE THOSE WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME.

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

Securities Laws

NEITHER THE UNITED STATES SECURITIES AND EXCHANGE COMMISSION (THE "SEC") NOR ANY STATE SECURITIES COMMISSION HAS APPROVED OR DISAPPROVED THE BONDS OR PASSED UPON THE ACCURACY OR ADEQUACY OF THIS OFFICIAL STATEMENT. ANY REPRESENTATION TO THE CONTRARY IS A CRIMINAL OFFENSE.

No registration statement relating to the offer and sale of the Bonds has been filed with the SEC under the Securities Act of 1933, as amended, in reliance upon the exemptions provided thereunder. The Bonds have not been registered or qualified under the Securities Act of Texas in reliance upon various exemptions contained therein; nor have the Bonds been registered or qualified under the securities laws of any other jurisdiction. The District assumes no responsibility for registration of the Bonds under the securities laws of any other jurisdiction in which the Bonds may be offered, sold or otherwise transferred. This disclaimer of responsibility for registration or qualification for sale or other disposition of the Bonds shall not be construed as an interpretation of any kind with regard to the availability of any exemption from securities registration or qualification provisions in such other jurisdiction.

The statements contained in this Official Statement and in other information provided by the District that are not purely historical are forward-looking statements, including regarding the District's expectations, hopes, intentions or strategies regarding the future. All forward-looking statements included in this Official Statement are based on information available to the District on the date hereof, and the District assumes no obligation to update any such forward-looking statements. See "RISK FACTORS- Forward-Looking Statements."

NO MUNICIPAL BOND RATINGS OR INSURANCE

No application has been made to a rating service or municipal bond insurance company, nor is it expected that the District would have been successful in obtaining an investment grade rating or bond insurance commitment had such applications been made.

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OFFICIAL STATEMENT SUMMARY

The following material is qualified in its entirety by the more detailed information and financial statements appearing elsewhere in this Official Statement. The offering of the Bonds to potential investors is made only by means of this entire Official Statement. No person is authorized to detach this summary from this Official Statement or to otherwise use it without the entire Official Statement.

THE DISTRICT

The District Travis County Municipal Utility District No. 8 (the “District”), a political subdivision of the State of Texas was created, along with six other conservation and reclamation Districts, by an act of the 74th Regular Session of the Texas Legislature effective June 16, 1995 and confirmed pursuant to an election held within the District on November 7, 1995. The District was created to provide water distribution, wastewater collection and drainage facilities for the orderly development of approximately 708 acres of land within its boundaries, all of which lies within Travis County, Texas and the Barton Creek Development, as described below. The District operates pursuant to Chapters 49 and 54 of the Texas Water Code and Article XVI, Section 59 of the Texas Constitution, as amended. See “THE DISTRICT – General.”

The District is one of seven political subdivisions including Travis County Municipal Utility Districts No. 3, 4, 5, 6, 7, 8, and 9, (collectively, the “Participants” and individually a “Participant”), which includes Travis County Municipal Utility District No. 4 (the “Master District”) created to provide water, wastewater and storm drainage to approximately 3,520 acres located within Travis County, Texas (the “Service Area”). See “MASTER DISTRICT.”

Location The District, which encompasses approximately 708.30 acres of land, of which approximately 570 acres are developable, is located in western Travis County and lies approximately nine miles south-southwest of the City of Austin’s central business District. Primary access to the District is via Southwest Parkway to Mirador Drive. The District lies entirely within the extraterritorial jurisdiction of the City of Austin, Texas. See “THE DISTRICT - Location.”

The Participants The Participants comprise approximately 3,520 acres of a master planned community designed to ultimately contain single family, multi-family, senior living center, commercial, retail and office development as well as recreational amenities. Of the 3,520 acres within the Participants, approximately 3,282 acres are developable. See “RISK FACTORS– Certain Development Regulations.” All of the Participants have designated the Master District to serve as the master district and regional provider of water, wastewater and storm drainage, including water quality facilities to serve the approximately 3,282 developable acres within the Participants. The Master District also provides certain retail services to the Participants including retail billing and collecting services for each of the Participants. Each Participant was created to construct or acquire internal underground utilities to serve the developable acres within each Participant’s boundaries. See “THE MASTER DISTRICT” and “RISK FACTORS.”

As of January 1, 2020, approximately 2,463 acres within the Participants have been or are currently being provided water, wastewater and storm drainage, including water quality services, which include: approximately 826 acres in Travis County Municipal Utility District No. 3, approximately 492 acres in Travis County Municipal Utility District No. 4, approximately 660 acres in Travis County Municipal Utility District No. 5, 264 acres in Travis County Municipal Utility District No. 6, and approximately 221 acres in the District. As of January 1, 2020 residential development within the Participants included 542 completed single family homes, 8 single family homes under construction, 69 single family lots that are vacant, 209 completed detached condominium patio homes, no detached condominium patio home under construction, 23 detached condominium patio home lots that are vacant, one 216 unit apartment complex (called the Barton Creek Villas) including a clubhouse, fitness center and pool area; one 448 unit apartment complex (called the Santal Apartments) including a clubhouse, fitness center and pool area; additional development includes a senior living center, and commercial, retail and office development. Recreational amenities include the Barton Creek Resort and Spa located in Travis County Municipal Utility District No. 4, which recently underwent an approximately \$150 million renovation that was completed in May 2019. The Resort consists of a 51,000 square foot renovated clubhouse, several restaurants, a conference center that includes 53 meeting rooms, a grand ballroom and event pavilion, a 493 room hotel, the Fazio Foothills 18-hole golf course, the Crenshaw 18-hole golf course, sports and tennis shops, a championship caliber tennis center that includes 10 lighted tennis courts, three swimming pools, a fitness center and spa, jogging trails and a three-level parking garage. Additionally, a third 18-hole golf course and clubhouse is located within the boundaries of Travis County Municipal Utility District No. 5. Within the Participants there are several tracts at various stages of development and approximately 819 undeveloped but developable acres remaining. See “RISK FACTORS – Certain Development Regulations.” See also “THE BARTON CREEK DEVELOPMENT.”

The Developer.....	The developer currently active within the Service Area is Stratus Properties Operating Co., L.P. (“Stratus Properties” or “Stratus”), a Delaware limited partnership comprised of Stratus Investments L.L.C., a Delaware limited liability company as its 99% limited partner and STRS L.L.C., a Delaware limited liability company, as its 1% general partner. See “THE DEVELOPER - Description of Developer.”
Development within the District.....	Of the approximately 708 acres within the District, approximately 570 are developable. As of January 1, 2020, approximately 221 developable acres within the District have been developed with utility facilities as the single family residential subdivision of Mirador, encompassing a total of 24 completed single family homes, 1 single family home under construction, and 5 vacant developed single family lots, and the Santal Apartments, containing 448 apartment units. See “THE DISTRICT - Status of Development of the District.”
Builders.....	Homebuilders in the Service Area include various custom homebuilders who are building homes ranging in price from approximately \$600,000 to \$14,000,000. See “THE DISTRICT - Status of Development.”

THE BONDS

Description.....	The Bonds in the aggregate principal amount of \$1,400,000 mature serially in varying amounts on September 1 of each of the years 2020 through 2031, as set forth on the inside cover page hereof. Interest accrues from the date of delivery, currently anticipated to be March 25, 2020 at the rates per annum set forth on the inside cover page hereof and is payable September 1, 2020 and each September 1 and March 1 thereafter until maturity or earlier redemption. The Bonds are offered in fully registered form in integral multiples of \$5,000 for any one maturity. See "THE BONDS - General Description."
Redemption	Bonds maturing on and after September 1, 2028 are subject to redemption prior to maturity at the option of the District in whole or from time to time in part on September 1, 2027, or on any date thereafter, at par plus accrued interest from the most recent interest payment date to the date of redemption. See “THE BONDS - Redemption.”
Source of Payment	Principal of and interest on the Bonds are payable from the proceeds of a continuing direct annual ad valorem tax levied upon all taxable property within the District, which under Texas law is not legally limited as to rate or amount. See “TAXING PROCEDURES.” The Bonds are obligations solely of the District and are not obligations of the City of Austin, Texas; Travis County, Texas; the State of Texas; or any entity other than the District. See "THE BONDS - Source of and Security for Payment."
Payment Record	The District has never defaulted in the timely payment of principal of or interest on its outstanding obligations. See "FINANCIAL STATEMENT - Outstanding Bonds – Table 6.”
Authority for Issuance.....	The Bonds are being issued pursuant to Article XVI, Section 59 of the Texas Constitution and the general laws of the State; including Chapter 1207 of the Texas Government Code, as amended; and Chapters 49 and 54 of the Texas Water Code, as amended; an order adopted by the Board of Directors of the District and a pricing certificate to be executed by the pricing officer on the date of sale of the Bonds as authorized in the order (the order and the pricing certificate are collectively referred to herein as the “Bond Order”). See “THE BONDS – Authority for Issuance.”
Use of Proceeds.....	Proceeds from the sale of the Bonds will be used to (i) establish an escrow fund to currently refund a portion of the District’s Unlimited Tax Bonds, Series 2005 and Unlimited Tax Bonds, Series 2013 (collectively, the “Refunded Bonds”), to achieve a debt service savings, and (ii) pay the costs of issuing the Bonds. See "PLAN OF FINANCING.”
Bonds Authorized But Unissued.....	At an election held within the District on November 7, 1995, the voters within the District authorized a total of \$42,750,000 in new money bonds for water, wastewater and drainage facilities, of which \$40,460,000 remains unissued. Additionally, the District has voted authority to issue refunding bonds pursuant to the election proposition in an aggregate principal amount not to exceed one and one-half times the amount of bonds or other obligations issued. The District is therefore authorized to issue \$64,125,000 aggregate principal amount of refunding bonds. The Bonds constitute the first series of refunding bonds issued by the District, and will use \$130,000 of the District’s voted authorization of refunding bonds. After the issuance of the bonds, \$63,995,000 of voted authorization of refunding bonds will remain unissued. See “FINANCIAL STATEMENT – Unlimited Tax Bonds Authorized but Unissued – Table 5” and “THE BONDS – Issuance of Additional Debt.”

No Municipal Bond Ratings or Bond Insurance	In connection with the sale of the Bonds, the District has not applied for a rating or a municipal bond insurance commitment on the Bonds, nor is it expected that an investment grade rating or a municipal bond insurance commitment would have been received had applications been made.
Tax Exemption.....	In the opinion of Bond Counsel, interest on the Bonds is excludable from gross income for federal tax purposes under existing law, subject to matters described in "TAX MATTERS" herein.
Qualified Tax-Exempt Obligations	The District has designated the Bonds as "qualified tax-exempt obligations" pursuant to section 265(b) of the Internal Revenue Code of 1986, as amended, and has represented that the total amount of tax-exempt obligations (including the Bonds) issued by it during calendar year 2020 is not reasonably expected to exceed \$10,000,000. See "TAX MATTERS - Qualified Tax-Exempt Obligations for Financial Institutions."
Bond Counsel and Disclosure Counsel.....	McCall, Parkhurst & Horton L.L.P., Austin, Texas.
General Counsel.....	Armbrust & Brown PLLC, Austin, Texas.
Financial Advisor	Public Finance Group LLC, Austin, Texas.
Underwriter's Counsel	Orrick, Herrington & Sutcliffe LLP, Austin, Texas.
Verification Agent.....	Public Finance Partners, LLC, Minneapolis, Minnesota.
Paying Agent/Registrar and Escrow Agent	UMB Bank, N.A., Austin, Texas

RISK FACTORS

The purchase and ownership of the Bonds involve certain risk factors and all prospective purchasers are urged to examine carefully the Official Statement, including particularly the section captioned "RISK FACTORS," with respect to the investment security of the Bonds.

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THE MASTER DISTRICT CONTRACT

Participants.....	The Master District has entered into a separate contract with each of the Participants, which currently consist of seven municipal utility districts each organized and operating pursuant to Article 16, Section 59 of the Constitution of Texas and Chapters 49 and 54, Texas Water Code, which contract authorizes the Master District to issue contract tax bonds sufficient to complete acquisition and construction of Master District Facilities as needed to serve all Participants in the Service Area (collectively, the "Master District Contract").
Debt Service Payments.....	<p>The Master District, in its capacity as a regional provider of the water, wastewater and storm drainage services, including water quality facilities, has contracted with each of the Participants to construct and provide such services from the Master District Facilities as necessary to serve the Service Area (all hereinafter collectively referred to as the "Master District Facilities"). The Master District Facilities have been constructed with funds provided by Stratus Properties, and such funds have been reimbursed to Stratus Properties with proceeds from the Outstanding Master District bonds and will be further reimbursed with proceeds from future unlimited contract tax bonds sold by the Master District. The Master District will own and operate the Master District Facilities. Each Participant will own the internal utilities within its boundaries. However, each Participant has contracted with the Master District for the Master District to operate each Participant's internal utilities and provide retail billing and collecting. By execution of the Master District Contract, the Participants have agreed to levy, assess, and collect an ad valorem contract tax on taxable property within the boundaries of each respective Participant, without limit as to rate or amount sufficient to make timely payments of all charges including debt service on Master District bonds. The Participants agree to pay their pro rata share of debt service requirements to the Master District, which has directly assigned such portion of the Pledged Contract Payments to the Trustee under the Trust Indenture. The pro rata share of each Participant will be determined by the ratio of the total certified assessed value within a Participant, divided by the cumulative total of the certified assessed value of all the Participants. The pro rata share of debt service is calculated on certified assessed value only, and the pro rata share is not to be calculated on a basis of water demand/equivalent connections. The Pledged Contract Payment assigned to the Trustee shall include principal and interest on the Bonds and Outstanding Contract Bonds, all charges and expenses of paying agents, registrars and trustees, and all amounts required to establish and maintain funds established under the Bond Resolution or Trust Indenture.</p> <p>The Participants are obligated severally, but not jointly, to make Pledged Contract Payments to the Master District in an amount sufficient to pay their pro rata share of debt service requirements on the Bonds and Outstanding Contract Bonds. No Participant is obligated, contingently or otherwise, to make any Pledged Contract Payments owed by any other Participant.</p>
Water, Wastewater and Drainage Revenue	Each Participant is obligated to pay monthly charges to the Master District for water, wastewater and storm drainage, including water quality, services rendered to such Participant pursuant to the Master District Contract ("Monthly Charges"). The Monthly Charges paid by each Participant to the Master District will be used to pay each Participant's share of the operations and maintenance expenses of the Master District Facilities and to provide or replenish an operation and maintenance reserve equivalent to three months of operations and maintenance expenses. The Master District Contract obligates the Master District to establish, maintain and from time to time adjust the rates, fees and charges for each Participant's wastewater collection system, water distribution system and drainage system, or the availability of such services, to the end that the gross revenues therefrom together with any taxes levied in support thereof and funds received from any other lawful source would be sufficient at all times to pay all of each Participant's obligations to the Master District under the Master District Contract, including each Participant's obligation to pay its pro rata share of the debt service requirements on the Bonds and Outstanding Contract Bonds. See "RISK FACTORS - Water, Wastewater and Water Quality."

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SELECTED FINANCIAL INFORMATION
(Unaudited)

2019 Certified Assessed Valuation		\$ 151,266,040 ^(a)
Gross Debt Outstanding (after issuance of the Bonds)		
District Debt	\$ 1,735,000 ^(b)	
Contract Debt	<u>8,749,212</u>	\$ 10,484,212 ^(c)
Ratio of Gross Debt to 2019 Certified Assessed Valuation		6.93%
2019 Tax Rate		
Debt Service	\$ 0.1205	
Maintenance	0.2095	
Contract	<u>0.3500</u>	
Total 2019 Tax Rate		<u><u>\$ 0.6800</u></u> ^(d)
Debt Service Fund Balance (as of February 5, 2020)		\$ 171,044 ^(e)
Percentage of current tax collections - (Tax Year 2019)		98.27% ^(f)
Percentage of total tax collections - (Tax Years 2008-2019)		99.53% ^(f)
Average Annual Debt Service Requirement of the Remaining Outstanding Bonds ("Average Requirement") (2020-2031, inclusive)		\$ 168,673
Tax Rate required to pay Average Requirement based upon 2019 Certified Assessed Valuation at 95% collections		\$ 0.12 /\$100 AV
Maximum Annual Debt Service Requirement of the Remaining Outstanding Bonds ("Maximum Requirement") (2027)		\$ 188,710
Tax Rate required to pay Maximum Requirement based upon 2019 Certified Assessed Valuation at 95% collections		\$ 0.14 /\$100 AV
Number of active connections as of January 1, 2020		
Single Family - occupied	24	
Single Family - Unoccupied/Builder	2	
Apartments (448 Units/438 Occupied)	2	
Irrigation	<u>3</u>	
Total Number of Active Connections	31	
Estimated Population as of January 1, 2020		1,179 ^(g)

(Footnotes appear on following page)

- (a) Assessed valuation of the District as of January 1, 2019 as certified by the Travis Central Appraisal District ("TCAD"). See "TAXING PROCEDURES."
- (b) Includes the Bonds, excludes the Refunded Bonds.
- (c) The District adopted the 2019 tax rate at its meeting in August 2019.
- (d) The District is party to a contract with the Master District whereby the District is obligated to pay a pro rata share of debt service on bonds issued from time to time by the Master District to acquire, construct, purchase, and maintain certain facilities to provide regional water, wastewater and drainage, including water quality, services to all Participants. The Master District has outstanding a total of \$84,305,000 aggregate principal amount of contract tax bonds issues as the following: \$1,595,000 Unlimited Contract Tax Refunding Bonds, Series 2011; \$1,385,000 Unlimited Contract Tax Refunding Bonds, Series 2012; \$950,000 Unlimited Contract Tax Refunding Bonds, Series 2013; \$5,195,000 Unlimited Contract Tax Refunding Bonds, Series 2014; \$2,805,000 Unlimited Contract Tax Refunding Bonds, Series 2015; \$5,750,000 Unlimited Contract Tax Bonds, Series 2015A; \$9,450,000 Unlimited Contract Tax Refunding Bonds, Series 2016; \$13,350,000 Unlimited Contract Tax Bonds, Series 2016A; \$5,760,000 Unlimited Contract Tax Refunding Bonds, Series 2017; \$16,440,000 Unlimited Contract Tax Bonds, Series 2017A; \$7,995,000 Unlimited Contract Tax Bonds, Series 2019; and \$13,630,000 Unlimited Contract Tax Refunding Bonds, Series 2019A (collectively, the "Outstanding Contract Bonds"). Of such Outstanding Contract Bonds, \$8,749,212 (10.38%) represents the District's pro rata share based on the 2019 Certified Assessed Valuation of the Service Area of \$1,457,557,913. See "THE MASTER DISTRICT – Contract Tax Bonds."
- (e) Unaudited as of February 5, 2020. Neither Texas law nor the Bond Order requires the District to maintain any particular sum in the debt service fund.
- (f) See "TAX DATA – Tax Collections."
- (g) Based upon 3.5 residents per occupied single family home and 2.5 residents per occupied apartment home. According to the leasing staff of the Santal Apartments, the Santal Apartments were 98% occupied as of January 1, 2020.

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OFFICIAL STATEMENT
relating to
\$1,400,000
Travis County Municipal Utility District No. 8
(A Political Subdivision of the State of Texas Located in Travis County, Texas)

UNLIMITED TAX REFUNDING BONDS, SERIES 2020

INTRODUCTION

This Official Statement provides certain information in connection with the issuance by Travis County Municipal Utility District No. 8 (the "District"), a political subdivision of the State of Texas (the "State"), of its \$1,400,000 Unlimited Tax Refunding Bonds, Series 2020 (the "Bonds").

The Bonds are issued pursuant to an order adopted by the Board of Directors of the District (the "Board") on August 28, 2019, a pricing certificate to be executed by the pricing officer as designated in the order (the order and the pricing certificate are collectively referred to herein as the "Bond Order"), Article XVI, Section 59 of the Texas Constitution and general laws of the State, including Chapters 49 and 54 of the Texas Water Code, as amended, and Chapter 1207 of the Texas Government Code, as amended.

Unless otherwise indicated, capitalized terms used in this Official Statement have the same meaning assigned to such terms in the Bond Order.

Included in this Official Statement are descriptions of the Bonds and certain information about the District and its finances. ALL DESCRIPTIONS OF DOCUMENTS CONTAINED HEREIN ARE SUMMARIES ONLY AND ARE QUALIFIED IN THEIR ENTIRETY BY REFERENCE TO EACH SUCH DOCUMENT. Copies of such documents may be obtained from the District c/o Armbrust & Brown, PLLC, 100 Congress Avenue, Suite 1300, Austin, Texas, 78701 or from the District's Financial Advisor, Public Finance Group LLC, 900 South Capital of Texas Highway, Building IV, Suite 475, West Lake Hills, Texas, 78746, upon payment of reasonable copying, mailing and handling charges.

This Official Statement speaks only as of its date, and the information contained herein is subject to change. Copies of the Final Official Statement pertaining to the Bonds will be submitted to the Municipal Securities Rulemaking Board through its Electronic Municipal Market Access ("EMMA") system. See "CONTINUING DISCLOSURE" herein for a description of the District's undertaking to provide certain information on a continuing basis.

PLAN OF FINANCING

Purpose

At an election held within the District on November 7, 1995, the voters within the District authorized a total of \$42,750,000 in new money bonds for water, wastewater and drainage facilities and refunding bonds in an amount not to exceed one and one-half times the amount of bonds or other obligations issued assuming that the total amount of bonds authorized by the voters will be issued. To date, the District has issued two installments of new money bonds to acquire utility facilities in the aggregate principal amount of \$2,290,000, leaving \$40,460,000 in new money bonds authorized but unissued to acquire utility facilities. The issuance of the Bonds uses \$130,000 of the total amount of refunding bonds authorized. After the issuance of the Bonds, the District will have \$63,995,000 of refunding voted authorization remaining unissued. See "FINANCIAL STATEMENT – Unlimited Tax Bonds Authorized but Unissued" and "THE BONDS."

The Bonds are being issued to achieve a debt service savings in the years 2020 through 2031, inclusive, by currently refunding approximately \$515,000 of the District's Unlimited Tax Bonds, Series 2005 and \$755,000 of the District's Unlimited Tax Bonds, Series 2013 (collectively, the "Refunded Bonds"). See "DEBT SERVICE REQUIREMENTS SCHEDULE – TABLE 3."

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The Refunded Bonds

The principal amounts, maturity dates and redemption dates of the Refunded Bonds are set forth below.

Year	Series 2005	Series 2013	Total
2022	\$ 45,000	\$ -	\$ 45,000
2023	50,000	-	50,000
2024	50,000	75,000	125,000
2025	55,000	75,000	130,000
2026	55,000	75,000	130,000
2027	60,000	100,000	160,000
2028	65,000	100,000	165,000
2029	65,000	100,000	165,000
2030	70,000	100,000	170,000
2031	-	130,000	130,000
	<u>\$ 515,000</u>	<u>\$ 755,000</u>	<u>\$ 1,270,000</u>
Redemption Date:	4/29/2020	4/29/2020	

The Remaining Outstanding Bonds

The following bonds will remain outstanding after issuance of the Bonds (collectively, the “Remaining Outstanding Bonds”):

Year	Series 2005	Series 2013	The Bonds	Total
2020	\$ 40,000	\$ 50,000	\$ 10,000	\$ 100,000
2021	45,000	50,000	20,000	115,000
2022	-	75,000	65,000	140,000
2023	-	75,000	70,000	145,000
2024	-	-	145,000	145,000
2025	-	-	145,000	145,000
2026	-	-	145,000	145,000
2027	-	-	170,000	170,000
2028	-	-	170,000	170,000
2029	-	-	165,000	165,000
2030	-	-	170,000	170,000
2031	-	-	125,000	125,000
	<u>\$ 85,000</u>	<u>\$ 250,000</u>	<u>\$1,400,000</u>	<u>\$ 1,735,000</u>

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Escrow Agreement

The principal of and interest due on the Refunded Bonds are to be paid on the scheduled interest payment dates and the redemption date of such Refunded Bonds, as applicable, from cash and direct obligations of the United States of America (the “Escrowed Securities”) to be deposited pursuant to a certain Escrow Agreement (the “Escrow Agreement”) between the District and UMB Bank, N.A., Austin, Texas (the “Escrow Agent”). The Bond Order provides that from the proceeds of the sale of the Bonds received from the Underwriter the District will deposit with the Escrow Agent cash and direct obligations of the United States in amounts sufficient to accomplish the discharge and final payment of the Refunded Bonds on their redemption date.

In connection with the issuance of the Bonds, the District will give irrevocable instructions to provide notice to the owners of the Refunded Bonds that the Refunded Bonds will be redeemed prior to their stated maturities on the redemption date, on which date money will be made available to redeem the Refunded Bonds from money held under the Escrow Agreement.

By the deposit of direct obligations of the United States and cash with the Escrow Agent pursuant to the Escrow Agreement, the District will have effected the defeasance of the Refunded Bonds pursuant to the terms of the Bond Order authorizing the issuance of such Refunded Bonds and in accordance with State law and in reliance upon the Verification Report described herein. It is the opinion of Bond Counsel that, as a result of such defeasance and in reliance upon the Verification Report of Public Finance Partners LLC (the “Verification Report”), the Refunded Bonds are deemed to have been fully paid and no longer outstanding, except for the purpose of being paid from funds provided therefore in the Escrow Agreement, and the District will have no further responsibility with respect to amounts available for the payment of such defeased bonds, including any insufficiencies.

Sources and Uses of Funds

The proceeds from the sale of the Bonds will be applied approximately as follows:

Sources of Funds:	
Par Amount of Bonds	<u>\$1,400,000.00</u>
Total Sources of Funds	\$1,400,000.00
Uses of Funds:	
Escrow Deposit	\$1,277,559.60
Costs of Issuance	87,500.00
Underwriter’s Discount	31,032.20
Deposit to Debt Service Fund (Rounding Amount)	<u>3,908.20</u>
Total Uses of Funds	\$1,400,000.00

THE BONDS

General Description

The Bonds will bear interest from the date of delivery, currently anticipated to be March 25, 2020 and will mature on September 1 of the years and in the principal amounts, and will bear interest at the rates per annum, set forth on the inside cover page hereof. Interest on the Bonds will be paid on September 1, 2020 and each September 1 and March 1 thereafter until maturity and will be calculated on the basis of a 360-day year composed of twelve 30-day months. The Bonds will be issued in fully registered form only, without coupons, in denominations of \$5,000 or any integral multiple thereof, and when issued, will be registered in the name of Cede & Co., as registered owner and nominee for The Depository Trust Company (“DTC”), New York, New York, acting as securities depository for the Bonds until DTC resigns or is discharged. The Bonds initially will be available to purchasers in book-entry form only utilizing DTC’s book-entry-only system (the “Book-Entry-Only System”). So long as Cede & Co., as the nominee of DTC, is the registered owner of the Bonds, principal of and interest on the Bonds will be payable by the paying agent to DTC, which will be solely responsible for making such payment to the beneficial owners of the Bonds. The initial paying agent for the Bonds is UMB Bank, N.A., Austin, Texas (the “Paying Agent”).

Redemption

Optional Redemption . . . The Bonds maturing on and after September 1, 2028, are subject to redemption prior to maturity at the option of the District, in whole or from time to time in part, on September 1, 2027, or on any date thereafter, at a redemption price equal to the principal amount thereof plus accrued interest from the most recent interest payment date to the date fixed for redemption.

Notice of Redemption . . . At least 30 calendar days prior to the date fixed for any optional redemption of Bonds or portions thereof prior to maturity a written notice of such optional redemption shall be sent by the Paying Agent by United States mail, first-class postage prepaid, to the registered owner of each Bond to be redeemed at its address as it appeared on the 45th calendar day prior to such optional redemption date and to major securities depositories and bond information services.

The Bonds of a denomination larger than \$5,000 may be redeemed in part (\$5,000 or any multiple thereof). Any Bond to be partially redeemed must be surrendered in exchange for one or more new Bonds of the same maturity for the unredeemed portion of the principal of the Bonds so surrendered. In the event of redemption of less than all of the Bonds, the particular maturities of the Bonds to be redeemed shall be selected by the

District, if less than all of the Bonds of a particular maturity are to be redeemed; the Paying Agent is required to select the Bonds of such maturity to be redeemed by lot or other customary random method in accordance with DTC Procedures.

With respect to any optional redemption of the Bonds, unless certain prerequisites to such redemption required by the Bond Order have been met and money sufficient to pay the principal of and premium, if any, and interest on the Bonds to be redeemed has been received by the Paying Agent prior to the giving of such notice of redemption, such notice will state that said redemption may, at the option of the District, be conditional upon the satisfaction of such prerequisites and receipt of such money by the Paying Agent on or prior to the date fixed for such redemption, or upon any prerequisite set forth in such notice of redemption. If a conditional notice of redemption is given and such prerequisites to the redemption are not fulfilled, such notice will be of no force and effect, the District will not redeem such Bonds, and the Paying Agent will give notice in the manner in which the notice of redemption was given, to the effect that the Bonds have not been redeemed.

Selection of Bonds for Redemption

If less than all of the Bonds are called for redemption, the particular Bonds, or portions thereof, to be redeemed shall be selected and designated by the District, and if less than all of a maturity is to be redeemed, the Paying Agent/Registrar shall determine by lot or other customary random method the Bonds, or portions thereof within such maturity to be redeemed (provided that a portion of a Bond may be redeemed only in integral multiples of \$5,000 principal amount); provided, that during any period in which ownership of the Bonds is determined only by a book entry at a securities depository for the Bonds, if fewer than all of the Bonds of the same maturity, and bearing the same interest rate are to be redeemed, the particular Bonds of such maturity, such interest rate shall be selected in accordance with the arrangements between the District and the securities depository.

DTC Redemption Provision

The Paying Agent/Registrar and the District, so long as a book-entry-only system is used for the Bonds, will send any notice of optional redemption, notice of proposed amendment to the Bond Order or other notices with respect to the Bonds only to DTC. Any failure by DTC to advise any DTC Participant, as herein defined, or of any Direct Participant or Indirect Participant, as herein defined, to notify the beneficial owner, shall not affect the validity of the redemption of Bonds called for redemption or any other action premised on any such notice. Redemption of portions of the Bonds by the District will reduce the outstanding principal amount of such Bonds held by DTC. In such event, DTC may implement, through its book-entry-only system, a redemption of such Bonds held for the account of DTC Participants in accordance with its rules or other agreements with DTC Participants and then Direct Participants and Indirect Participants may implement a redemption of such Bonds and such redemption will not be conducted by the District or the Paying Agent/Registrar. Neither the District nor the Paying Agent/Registrar will have any responsibility to the DTC Participants, Indirect Participants or the persons for whom DTC Participants act as nominees with respect to the payments on the Bonds or the providing of notice to Direct Participants, Indirect Participants, or beneficial owners of the selection of portions of the Bonds for redemption.

Termination of Book-Entry-Only System

The District is initially utilizing the Book-Entry-Only System of DTC. See "BOOK-ENTRY-ONLY SYSTEM." In the event that the Book-Entry-Only System is discontinued by DTC or the District, the following provisions will be applicable to the Bonds.

Payment . . . Principal of the Bonds will be payable at maturity to the registered owners as shown by the registration books maintained by the Paying Agent upon presentation and surrender of the Bonds to the Paying Agent at the designated office for payment of the Paying Agent in Austin, Texas (the "Designated Payment/Transfer Office"). Interest on the Bonds will be payable by check or draft, dated as of the applicable interest payment date, sent by the Paying Agent by United States mail, first-class, postage prepaid, to the registered owners at their respective addresses shown on such records, or by such other method acceptable to the Paying Agent requested by registered owner at the risk and expense of the registered owner. If the date for the payment of the principal of or interest on the Bonds falls on a Saturday, Sunday, legal holiday, or day on which banking institutions in the city where the Designated Payment/Transfer Office of the Paying Agent is located are required or authorized by law or executive order to close, then the date for such payment shall be the next succeeding day which is not a Saturday, Sunday, legal holiday, or day on which banking institutions are required or authorized to close, and payment on such date shall for all purposes be deemed to have been made on the original date payment was due.

Registration. . . If the Book-Entry-Only System is discontinued, the Bonds may be transferred and re-registered on the registration books of the Paying Agent only upon presentation and surrender thereof to the Paying Agent at the Designated Payment/Transfer Office. A Bond also may be exchanged for a Bond or Bonds of like maturity and interest and having a like aggregate principal amount or maturity amount, as the case may be, upon presentation and surrender at the Designated Payment/Transfer Office. All Bonds surrendered for transfer or exchange must be endorsed for assignment by the execution by the registered owner or his duly authorized agent of an assignment form on the Bonds or other instruction of transfer acceptable to the Paying Agent. Transfer and exchange of Bonds will be without expense or service charge to the registered owner, except for any tax or other governmental charges required to be paid with respect to such transfer or exchange. A new Bond or Bonds, in lieu of the Bond being transferred or exchanged, will be delivered by the Paying Agent to the registered owner, at the Designated Payment/Transfer Office of the Paying Agent or by United States mail, first-class, postage prepaid. To the extent possible, new Bonds issued in an exchange or transfer of Bonds will be delivered to the registered owner not more than three (3) business days after the receipt of the Bonds to be canceled in the exchange or transfer in denominations of \$5,000 or any integral multiple thereof.

Limitation on Transfer of Bonds . . . Neither the District nor the Paying Agent shall be required to make any transfer, conversion or exchange to an assignee of the registered owner of the Bonds (i) during the period commencing on the close of business on the fifteenth (15th) calendar day of the month (whether or not a business day) preceding each interest payment date (the "Record Date") and ending with the opening of business on the next following principal or interest payment date or (ii) with respect to any Bond called for redemption, in whole or in part, within forty-five

(45) days of the date fixed for redemption; provided, however, such limitation of transfer shall not be applicable to an exchange by the registered owner of the uncalled balance of a Bond.

Replacement Bonds

If a Bond is mutilated, the Paying Agent will provide a replacement Bond in exchange for the mutilated bond. If a Bond is destroyed, lost or stolen, the Paying Agent will provide a replacement Bond upon (i) the filing by the registered owner with the Paying Agent of evidence satisfactory to the Paying Agent of the destruction, loss or theft of the Bond and the authenticity of the registered owner's ownership and (ii) the furnishing to the Paying Agent of indemnification in an amount satisfactory to hold the District and the Paying Agent harmless. All expenses and charges associated with such indemnity and with the preparation, execution and delivery of a replacement Bond must be borne by the registered owner. The provisions of the Bond Order relating to the replacement Bonds are exclusive and to the extent lawful, preclude all other rights and remedies with respect to the replacement and payment of mutilated, destroyed, lost or stolen Bonds.

Authority for Issuance

The Bonds are issued pursuant to the terms and provisions of the Bond Order; Chapter 1207, Texas Government Code, as amended; Chapters 49 and 54 of the Texas Water Code, as amended; and Article XVI, Section 59 of the Texas Constitution.

Source of and Security for Payment

The Bonds will be payable from and secured by a pledge of the proceeds of a continuing, direct, annual ad valorem tax without legal limitation as to rate or amount levied against all taxable property located within the District. The Board covenants in the Bond Order that, while any of the Bonds are outstanding and the District is in existence, it will levy an annual ad valorem tax and will undertake to collect such a tax against taxable property within the District at a rate from year to year sufficient, full allowance being made for anticipated delinquencies, together with revenues and receipts from other sources which are legally available for such purposes, to pay interest on the Bonds as it becomes due, to provide a sinking fund for the payment of principal of the Bonds when due or the redemption price at any earlier required redemption date, to pay when due any other contractual obligations of the District payable in whole or in part from taxes, and to pay the expenses of assessing and collecting such tax. The net proceeds from taxes levied to pay debt service on the Bonds are required to be placed in a special account of the District designated its "Debt Service Fund" for the Bonds. The Bond Order provides for the termination of the pledge of taxes when and if the City of Austin (the "City") annexes and dissolves the District and assumes all debts and liabilities of the District.

Payment Record

The District has previously issued two series of new money bonds, consisting of: \$1,010,000 Unlimited Tax Bonds, Series 2005; and \$1,280,000 Unlimited Tax Bonds, Series 2013 (collectively, the "Previously Issued Bonds"). The District has not defaulted in the payment of the principal of or interest on the Previously Issued Bonds.

Flow of Funds

The Bond Order creates, or affirms creation, establishment and maintenance by the District of a Debt Service Fund and Escrow Fund for the Bonds.

The Bond Order requires that the District deposit to the credit of the Debt Service Fund (i) from the delivery of the Bonds to the Underwriter, the amount received from proceeds of the Bonds representing accrued interest on the Bonds, if any, (ii) District ad valorem taxes (and penalties and interest thereon) levied to pay debt service requirements on (or fees and expenses of the Paying Agent with respect of) the Bonds, and (iii) such other funds as the Board shall, at its option, deem advisable. The Bond Order requires that the Debt Service Fund be applied solely to provide for the payment of the principal or redemption price of and interest on the Bonds when due, and to pay fees to the Paying Agent when due.

The Refunded Bonds and the interest due thereon will be paid on the first available optional redemption date from funds on deposit with the Escrow Agent and held in a separate escrow fund pursuant to the Escrow Agreement. See "PLAN OF FINANCING – Refunded Bonds."

Defeasance of Outstanding Bonds

General . . . The Bond Order provides for the defeasance of the Bonds and the termination of the pledge of taxes and all other general defeasance covenants in the Bond Order under certain circumstances. Any Bond and the interest thereon shall be deemed to be paid, retired, and no longer outstanding within the meaning of the Bond Order (a "Defeased Bond"), except to the extent provided below for the Paying Agent to continue payments, when the payment of all principal and interest payable with respect to such Bond to the due date or dates thereof (whether such due date or dates be by reason of maturity, upon redemption, or otherwise) either (i) shall have been made or caused to be made in accordance with the terms thereof (including the giving of any required notice of redemption) or (ii) shall have been provided for on or before such due date by irrevocably depositing with or making available to the Paying Agent or an eligible trust company or commercial bank for such payment (1) lawful money of the United States of America sufficient to make such payment, (2) Defeasance Securities (defined below) that mature as to principal and interest in such amounts and at such times as will ensure the availability, without reinvestment, of sufficient money to provide for such payment, or (3) any combination of (1) and (2) above, and when proper arrangements have been made by the District with the Paying Agent or an eligible trust company or commercial bank for the payment of its services until after all Defeased Bonds shall have become due and payable. At such time as a Bond shall be deemed to be a Defeased Bond, such Bond and the interest thereon shall no longer be secured by, payable from, or entitled to the benefits of, the ad valorem taxes levied and pledged, as provided in the Bond

Order and such principal and interest shall be payable solely from such money or Defeasance Securities, and shall not be regarded as outstanding under the Bond Order and the District will have no further responsibility with respect to amount available to such paying agent (or other financial institution permitted by applicable law) for the payment of such defeased bonds, including any insufficiency therein (and by the failure) of such paying agent (or other financial institution permitted by applicable law) to receive payments when due on the Defeased Securities.

Any money so deposited with or made available to the Paying Agent or an eligible trust company or commercial bank also may be invested at the written direction of the District in Defeasance Securities, maturing in the amounts and times as hereinbefore set forth, and all income from such Defeasance Securities received by the Paying Agent or an eligible trust company or commercial bank that is not required for the payment of the Bonds and interest thereon, with respect to which such money has been so deposited, shall be remitted to the District or deposited as directed in writing by the District.

Until all Defeased Bonds shall have become due and payable, the Paying Agent shall perform the services of Paying Agent for such Defeased Bonds the same as if they had not been defeased, and the District shall make proper arrangements to provide and pay for such services as required by the Bond Order.

For purposes of these provisions, "Defeasance Securities" means (i) direct non-callable obligations of the United States of America, including obligations that are unconditionally guaranteed by the United States of America; (ii) non-callable obligations of an agency or instrumentality of the United States of America, including obligations that are unconditionally guaranteed or insured by the agency or instrumentality and that, on the date the Board adopts or approves proceedings authorizing the issuance of refunding bonds or otherwise provide for the funding of an escrow to effect the defeasance of the Bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than "AAA" or its equivalent; (iii) non-callable obligations of a state or an agency or a county, municipality, or other political subdivision of a state that have been refunded and that, on the date the Board adopts or approves proceedings authorizing the issuance of refunding bonds or otherwise provides for the funding of an escrow to effect the defeasance of the Bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than "AAA" or its equivalent; and (iv) any other then-authorized securities or obligations under applicable State law that may be used to defease obligations such as the Bonds.

Any such obligations must be certified by an independent firm of national reputation to be of such maturities and interest payment dates and bear such interest as will, without further investment or reinvestment of either the principal amount thereof or the interest earnings therefrom, be sufficient to provide all debt service payments on the Bonds.

There is no assurance that the current law will not be changed in a manner which would permit investments other than those described above to be made with amounts deposited to defease the Bonds. Because the Bond Order does not contractually limit such investments, registered owners may be deemed to have consented to defeasance with such other investments, notwithstanding the fact that such investments may not be of the same investment quality as those currently permitted under State law. There is no assurance that the ratings for U.S. Treasury securities used as Defeasance Securities or those for any other Defeasance Security will be maintained at any particular rating category.

Retention of Rights . . . To the extent that, upon the defeasance of any Defeased Bond to be paid at its maturity, the District retains the right under Texas law to later call the Defeased Bond for redemption in accordance with the provisions of the order authorizing the issuance, the District may call such Defeased Bond for redemption upon complying with the provisions of Texas law and upon satisfaction of the provisions set forth above regarding such Defeased Bond as though it was being defeased at the time of the exercise of the option to redeem the Defeased Bond and the effect of the redemption is taken into account in determining the sufficiency of the provisions made for the payment of the Defeased Bond.

Investments . . . Any escrow agreement or other instrument entered into between the District and the Paying Agent or an eligible trust company or commercial bank pursuant to which money and/or Defeasance Securities are held by the Paying Agent or an eligible trust company or commercial bank for the payment of Defeased Bonds may contain provisions permitting the investment or reinvestment of such moneys in Defeasance Securities or the substitution of other Defeasance Securities upon the satisfaction of certain requirements. All income from such Defeasance Securities received by the Paying Agent or an eligible trust company or commercial bank which is not required for the payment of the Bonds and interest thereon, with respect to which such money has been so deposited, will be remitted to the District or deposited as directed in writing by the District.

Paying Agent/Registrar

Principal of and semiannual interest on the Bonds will be paid by UMB Bank, N.A., having its office for payment in Austin, Texas, the initial Paying Agent/Registrar. The Paying Agent must be either a bank, trust company, financial institution or other entity duly qualified and equally authorized to serve and perform the duties as paying agent and registrar for the Bonds.

Provision is made in the Bond Order for the District to replace the Paying Agent by a resolution of the District giving notice to the Paying Agent of the termination of the appointment, stating the effective date of the termination and appointing a successor Paying Agent. If the Paying Agent is replaced by the District, the new Paying Agent shall be required to accept the previous Paying Agent's records and act in the same capacity as the previous Paying Agent. Any successor paying agent/registrar selected by the District shall be subject to the same qualification requirements as the Paying Agent. The successor paying agent/registrar, if any, shall be determined by the Board and written notice thereof, specifying the name and address of such successor paying agent/registrar, will be sent by the District or the successor paying agent/registrar to each Registered Owner by first-class mail, postage prepaid.

Record Date

The record date for payment of the interest on Bonds on any regularly scheduled interest payment date is defined as the close of business on the fifteenth (15th) calendar day of the month (whether or not a business day) preceding such interest payment date.

Issuance of Additional Debt

The District may issue bonds or other obligations necessary to provide those improvements and facilities for which the District was created, with the approval of the TCEQ, if applicable, and, in the case of bonds payable from taxes, the District's voters. At an election held within the District on November 7, 1995, the voters within the District authorized a total of \$42,750,000 in new money bonds for water, wastewater and drainage facilities and refunding bonds in an amount not to exceed one and one-half times the amount of bonds or other obligations issued assuming that the total amount of bonds authorized by the voters will be issued. To date, the District has issued two installments of new money bonds to acquire utility facilities in the aggregate principal amount of \$2,290,000, leaving \$40,460,000 in authorized but unissued new money bonds to acquire utility facilities.

The issuance of the Bonds uses \$130,000 of the total amount of refunding bonds authorized. After the issuance of the Bonds, the District \$63,995,000 of voted refunding authorization remaining unissued. See "FINANCIAL STATEMENT – Unlimited Tax Bonds Authorized but Unissued" and "THE BONDS."

Article XVI, Section 59 of the Texas Constitution and Chapter 49 of the Water Code authorize certain Districts, such as the District, to issue bonds, subject to voter approval and the approval of the TCEQ, payable from ad valorem taxes to pay for the development and maintenance of park and recreational facilities and for the construction of roads.

The District is also authorized to establish, operate and maintain a fire department or contract with a fire department for fire protection services. See "The District - General." The District is also authorized to issue certain revenue notes and bonds without voter approval. Neither Texas law nor the Bond Order imposes a limitation on the amount of additional indebtedness that may be issued by the District. Any additional ad valorem tax indebtedness issued by the District may dilute the security of the Bonds. See "RISK FACTORS."

Legal Investment and Eligibility to Secure Public Funds in Texas

Pursuant to Section 49.186 of the Texas Water Code, bonds, notes or other obligations issued by a District "shall be legal and authorized investments for all banks, trust companies, building and loan associations, savings and loan associations, insurance companies of all kinds and types, fiduciaries, and trustees, and for all interest and sinking funds and other public funds of the State, and all agencies, subdivisions, and instrumentalities of the State, including all counties, cities, towns, villages, school Districts and all other kinds and types of Districts, public agencies and bodies politic." Additionally, Section 49.186 of the Texas Water Code provides that bonds, notes or other obligations issued by a District are eligible and lawful security for all deposits of public funds of the State and all agencies, subdivisions and instrumentalities of the State. For political subdivisions in Texas which have adopted investment policies and guidelines in accordance with the Public Funds Investment Act (Texas Government Code, Chapter 2256) (the "PFIA"), the Bonds may have to be assigned a rating of not less than "A" or its equivalent as to investment quality by a national rating agency before such obligations are eligible investments for sinking funds and other public funds.

The District makes no representation that the Bonds will be acceptable to banks, savings and loan associations or public entities for investment purposes or to secure deposits of public funds. The District has made no investigation of other laws, regulations or investment criteria which might apply to or otherwise limit the availability of the Bonds for investment or collateral purposes. Prospective purchasers are urged to carefully evaluate the investment quality of the Bonds and as to the acceptability of the Bonds for investment or collateral purposes.

Specific Tax Covenants

In the Bond Order the District has covenanted with respect to, among other matters, the use of the proceeds of the Bonds and the manner in which the proceeds of the Bonds are to be invested. The District may cease to comply with any such covenant if it has received a written opinion of a nationally recognized bond counsel to the effect that regulations or rulings hereafter promulgated modify or expand provisions of the Internal Revenue Code of 1986, as amended (the "Code"), so that such covenant is ineffective or inapplicable or compliance with such covenant adversely affects the exemption from federal income taxation of interest on the Bonds under Section 103 of the Code.

Additional Covenants

The District has additionally covenanted in the Bond Order that it will keep accurate records and accounts and employ an independent certified public accountant to audit and report on its financial affairs at the close of each fiscal year, such audits to be in accordance with applicable law, rules and regulations and open to inspection in the office of the District.

Remedies in Event of Default

The Bond Order establishes specific events of default with respect to the Bonds. If the District defaults in the payment of the principal or interest on the Bonds when due, or the District defaults in the observance or performance of any of the covenants, conditions, or obligations of the District, the failure to perform which materially, adversely affects the rights of the owners, including but not limited to, their prospect or ability to be repaid in accordance with the Bond Order, and the continuation thereof for a period of 60 days after notice of such default is given by any owner to the District, the Bond Order and Chapter 54 of the Texas Water Code provide that any registered owner is entitled to seek a

writ of mandamus from a court of proper jurisdiction requiring the District to make such payment or observe and perform such covenants, obligations, or conditions. The issuance of a writ of mandamus may be sought if there is no other available remedy at law to compel performance of the Bonds or the Bond Order and the District's obligations are not uncertain or disputed. The remedy of mandamus is controlled by equitable principles, so rests with the discretion of the court, but may not be arbitrarily refused. There is no acceleration of maturity of the Bonds in the event of default and, consequently, the remedy of mandamus may have to be relied upon from year to year. The Bond Order does not provide for the appointment of a trustee to represent the interest of the Bondholders upon any failure of the District to perform in accordance with the terms of the Bond Order, or upon any other condition and accordingly all legal actions to enforce such remedies would have to be undertaken at the initiative of, and be financed by, the registered owners. On April 1, 2016, the Texas Supreme Court ruled in *Wasson Interests, Ltd. v. City of Jacksonville*, 489 S.W.3d 427 (Tex. 2016) (“*Wasson I*”), that governmental immunity does not imbue a city with derivative immunity when it performs a proprietary, as opposed to a governmental, function in respect to contracts executed by a city. On October 5, 2018, the Texas Supreme Court issued a second opinion to clarify *Wasson I*, *Wasson Interests, Ltd. v. City of Jacksonville*, 559 S.W.3d 142 (Tex. 2018) (“*Wasson II*”, and together with *Wasson I*, “*Wasson*”), ruling that to determine whether governmental immunity applies to a breach of contract claim, the proper inquiry is whether the municipality was engaged in a governmental or proprietary function at the time it entered into the contract, not at the time of the alleged breach. In *Wasson*, the Court recognized that the distinction between governmental and proprietary functions is not clear. Therefore, in regard to municipal contract cases (as opposed to tort claim cases), it is incumbent on the courts to determine whether a function was governmental or proprietary based upon the statutory and common law guidance at the time of the contractual relationship. Texas jurisprudence has generally held that proprietary functions are those conducted by a city in its private capacity, for the benefit only of those within its corporate limits, and not as an arm of the government or under authority or for the benefit of the State; these are usually activities that can be, and often are, provided by private persons, and therefore are not done as a branch of the State, and do not implicate the state’s immunity since they are not performed under the authority, or for the benefit, of the State as sovereign. Issues related to the applicability of a governmental immunity as they relate to the issuance of municipal debt have not been adjudicated. Each situation will be evaluated based on the facts and circumstances surrounding the contract in question. On June 30, 2006, the Texas Supreme Court ruled in *Tooke v. City of Mexia*, 49 Tex. Sup. Ct. J. 819 (Tex. 2006), that a waiver of sovereign immunity in a contractual dispute must be provided for by statute in “clear and unambiguous” language. Because it is unclear whether the Texas legislature has effectively waived the District's sovereign immunity from a suit for money damages, Bondholders may not be able to bring such a suit against the District for breach of the Bonds or Bond Order covenants. Even if a judgment against the District could be obtained, it could not be enforced by direct levy and execution against the District's property. Further, the registered owners cannot themselves foreclose on property within the District or sell property within the District to enforce the tax lien on taxable property to pay the principal of and interest on the Bonds. Furthermore, the District is eligible to seek relief from its creditors under Chapter 9 of the U.S. Bankruptcy Code (“Chapter 9”). Although Chapter 9 provides for the recognition of a security interest represented by a specifically pledged source of revenues, the pledge of ad valorem taxes in support of a general obligation of a bankrupt entity is not specifically recognized as a security interest under Chapter 9. Chapter 9 also includes an automatic stay provision that would prohibit, without Bankruptcy Court approval, the prosecution of any other legal action by creditors or Bondholders of an entity which has sought protection under Chapter 9. Therefore, should the District avail itself of Chapter 9 protection from creditors, the ability to enforce would be subject to the approval of the Bankruptcy Court (which could require that the action be heard in Bankruptcy Court instead of other federal or state court); and the Bankruptcy Code provides for broad discretionary powers of a Bankruptcy Court in administering any proceeding brought before it. The opinion of Bond Counsel will note that all opinions relative to the enforceability of the Bonds are qualified with respect to the customary rights of debtors relative to their creditors.

Consolidation

A District (such as the District) has the legal authority to consolidate with other Districts and, in connection therewith, to provide for the consolidation of its water and wastewater systems with the water and wastewater system(s) of the District(s) with which it is consolidating. The revenues of the consolidated system may be pledged equally to all first lien bonds of the consolidating Districts. No representation is made that the District will consolidate its water and wastewater system with any other District.

Annexation

The Master District and the Participants are subject to annexation under certain circumstances. See “ANNEXATION.”

If a municipal utility district is annexed, the annexing municipality must assume the assets, functions, and obligations of the district, including outstanding bonds, and the pledge of taxes will terminate. No representation is made concerning the likelihood of annexation and dissolution of the Master District and Participants or the ability of the City to make debt service payments on the Bonds should dissolution occur.

In addition, a district (such as the Master District or any Participant) has the legal authority to consolidate with other districts and, in connection therewith, to provide for the consolidation of its assets, such as cash and the utility system, with the water and wastewater systems of districts with which it is consolidating as well as its liabilities (which would include such district’s pro rata share of debt service on the Bonds). No representation is made concerning the likelihood of consolidation by any of the Participants.

Alteration of Boundaries

In certain circumstances under State law, the District may alter its boundaries to, upon satisfying certain conditions to deannex and then annex additional territory. No representation is made concerning the likelihood that the District would effect any further change in its boundaries.

Approval of the Bonds

The Attorney General of Texas must approve the legality of the Bonds prior to their delivery. The Attorney General of Texas does not pass upon or guarantee the quality of the Bonds as an investment, nor does he pass upon the adequacy or accuracy of the information contained in this Official Statement.

Amendments to the Bond Order

The District may, without the consent of or notice to any registered owners, amend the Bond Order in any manner not detrimental to the interest of the registered owners, including the curing of an ambiguity, inconsistency, or formal defect or omission therein. In addition, the District may, with the written consent of the owners of a majority in principal amount of the Bonds then outstanding affected thereby, amend, add to, or rescind any of the provisions of the Bond Order, except that, without the consent of the owners of all of the Bonds affected, no such amendment, addition, or rescission may (i) extend the time or times of payment of the principal of and interest on the Bonds, reduce the principal amount thereof or the rate of interest therein, change the place or places at, or the coin or currency in which, any Bond or the interest thereon is payable, or in any other way modify the terms of payment of the principal of and interest on the Bonds, or (ii) reduce the aggregate principal amount of Bonds required for consent to any such amendment, addition, or rescission. In addition, a state, consistent with federal law, may within the exercise of its police powers make such modifications in the terms and conditions of contractual covenants relating to the payment of indebtedness of its political subdivisions as are reasonable and necessary for attainment of an important public purpose.

BOOK-ENTRY-ONLY SYSTEM

This section describes how ownership of the Bonds is to be transferred and how the principal of, premium, if any, and interest on the Bonds are to be paid to and credited by the DTC while the Bonds are registered in its nominee's name. The information in this section concerning DTC and the Book-Entry-Only System has been provided by DTC for use in disclosure documents such as this Official Statement. The District believes the source of such information to be reliable, but takes no responsibility for the accuracy or completeness thereof.

The District cannot and does not give any assurance that (i) DTC will distribute payments of debt service on the Bonds, or redemption or other notices, to DTC Participant, (ii) DTC Participants or others will distribute debt service payments paid to DTC or its nominee (as the registered owner of the Bonds), or redemption or other notices, to the Beneficial Owners, or that they will do so on a timely basis, or (iii) DTC will serve and act in the manner described in this Official Statement. The current rules applicable to DTC are on file with the Securities and Exchange Commission, and the current procedures of DTC to be followed in dealing with DTC Participants are on file with DTC.

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

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a rating of AA+ from S&P Global Rating. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

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

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

keeping account of their holdings on behalf of their customers. Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Bond documents. For example, Beneficial Owners of Bonds may wish to ascertain that the nominee holding the Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

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

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

All payments on the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the District or the Paying Agent/Registrar, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with Bonds held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Paying Agent/Registrar, or the District, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the District or the Paying Agent/Registrar, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Bonds at any time by giving reasonable notice to the District or the Paying Agent/Registrar. Under such circumstances, in the event that a successor depository is not obtained, Bond certificates are required to be printed and delivered.

The District may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Bond certificates will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the District believes to be reliable, but neither the District nor the Financial Advisor take any responsibility for the accuracy thereof.

RISK FACTORS

General

The Bonds, which are obligations of the District and are not obligations of the State; Travis County, Texas; the City; or any other political subdivision, will be secured by a continuing direct annual ad valorem tax, without legal limitation as to rate or amount, on all taxable property located within the District. See "THE BONDS - Source of and Security for Payment". The ultimate security for payment of principal of and interest on the Bonds depends on the ability of the District to collect from the property owners within the District all taxes levied against the property, or in the event of foreclosure, on the value of the taxable property with respect to taxes levied by the District and by other taxing authorities. The collection by the District of delinquent taxes owed to it and the enforcement by registered owners of the District's obligation to collect sufficient taxes may be a costly and lengthy process. Furthermore, the District cannot and does not make any representations that continued development of property within the District will occur or that the development in the District will maintain taxable values sufficient to justify continued payment by property owners or that there will be a market for the property. See "Registered Owners' Remedies" below.

Factors Affecting Taxable Values and Tax Payments

Economic Factors, Interest Rates, Credit Availability and Residential Foreclosures: A substantial percentage of the taxable value of the District results from the current market value of single-family residences and developed lots. The market value of such homes and lots is related to general economic conditions affecting the demand for and taxable value of residences. Demand for lots and residential dwellings can be significantly affected by factors such as interest rates, credit availability, construction costs, energy availability and the economic prosperity and demographic characteristics of the urban centers toward which the marketing of lots is directed. Decreased levels of construction activity would tend to restrict the growth of property values in the District or could adversely impact existing values.

Interest rates and the availability of credit, including mortgage and development funding, have a direct impact on the construction activity, particularly short-term interest rates at which the Developer and homebuilders are able to obtain financing for development and construction costs. Interest rate levels and the general availability of credit may affect the ability of a landowner with undeveloped property to undertake and complete development activities within the District and the ability of potential homeowners to purchase homes. Because of the changing factors affecting the availability of funds, the District is unable to assess the future availability of such funds for continued development and

construction within the District. In addition, the success of development within the District and growth of District taxable property values are, to a great extent, a function of the Austin metropolitan and regional economies.

Competition: The demand for single-family homes in the District could be affected by competition from other residential developments, including other residential developments located in other utility Districts located near the District. In addition to competition for new home sales from other developments, there are numerous previously-owned homes in more established neighborhoods closer to downtown Austin that are for sale. Such homes could represent additional competition for homes proposed to be sold within the District.

The competitive position of the Developer in the sale of developed lots and of homebuilders in the construction of single-family residential houses within the District is affected by most of the factors discussed in this section. Such a competitive position is directly related to the growth and maintenance of taxable values in the District and tax revenues to be received by the District. The District can give no assurance that building and marketing programs in the District by the Developer will be implemented or, if implemented, will be successful.

Developer under No Obligation to the District: There is no commitment from, or obligation of, any Developer to proceed at any particular rate or according to any specified plan with the development of land or the construction of homes in the District, and there is no restriction on any landowner's right to sell its land. Failure to construct taxable improvements on developed lots and tracts and failure of landowners to develop their land would restrict the rate of growth of taxable value in the District. The District is also dependent upon the Developer and the other principal taxpayers for the timely payment of ad valorem taxes, and the District cannot predict what the future financial condition of either will be or what effect, if any, such financial conditions may have on their ability to pay taxes. See "THE DEVELOPER" and "TAX DATA - Principal Taxpayers."

Maximum Impact on District Tax Rates: Assuming no further development, the value of the land and improvements currently existing within the District will be the major determinant of the ability or willingness of owners of property within the District to pay their taxes. The 2019 Certified Assessed Valuation of the District is \$151,266,040. After issuance of the Bonds, the Maximum Requirement will be \$188,710 (2027) and the Average Requirement will be \$168,673 (2020 through 2031, inclusive). Assuming (1) no increase or decrease from the 2019 Certified Assessed Valuation; (2) the issuance of no additional debt; and (3) no other funds available for the payment of debt service, tax rates of \$0.14 and \$0.12 per \$100 assessed valuation at a ninety-five percent (95%) collection rate would be necessary to pay the Maximum Requirement and the Average Requirement, respectively, based upon the 2019 Certified Assessed Valuation. See "DEBT SERVICE REQUIREMENTS" and "TAX DATA - Tax Adequacy for Debt Service."

Dependence on Major Taxpayers and the Developer . . . The ten principal taxpayers represent \$121,006,822 or 80.00% of the District's 2019 Certified Taxable Assessed Valuation of \$151,266,040. The Developer represent \$10,705,425 or 7.08% of such value. If the Developer or any other principal taxpayer were to default in the payment of taxes in an amount which exceeds the District's debt service fund surplus, the ability of the District to make timely payment of debt service on the Bonds will be dependent on its ability to enforce and liquidate its tax lien, which is a time-consuming process, or to sell tax anticipation notes. Failure to recover or borrow funds in a timely fashion could result in an excessive District tax rate, hindering growth and leading to further defaults in the payment of taxes. The District is not required by law or the Bond Order to maintain any specified amount of surplus in its interest and sinking fund. See "Tax Collection Limitations and Foreclosure Remedies" in this section, "TAX DATA – Principal Taxpayers – Table 12," and "TAXING PROCEDURES – Levy and Collection of Taxes."

Stratus Properties has informed the Board that their current plan is to primarily market the remaining developed lots in the District to homebuilders. However, neither the Developer nor any future developer is obligated to implement development plans on any particular schedule or at all. Thus, the furnishing of information related to any proposed development should not be interpreted as such a commitment. The District makes no representation about the probability of development continuing in a timely manner or about the ability of the Developer or any other landowner within the District to implement any plan of development. Furthermore, there is no restriction on any landowner's right to sell land. The District can make no prediction as to the effects that current or future economic or governmental circumstances may have on any plans of the Developer or any other landowner. See "THE DEVELOPER."

Development and Home Construction in the District . . . As of January 1, 2020, approximately 5 developed single family lots within the District remained available for construction. Failure of the Developer and/or builders to construct taxable improvements on developed lots could result in substantial increases in the rate of taxation by the District during the term of the Bonds to pay debt service on the Bonds and any other tax supported debt of the District issued in the future. Future increases in value will result primarily from the construction of homes by builders. See "Maximum Impact on District Tax Rates" above.

Effects of Master Planned Community/Regulatory Constraints . . . Stratus Properties has represented that it intends to primarily sell developed lots to homebuilders, but may construct single family residences, multi-family developments and commercial developments on a selected basis. See "THE DISTRICT" and "THE DEVELOPER." However, the Developer has no legal obligation to the District to carry out their current plans or any other plans of development within the District. Furthermore, there is no restriction on the Developer or other landowners selling their land. The District can make no prediction as to the effects that inflation, interest rates, a depressed economy, falling energy prices, potential transportation problems, flooding, environmental or other government regulations, or other factors, whether economic, governmental or otherwise, may have on the plans of the Developer. See "Factors Affecting Taxable Values and Tax Payments" above. Neither the Developer nor any subsidiaries, if any, are obligated to pay principal of and interest on the Bonds. See "THE DEVELOPER." Furthermore, the Developer has no binding commitment to the District to carry out any plans of development in the District, and the furnishing of information related to proposed development by a developer should not be interpreted as such a commitment.

Regulatory Constraints... The Master District together with the other Participants is part of an approximately 3,520 acre master planned community. To the extent the remainder of acreage located within the Participants does not develop due to economic or other factors,

including, without limitation, implementation of City and other governmental land use, water quality and other regulatory restrictions, such lack of development may have an adverse impact on the assessed valuation and tax rate within the Master District.

According to representatives of Stratus Properties, it has obtained all of the environmental permits required by current laws and regulations to develop its property within the Participants in the manner currently planned. Notwithstanding Stratus Properties obtaining such permits, the Participants are located in an area considered to be environmentally sensitive and environmental regulations are subject to frequent changes. It is located within the contributory zone of the Edwards Aquifer, and the area in which the Participants are situated is known to provide habitat for certain rare and endangered species of wildlife and plants. The area, therefore, has at various times been subject to ordinances, laws, rules, and regulations including particularly those relating to water quality, that restrict the amount and nature, and increase the cost of, land development in the region. Regulatory entities such as the TCEQ, U.S. Environmental Protection Agency, U.S. Fish and Wildlife Service, and private environmental and special interest groups have historically and may in the future seek to impose development restrictions that could affect the taxable value of land within the Participants. See "RISK FACTORS – Certain Development Regulations." Travis County, including areas within and in the vicinity of the Participants, is known to contain habitat of a number of species listed as endangered or threatened under the Endangered Species Act, including the salamander, golden cheeked warbler, the blackcapped vireo, numerous species of cave or karst dwelling invertebrates, and certain species of plant, including the canyon mock orange and the bracted twist flower. Some of these species and/or their habitat may occur within the Participants. In addition, the Participants may contain or affect the habitat of species yet to be listed, but perhaps suitable for listing. The presence of endangered species or their habitat or potential impact on off-site habitat can significantly and adversely affect the value or usability of property. The Endangered Species Act and the regulations promulgated thereunder may prohibit the destruction or adverse modification of habitat without acquiring an appropriate permit.

Overlapping and Combined Tax Rates

The combined tax rate projections for the Participants reflect a composite tax rate of any Participant including a Participant's debt service and/or maintenance taxes and the Pledged Contract Tax. The tax rate that may be required to service debt on any bonds issued by a Participant is subject to numerous uncertainties such as the growth of taxable values within the boundaries of each Participant, the amount of direct unlimited tax bonds issued by each Participant, regulatory approvals, construction costs and interest rates. There can be no assurances that composite tax rates imposed by overlapping jurisdictions on property situated in the Service Area will be competitive with the tax rates of competing projects in the Austin metropolitan area. To the extent that such composite tax rates are not competitive with competing developments the growth of property tax values in the Service Area and the investment quality or security of the Bonds could be adversely affected. The combined 2019 tax levies of each Participant (including the Pledged Contract Tax) was \$0.4695 per \$100 Assessed Valuation for Travis County Municipal Utility District No. 3, \$0.7296 per \$100 Assessed Valuation for Travis County Municipal Utility District No. 4, \$0.5800 per \$100 Assessed Valuation for Travis County Municipal Utility District No. 5, \$0.4646 per \$100 Assessed Valuation for Travis County Municipal Utility District No. 6, \$0.9089 per \$100 Assessed Valuation for Travis County Municipal Utility District No. 7, \$0.6800 per \$100 Assessed Valuation for the District, and \$0.8275 per \$100 Assessed Valuation for Travis County Municipal Utility District No. 9. Such a combined tax levy is higher than the tax levy of many municipal utility Districts in the Austin metropolitan area, although such a combined levy is within the range of levies imposed for similar purposes by certain municipal utility Districts in the Austin metropolitan area in stages of development comparable to the Service Area.

The current TCEQ rules regarding the feasibility of a bond issue for a utility district in Travis County limit the projected combined total tax rate of entities levying a tax for water, wastewater and drainage to \$1.20. The total combined tax rate for the Participants includes each Participant's projected tax rate including the Pledged Contract Tax. The projections for the Participants are consistent with the rules of the TCEQ. If the total combined tax rate of the Participants should ever exceed \$1.20, the Participant exceeding \$1.20 and the Master District could be prohibited under rules of the TCEQ from selling additional bonds. See "RISK FACTORS – Factors Affecting Taxable Values and Tax Payments – *Maximum Impact on District Tax Rates*" above.

The Master District and each Participant may each independently issue additional debt which may change the projected and actual tax rates in the future, which changes may adversely affect future growth and which could affect the ability of each to issue future debt.

Water, Wastewater and Water Quality

Each Participant is further obligated to pay monthly charges to the Master District for water, wastewater and water quality services rendered pursuant to the Master District Contract. The monthly charges to be paid by each Participant to the Master District will be used to pay each Participant's share of operation and maintenance expenses and to provide for an operation and maintenance reserve equivalent to three months of operation and maintenance expenses. Each Participant's share of operation and maintenance expenses and reserve requirements is based upon a combination of actual usage and a "unit cost" of operation and maintenance expense and reserve requirements calculated by the Master District and expressed in terms of "cost per equivalent single-family residential connection." Each Participant's monthly payment to the Master District for operation and maintenance will be calculated by multiplying the number of equivalent single-family residential connections reserved to each Participant on the first day of the previous month for each of such services by the unit cost per equivalent single-family residential connection. See "OPERATION AND MAINTENANCE EXPENSES."

Undeveloped Acreage

There are approximately 3,282 developable acres of land within the Service Area, of which 819 have not been provided with internal water distribution, wastewater collection and/or storm drainage facilities, including water quality facilities, necessary to the construction of taxable improvements. Additionally, there are approximately 570 developable acres of land within the District, approximately 221 acres of which have

been developed with internal water distribution, wastewater collection and/or storm drainage facilities. The District makes no representation as to when or if such development will occur.

Demand for and Fluctuation of Assessed Valuation of Certain Housing Products

As reflected in “THE DEVELOPER – Description of Developer” herein, the housing product completed and currently planned for portions of the Service Area consists of single family and detached condominium units/patio homes with anticipated prices ranging from \$600,000 to over \$14,000,000. Due to the price ranges of the housing currently under construction and planned within the Service Area, the demand and fluctuation of assessed valuation for such housing product may be more adversely affected by economic conditions than other lower cost housing products within the Austin area. Due to the higher than normal average home values within the Service Area, there is a greater likelihood that homeowners will annually challenge TCAD’s appraisals.

Tax Collections and Foreclosure Remedies

The District has a right to seek judicial foreclosure on a tax lien, but such remedy may prove to be costly and time consuming and, since the future market or resale market, if any, of the taxable real property within the District is uncertain, there can be no assurance that such property could be sold and delinquent taxes paid. Additionally, the District’s tax lien is on a parity with the liens of all other State and local taxing authorities on the property against which the taxes are levied. Registered owners are entitled under Texas law to a writ of mandamus to compel the District to perform its obligations. Such remedy would have to be exercised upon each separate default and may prove costly, time consuming and difficult to enforce. Furthermore, there is no trust indenture or trustee, and all legal actions would have to be taken on the initiative of, and be financed by, registered owners to enforce such remedies. The rights and remedies of the registered owners and the enforceability of the Bonds may also be limited by bankruptcy, reorganization and other similar laws affecting the enforcement of creditors’ rights generally.

Registered Owners' Remedies

In the event of default in the payment of principal of or interest on the Bonds, the registered owners have the right to seek a writ of mandamus, requiring the District to levy adequate taxes each year to make such payments. Such remedy might need to be enforced on a periodic basis. Based on recent Texas court decisions, it is unclear whether Section 49.066 of the Texas Water Code effectively waives governmental immunity of a municipal utility district for suits for money damages. Even if a judgment against the District for money damages could be obtained, it could not be enforced by direct levy and execution against the District’s property. Further, the registered owners cannot themselves foreclose on property within the District or sell property within the District to enforce the tax lien on taxable property or to pay the principal of and interest on the Bonds. The enforcement of a claim for payment on the Bonds would be subject to the applicable provisions of the federal bankruptcy laws, any other similar laws affecting the rights of creditors of political subdivisions, and general principles of equity which permit the exercise of judicial discretion. Except for mandamus, the Bond Order does not specifically provide for remedies to protect and enforce the interest of the registered owners. There is no acceleration of maturity of the Bonds in the event of default and, consequently, the remedy of mandamus may have to be relied upon from year to year. Although the registered owners could obtain a judgment against the District, such a judgment could not be enforced by direct levy and execution against the District’s property. Further, the registered owners cannot themselves foreclose on property within the District or sell property within the District in order to pay the principal of and interest on the Bonds. The enforceability of the rights and remedies of the registered owners may further be limited by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions such as the District.

Bankruptcy Limitation to Registered Owners' Rights

The enforceability of the rights and remedies of registered owners may be limited by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions such as the District. Subject to the requirements of Texas law discussed below, a political subdivision such as the District may voluntarily file a petition for relief from creditors under Chapter 9 of the Federal Bankruptcy Code, 11 USC sections 901-946. The filing of such petition would automatically stay the enforcement of registered owners’ remedies, including mandamus and the foreclosure of tax liens upon property within the District discussed above. The automatic stay would remain in effect until the federal bankruptcy judge hearing the case dismisses the petition, enters an order granting relief from the stay or otherwise allows creditors to proceed against the petitioning political subdivision. A political subdivision, such as the District, may qualify as a debtor eligible to proceed in a Chapter 9 case only if it (i) is specifically authorized to file for federal bankruptcy protection by applicable state law, (ii) is insolvent or unable to meet its debts as they mature, (iii) desires to effect a plan to adjust such debts, and (iv) has either obtained the agreement of or negotiated in good faith with its creditors or is unable to negotiate with its creditors because negotiations are impracticable. Under State law a water, sewer, irrigation and drainage District, such as the District, must obtain the approval of the TCEQ as a condition to seeking relief under the Federal Bankruptcy Code. The TCEQ is required to investigate the financial condition of a financially troubled District and authorize such District to proceed under federal bankruptcy law only if such District has fully exercised its rights and powers under State law and remains unable to meet its debts and other obligations as they mature.

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

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

The Effect of the Financial Institutions Act of 1989 on Tax Collections of the District

The "Financial Institutions Reform, Recovery and Enforcement Act of 1989" ("FIRREA"), enacted on August 9, 1989, contains certain provisions which affect the time for protesting property valuations, the fixing of tax liens, and the collection of penalties and interest on delinquent taxes on real property owned by the Federal Deposit Insurance Corporation ("FDIC") when the FDIC is acting as the conservator or receiver of an insolvent financial institution.

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

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

Marketability

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

Continuing Compliance with Certain Covenants

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

Forward-Looking Statements

The statements contained in this Official Statement and in any other information provided by the District that are not purely historical are forward-looking statements, including statements regarding the District's expectations, hopes, intentions, or strategies regarding the future.

Readers should not place undue reliance on forward-looking statements. All forward-looking statements included in this Official Statement are based on information available to the District on the date hereof, and the District assumes no obligation to update any such forward-looking statements.

The forward-looking statements herein are necessarily based on various assumptions and estimates and are inherently subject to various risks and uncertainties, including risks and uncertainties relating to the possible invalidity of the underlying assumptions and estimates, possible changes or developments in social, economic, business, industry, market, legal and regulatory circumstances and conditions, and actions taken or omitted to be taken by third parties, including customers, suppliers, business partners and competitors, and legislative, judicial and other governmental authorities and officials. Assumptions related to the foregoing involve judgments with respect to, among other things, future economic, competitive, and market conditions and future business decisions, all of which are difficult or impossible to predict accurately and, therefore, there can be no assurance that the forward-looking statements included in this Official Statement would prove to be accurate.

Future Debt

The District has reserved the right in the Bond Order to issue the remaining \$40,460,000 authorized but unissued new money unlimited tax bonds and such additional bonds as may hereafter be approved by both the Board and voters of the District. All of the remaining \$40,460,000 new money unlimited tax bonds which have heretofore been authorized by the voters of the District may be issued by the District from time to time for qualified purposes, as determined by the Board, subject to the approval of the Attorney General of the State of Texas and the TCEQ. The District has also reserved the right to issue certain other additional bonds, special project bonds, refunding bonds, and other obligations described in the Bond Order. See "THE SYSTEM."

The District has voted authority to issue refunding bonds pursuant to the election proposition in an amount not to exceed one and one-half times the amount of bonds or other obligations issued assuming that the total amount of bonds authorized by the voters will be issued, which equals \$64,125,000. The issuance of the Bonds uses \$130,000 of the total amount of refunding bonds authorized. After the issuance of the Bonds, the District will have \$63,995,000 of refunding voted authorization remaining unissued.

Future and Proposed Legislation

Tax legislation, administrative actions taken by tax authorities, or court decisions, whether at the Federal or state level, may adversely affect the tax-exempt status of interest on the Bonds under Federal or state law and could affect the market price or marketability of the Bonds. Any such proposal could limit the value of certain deductions and exclusions, including the exclusion for tax-exempt interest. The likelihood of any such proposal being enacted cannot be predicted. Prospective purchasers of the Bonds should consult their own tax advisors regarding the foregoing matters.

Drought Conditions

Central Texas, like other areas of the State, is experiencing drought conditions. The District adopted a water conservation plan and currently has implemented water restrictions for residents of the District. The LCRA provides water to the District in amounts sufficient to service the residents of the District. However, if the District experiences drought conditions, water usage and rates could be impacted.

Storm Water

The National Weather Service recently completed a rainfall study known as NOAA Atlas 14, Volume 11 Participation-Frequency Atlas of the United States ("Atlas 14"). The study shows that Central Texas is more likely to experience larger storms than previously thought. Based on this study, various governmental entities in the Central Texas area are contemplating amendments to their regulations that will potentially increase the size of the 100-year flood plain which interim flood plain is based on the current 500-year flood plain, resulting in the interim flood plain regulations applying to a larger number of properties, and potentially increasing the size of detention ponds and drainage facilities required for future construction in all areas (not just in the flood plain). Floodplain boundaries within the District may be redrawn based on the Atlas 14 study based on a higher statistical rainfall amount, resulting in interim floodplain regulations applying to a larger number of properties and consequently leaving less developable property within the District. Such regulations could additionally result in higher insurance rates, increased development fees, and stricter building codes for any property located within the expanded boundaries of the floodplain. See "THE SYSTEM – 100-Year Flood Plain."

Environmental Regulation

Wastewater treatment and water supply facilities are subject to stringent and complex environmental laws and regulations. Facilities must comply with environmental laws at the federal, state, and local levels. These laws and regulations can restrict or prohibit certain activities that affect the environment in many ways such as:

1. Requiring permits for construction and operation of water supply wells and wastewater treatment facilities;
2. Restricting the manner in which wastes are released into the air, water, or soils;
3. Restricting or regulating the use of wetlands or other property;
4. Requiring remedial action to prevent or mitigate pollution;
5. Imposing substantial liabilities for pollution resulting from facility operations.

Compliance with environmental laws and regulations can increase the cost of planning, designing, constructing and operating water production and wastewater treatment facilities. Sanctions against a water district for failure to comply with environmental laws and regulations may include a variety of civil and criminal enforcement measures, including assessment of monetary penalties, imposition of remedial requirements, and issuance of injunctions as to future compliance of and the ability to operate the District's water supply, wastewater treatment, and drainage facilities. Environmental laws and regulations can also impact an area's ability to grow and develop. The following is a discussion of certain environmental concerns that relate to the District. It should be noted that changes in environmental laws and regulations occur frequently, and any changes that result in more stringent and costly requirements could materially impact the District.

Air Quality Issues. The Federal Clean Air Act ("CAA") requires the United States Environmental Protection Agency (the "EPA") to adopt and periodically revise national ambient air quality standards ("NAAQS") for each air pollutant that may reasonably be anticipated to endanger public health or welfare. Areas that exceed the NAAQS for a given pollutant can be designated as nonattainment by the EPA. A nonattainment designation then triggers a process by which the affected state must develop and implement a plan to improve air quality and "attain" compliance with the appropriate standard. This so called State Implementation Plan ("SIP") entails enforceable control measures and time frames.

In 1997, the EPA adopted the "8-hour" ozone standard of 80 parts per billion ("ppb") (the "1997 Ozone Standard") to protect public health and welfare. In 2008, the EPA lowered the ozone standard to 75 ppb (the "2008 Ozone Standard"). The Austin area, consisting of Williamson, Hays, Travis, Bastrop and Caldwell Counties (the "Austin Area") was not designated "nonattainment" under the 2008 Ozone Standard.

On October 1, 2015, the EPA lowered the ozone standard to 70 ppb (the "2015 Ozone Standard"). On May 1, 2018, the EPA designated the Austin Area as "attainment" under the 2015 Ozone Standards, which became effective on August 3, 2018.

Should the Austin Area fail to achieve attainment under EPA NAAQS, or should the Austin Area fail to satisfy a then effective SIP (for nonattainment or otherwise), or for any other reason should a lapse in conformity with the CAA occur, the Austin Area may be subjected to sanctions pursuant to the CAA. Under such circumstances, the TCEQ would be required under the CAA to submit to the EPA a new SIP under the CAA for the Austin Area. Due to the complexity of the nonattainment/conformity analysis, the status of EPA's implementation of any future EPA NAAQS and the incomplete information surrounding any SIP requirements for areas designated nonattainment under any future EPA NAAQS, the exact nature of sanctions or any potential SIP that may be applicable to the Austin Area in the future is uncertain. The CAA

provides for mandatory sanctions, including the suspension of federal highway funding, should the State fail to submit a proper SIP, or associated submissions, or fail to revise or implement a SIP, or fail to comply with an existing SIP. Subject to certain exceptions, if the Austin Area falls out of conformity and the mandatory highway funding suspension sanction is implemented, the United States Secretary of Transportation may be prohibited from approving or awarding transportation projects or grants within the area.

It is possible that nonattainment, a lapse in conformity under the CAA, litigation involving injunctive or other relief, or other environmental issues may impact new industrial, commercial and residential development in the Austin Area.

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

Pursuant to the federal Safe Drinking Water Act (“SDWA”) and Environmental Protection Agency’s National Primary Drinking Water Regulations (“NPDWRs”), which are implemented by the TCEQ’s Water Supply Division, a municipal utility district’s provision of water for human consumption is subject to extensive regulation as a public water system.

Municipal utility districts must generally provide treated water that meets the primary and secondary drinking water quality standards adopted by the TCEQ, the applicable disinfectant residual and inactivation standards, and the other regulatory action levels established under the agency’s rules. The EPA has established NPDWRs for more than ninety (90) contaminants and has identified and listed other contaminants which may require national drinking water regulation in the future.

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

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

On September 12, 2019, the EPA and USACE finalized a rule repealing the CWR, thus reinstating the regulatory text that existed prior to the adoption of the CWR. This repeal will officially become final sixty (60) days after its publication in the Federal Register.

On January 23, 2020, the EPA and USACE finalized a replacement definition of “waters of the United States.” The proposed definition outlines six (6) categories of waters that would be considered “waters of the United States,” including traditional navigable waters, tributaries to those waters, certain ditches, certain lakes and ponds, impoundments of jurisdictional waters, and wetlands adjacent to jurisdictional waters. The proposed rule also details what are not “waters of the United States,” such as features that only contain water during or in response to rainfall (e.g., ephemeral features); groundwater; many ditches, including most roadside or farm ditches; prior converted cropland; stormwater control features; and waste treatment systems. The rule will become effective 60 days after publication in the Federal Register, which has not yet occurred.

Operations of the District are also potentially subject to stormwater discharge permitting requirements as set forth under the Clean Water Act and regulations implementing the Clean Water Act. The TCEQ adopted by reference the vast majority of the EPA regulations relating to stormwater discharges and currently has issued a general permit for stormwater discharges associated with industrial activities and two general permits for stormwater discharges associated with construction activities and municipal separate storm sewer systems (“MS-4”). The District does not currently meet the criteria that require compliance with the MS-4 permit. The District may also be required to develop and implement stormwater pollution prevention plans and stormwater management plans. The District could incur substantial costs to develop and implement such plans as well as to install or implement best management practices to minimize or eliminate unauthorized pollutants that may otherwise be found in stormwater runoff. Failure to comply with these requirements may result in the imposition of administrative, civil, and criminal penalties as well as injunctive relief under the Clean Water Act or the Texas Water Code.

Operations of the Master District are also potentially subject to requirements and restrictions under the Clean Water Act regarding the use and alteration of wetland areas that are within the “waters of the United States.” The Master District must obtain a permit from the U.S. Army Corps of Engineers if operations of the Master District require that wetlands be filled, dredged, or otherwise altered.

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THE BARTON CREEK DEVELOPMENT

The Barton Creek development encompasses approximately 4,157 acres located in western Travis County, Texas, including (i) approximately 3,520 acres located within the boundaries of the Participants, (ii) approximately 305 acres located within Travis County Water Control & Improvement District No. 19 ("WCID 19"), and (iii) approximately 332 acres located outside the boundaries of any municipal utility district, but located within the service area of the Barton Creek Water Supply Corporation (collectively, the "Barton Creek Development").

Development of the Barton Creek Development began in the mid-1980s when the then-developer initiated development within WCID 19, the service area of the Barton Creek Water Supply Corporation and what is now the boundaries of the Master District. Initial development within the Barton Creek Development included construction of the water supply and sewage treatment facilities serving the development, various single-family home lots and the Barton Creek Resort and Spa. Such development was halted shortly after initiation.

Between 1988 and 1990, Stratus Properties' predecessors-in interest acquired a significant portion of the Barton Creek Development, including existing unimproved lots, undeveloped land, the water supply and sewage treatment facilities and the Barton Creek Resort and Spa. Development within WCID 19 was reinstituted in 1990. Development within the Participants was reinstituted in 1996.

The Barton Creek Development is a master planned community currently designed to contain single family, multi-family, condominium, commercial, office, retail and recreational development and related uses. As of January 1, 2020 residential development within the Participants included 542 completed single family homes, 8 single family homes under construction, 69 single family lots that are vacant, 209 completed detached condominium patio homes, no detached condominium patio homes under construction, 23 detached condominium patio home vacant lots, one 216 unit apartment complex, and one 448 unit apartment complex; additional development includes a senior living center, commercial, retail and office development.

Development within Travis County Municipal Utility District No. 3 includes 806 acres of single-family residential subdivisions and a 216 unit multi-family complex known as the Barton Creek Villas apartment complex that includes a clubhouse, fitness center, and pool area on 24.53 acres. Vacant lots are being marketed to various custom homebuilders and individuals with housing products to exceed \$1,000,000 in purchase price. Additional development within Travis County Municipal Utility District No. 3 includes the Querencia senior living facility discussed below, a private school constructed on 31.35 acres, and approximately 11,000 square feet of retail space and 15,000 square feet of office space constructed on approximately 8 acres.

Within Travis County Municipal Utility District No. 5, 2180 residential lots have been developed on 384.41 acres, including Calera Court, Calera Drive, Amarra Drive, Phase 1, Amarra Drive, Phase 2, Amarra Drive Phase 3A, Amarra Drive Phase 3B and Block G (Villas at Amarra). Vacant lots are being marketed to various custom homebuilders and individuals with housing products to exceed \$1,000,000 in purchase price. Additionally, an 18-hole golf course is located within the boundaries of Travis County Municipal Utility District No. 5, as well as a 21 acre commercial site.

Within Travis County Municipal Utility District No. 6, the Escala Subdivision has been developed as 65 residential lots on 264.62 acres. Lots are being sold to individuals and custom homebuilders. Residences in Escala range from 3,600 to over 30,000 square feet with a sale price ranging from \$1,600,000 to \$9,000,000.

Within the District, the Mirador Subdivision has been developed as 34 residential lots on 186 acres. Lots are being sold to individuals and custom homebuilders. Residences in Mirador range from 3,400 to 7,000 square feet with a sale price ranging from \$1,500,000 to \$7,000,000. Stratus Properties completed the first phase of the extension of Tecoma Circle north of Southwest Parkway in 2015, which provides road and utility service to the first phase of Barton Creek Section N, located within the District. An affiliate of Stratus Properties completed construction of (i) the first phase of a multi-family project in Barton Creek Section N on approximately 35 acres, called the Santal Apartments, which includes a clubhouse and 11 apartment buildings containing 236 units; and (ii) the second phase of the Santal Apartment, consisting of 212 additional apartments units, which were completed in January 2019.

In September 2005, Barton Creek Senior Living Community, Inc. ("BCSLC"), a Texas nonprofit corporation, purchased approximately 38 acres from Stratus Properties to construct Querencia at Barton Creek ("Querencia"), a continuing care retirement community. Also, in September 2005, the Travis County Health Facilities Development Corporation issued tax-exempt bonds in the amount of \$111,570,000 on behalf of BCSLC to construct and equip Querencia. Querencia opened in June 2007, is located within Travis County Municipal Utility District No. 3, and is managed by Senior Quality Lifestyles Corporation ("SQLC"), a Texas nonprofit corporation. According to SQLC, Querencia is comprised of 167 Independent Living apartments and villas, 40 Assisted Living suites and 23 Memory Support Assisted Living suites and a nursing facility with 42 health center beds.

BCSLC applied for and was granted a charitable organization tax-exemption, although there is a restrictive covenant that runs with the land that waives BCSLC's right to claim any tax exemption for Travis Co. MUD No. 3 until September 2035. Due to this, the Travis Central Appraisal District ("TCAD") removed Querencia from the tax rolls in the years 2015, 2016, 2017, 2018 and 2019. The 2019 assessed value of Querencia is equal to 8.75% of the total assessed value of Travis County MUD No. 3 and 4.35% of the total assessed value of the Service Area. BCSLC has made payments to Travis County MUD No. 3 in amounts equal to the 2015, 2016, 2017 and 2018 taxes owed. Effective June 18, 2018, through 2036, BCSLC and the Master District have entered into a Payment in Lieu of Taxes Agreement ("PILOT") under which BCSLC has agreed to make annual payments in lieu of taxes based on an appraised value determined by an independent appraiser in accordance with the terms of the PILOT.

For a description of the Barton Creek Resort and Country Club and the Owners Club at Barton Creek located within the Barton Creek Development see "BARTON CREEK RESORT, LLC" in this Official Statement.

In addition to the development occurring within the Participants, WCID 19 includes 227 homes and the service area of the Barton Creek Water Supply Corporation includes 212 homes.

BARTON CREEK RESORT, LLC

History

In 1995, Barton Creek Resort & Clubs, Inc., a Texas corporation and a subsidiary of Club Corp USA, Inc., a Delaware corporation, which is a subsidiary of ClubCorp, Inc., a Delaware corporation (collectively referred to as "ClubCorp"), purchased the Barton Creek Resort and Spa from Stratus Properties.

On December 26, 2006, KSL Capital Partners, LLC ("KSL Capital Partners"), a Delaware limited liability company, acting through affiliated entities, purchased the stock of ClubCorp. In conjunction with such purchase, Barton Creek Resort & Clubs, Inc. deeded the Barton Creek Resort and Spa (recently rebranded as the Omni Barton Creek Resort and Spa) to Barton Creek Resort, LLC, a Delaware limited liability company ("Barton Creek Resort").

Purchase and Change of Management

In June 2013, Omni Barton Creek Inc. ("Omni Barton Creek"), a Delaware corporation and a subsidiary of Omni Hotels Corp. ("Omni Hotels"), a Delaware corporation, purchased the stock of Barton Creek Resort. KSL BC Management Company LLC served as the manager of Barton Creek Resort and Spa from 2006 to May 2013, but with the acquisition by Omni Barton Creek, management of the Omni Barton Creek Resort and Spa is now provided by Omni Hotels. Omni Hotels owns, operates or manages approximately 50 hotels and resorts throughout the United States, Canada and Mexico. Omni Hotels and its subsidiaries currently employ more than 15,000 individuals.

According to Omni Hotels, the Omni Barton Creek Resort and Spa has been mortgaged to a lender to secure repayment of a loan that matures in the third quarter of 2020. The loan is secured by the assets of six hotel properties, including the Omni Barton Creek Resort and Spa.

General

Omni Barton Creek Resort and Spa's main location is located at 8212 Barton Club Drive, Austin, Texas, which is within the boundaries of Travis County Municipal Utility District No. 4, and located on approximately 492 acres. Omni Barton Creek Resort and Spa's property recently underwent an approximately \$150 million renovation that was completed in May 2019. The property consists of: a 51,000 square foot renovated clubhouse, several restaurants, a conference center that includes 53 meeting rooms, a grand ballroom and event pavilion, a 493 room hotel, the Fazio Foothills 18-hole golf course, the Crenshaw 18-hole golf course, sports and tennis shops, a championship caliber tennis center that includes 10 lighted tennis courts, three swimming pools, a fitness center and spa, jogging trails and a three-level parking garage. Omni Barton Creek Resort and Spa operates both as a private club open to members and their guests, and a resort hotel available to the public.

Omni Barton Creek Resort and Spa also includes two golf courses located outside the boundaries of Travis County Municipal Utility District No. 4, the Fazio Canyons golf course and the Lakeside Palmer golf course. The Fazio Canyons golf course is located within the boundaries of Travis County Municipal Utility District No. 5, and includes a clubhouse facility and a golf cart barn. The Lakeside Palmer golf course is located outside the boundaries of the Participant districts and has a complete clubhouse and country club facilities for members, members' guests and resort guests.

The Owners Club at Barton Creek

The Owners Club at Barton Creek, L.P., a Texas limited partnership, has developed the Owners Club at Barton Creek (the "Owners Club at Barton Creek"). The Owners Club at Barton Creek will include up to 36 separate 2,600 square foot units including three bedrooms and a one-car garage ("Club Homes") located within the boundaries of Travis County Municipal Utility District No. 4. As of January 1, 2020, 28 of the Club Homes were complete and purchased by homeowners, and no Club Homes were under construction. The purchase price and annual fees entitle the owner to 27 days lodging at a Club Home. Through a contractual arrangement, the Owners Club at Barton Creek hires Barton Creek Resort to provide certain services including concierge services to the Owners Club at Barton Creek.

THE MASTER DISTRICT

General

The Master District is a political subdivision of the State of Texas created, along with six other conservation and reclamation Districts, by an act of the 74th Regular Session of the Texas Legislature (S.B. 1606) on June 16, 1995 and operates under Chapters 49 and 54 of the Texas Water Code, as amended. The Master District is subject to the continuing supervision of the TCEQ.

The Master District is empowered, among other things, to purchase, construct, operate and maintain all works, improvements, facilities and plants necessary for the supply and distribution of water; the collection, transportation, and treatment of wastewater; and the control and diversion of storm water, including water quality, to the acreage within its boundaries and the Service Area in its capacity as the provider of certain Service Area wide improvements. The Master District may also provide park and recreational facilities and solid waste disposal services. The Master District may issue bonds and other forms of indebtedness to purchase or construct such facilities, if approved by the voters within the Master District and the TCEQ. The Master District may also establish, operate, and maintain fire-fighting facilities,

independently or with one or more conservation and reclamation Districts and provide such facilities and services to the customers of the Master District.

Contract Tax Bonds

The Master District Contract provides that all Participants shall pay a pro rata share of debt service on any Master District bonds, issued from time to time to acquire, construct, purchase and maintain Master District Facilities, based upon the Participants' certified assessed valuation as a percentage of the total assessed valuation in all the Participants. The debt service requirements shall be calculated to include the charge and expenses of paying agents, registrars and trustees utilized in connection with the bonds, the principal, interest and redemption requirements of the bonds and all amounts required to establish and maintain funds required under the bond resolution or trust indenture relating to such bonds. Each Participant is obligated to pay its pro rata share of the annual debt service on such bonds from the proceeds of an annual ad valorem contract tax which is not limited as to rate or amount, revenues derived from the operation of each Participant's internal water, wastewater and drainage systems or from any other legally available funds of each Participant. Each Participant's pro rata share of debt service requirements will be calculated annually by the Master District; however, the levy of a contract tax for the purpose of paying debt service on the bonds is the sole responsibility of each Participant.

The Master District has outstanding a total of \$84,305,000 aggregate principal amount of contract tax bonds issues as the following: \$1,595,000 Unlimited Contract Tax Refunding Bonds, Series 2011; \$1,385,000 Unlimited Contract Tax Refunding Bonds, Series 2012; \$950,000 Unlimited Contract Tax Refunding Bonds, Series 2013; \$5,195,000 Unlimited Contract Tax Refunding Bonds, Series 2014; \$2,805,000 Unlimited Contract Tax Refunding Bonds, Series 2015; \$5,750,000 Unlimited Contract Tax Bonds, Series 2015A; \$9,450,000 Unlimited Contract Tax Refunding Bonds, Series 2016; \$13,350,000 Unlimited Contract Tax Bonds, Series 2016A; \$5,760,000 Unlimited Contract Tax Refunding Bonds, Series 2017; \$16,440,000 Unlimited Contract Tax Bonds, Series 2017A; \$7,995,000 Unlimited Contract Tax Bonds, Series 2019; and \$13,630,000 Unlimited Contract Tax Refunding Bonds, Series 2019A (collectively, the "Outstanding Contract Bonds"). Of such Outstanding Contract Bonds, \$8,749,212 (10.38%) represents the District's pro rata share based on the 2019 Certified Assessed Valuation of the Service Area of \$1,457,557,913. The District's contract tax levied for 2019 was \$0.3500, which includes a pro rata share of debt service as well as a maintenance component related to the Master District Facilities.

OPERATION AND MAINTENANCE EXPENSES

Pursuant to the Master District Contract each Participant is further obligated to pay monthly charges to the Master District for water, sewer and drainage, including water quality services rendered pursuant to the Master District Contract ("Monthly Charge"). The Monthly Charges to be paid by each Participant to the Master District will be used to pay each Participant's share of operation and maintenance expenses for Master District Facilities and to provide for an operation and maintenance reserve equal to three months of operation and maintenance expenses for such facilities. Each Participant's share of operation and maintenance expenses and reserve requirements is calculated by the Master District and expressed in terms of "cost per equivalent single-family residential connection." Each Participant's monthly payment to the Master District for operation and maintenance expenses will be calculated based upon usage by multiplying the number of equivalent single-family residential connections reserved to each Participant for such service on the first day of the previous month by the unit cost per equivalent single-family residential connection for such service. The estimated monthly cost per single family equivalent connection being charged by the Master District to a Participant for water, sewer and drainage, including water quality, services is presently \$133.78. Pursuant to the Master District Contract, the monthly charges are to be paid from the water, wastewater and drainage revenues collected from the internal facilities of each Participant or, to the extent such revenues are not sufficient, the levy of an ad valorem contract tax.

Pursuant to the Master District Contract each Participant is obligated to establish and maintain rates, fees and charges for services provided by each Participant's water distribution system, wastewater collection system, and drainage system, together with taxes levied and funds received from any other lawful sources, sufficient at all times to pay each Participant's operation and maintenance expenses, and each Participant's obligations pursuant to the Master District Contract, including each Participant's pro rata share of the Master District's debt service requirements, monthly charges and any expenses related to the retail operation, billing and collecting of the internal facilities by the Master District.

ANNEXATION

The Master District and each of the other Participants lie wholly within the extraterritorial jurisdiction of the City of Austin. Under Texas law generally, a district may be annexed by the city in whose extraterritorial jurisdiction the district is located. However, the act which created the Master District and the other Participants (the "Enabling Legislation") provides that a municipality may annex a Participant only after the installation of ninety percent (90%) of all works, improvements, facilities, plants, equipment and appliances necessary and adequate to (1) provide service to the proposed development within the Participant's boundaries, (2) accomplish the purposes for which the Participant was created, and (3) exercise the powers provided by the general law of the State and the Act; or the expiration of twenty (20) years from the date the district was confirmed, whichever occurs first. The twenty-year anniversary of the confirmation of the Participants occurred on November 7, 2015. However, the Texas Legislature enacted new legislation, effective December 1, 2017 ("Senate Bill 6"), that revised Texas law regarding annexation and specifically revised the Enabling Legislation for each of the Participants regarding annexation. The amendment to the Enabling Legislation by Senate Bill 6 provides that the City of Austin may only annex one or more of the Participants if such proposed annexation has been approved by a majority of those voting in an election held for that purpose within all of the Participants and Water Control and Improvement District No. 19. The election must be held in all such districts even if the annexation is not proposed for all of the districts. Further, under Texas law, the City of Austin cannot annex territory within a district unless it annexes the entire district

THE DISTRICT

General

The District was created by an act of the 74th Regular Session of the Texas Legislature, dated June 16, 1995. Creation of the District was confirmed by the voters of the District at an election held on November 7, 1995. The District currently operates under Chapters 49 and 54 of the Texas Water Code and is subject to Article XVI, Section 59, of the Texas Constitution. The District is subject to the continuing supervision of the Texas Commission on Environmental Quality (the "Commission" or "TECQ"). The District, a conservation and reclamation District, was created to provide water distribution, wastewater collection and drainage facilities for the orderly development of land within the District.

The District is empowered, among other things, to purchase, construct, operate and maintain all works, improvements, facilities and plants necessary for the supply and distribution of water; the collection, transportation, and treatment of wastewater; and the control and diversion of storm water. The District may establish, operate and maintain a fire department, independently or with one or more other conservation and reclamation Districts, if approved by the voters of the District and the TCEQ. The District receives fire protection from Travis County Emergency Services District No. 3, which constructed a Fire Station located adjacent to the District. Therefore, the District has no plans to construct a fire department. The District is also empowered to operate and maintain recreational facilities.

Management

Board of Directors

The District is governed by a Board, consisting of five directors, which has control over and management supervision of all affairs of the District. Directors' terms are four years with elections held within the District on the second Saturday in November in each even-numbered year. All of the directors reside or own property in the District.

<u>Name</u>	<u>Title</u>	<u>Term Expires</u>	<u>Length of Service</u>
John Jansing, Jr.	President	2022	24 ½ Years
Dick Obenhaus	Vice President	2020	24 ½ Years
Ronald H. Reynolds	Secretary	2022	19 ½ Years
William C. Skeen	Treasurer	2020	24 ½ Years
Mark David Scott	Assistant Secretary/Treasurer	2020	24 ½ Years

Consultants

Tax Assessor/Collector... Land and improvements in the District are being appraised by the Travis Central Appraisal District ("TCAD"). The Tax Assessor/Collector is appointed by the Board. The Travis County Tax Assessor/Collector, Mr. Bruce Elfant, currently serves the District in this capacity under contract.

General Manager / Operator... The District contracts with Crossroads Utility Services ("Crossroads") to serve as Operator for the District. Crossroads serves in a similar capacity for 33 other special Districts in the Austin metropolitan area

Bookkeeper... Bott & Douthitt, P.L.L.C ("B&D") is charged with the responsibility of providing bookkeeping services for the District. B&D serves in a similar capacity for 53 other special Districts.

Engineer... The District's consulting engineer is Murfee Engineering Company (the "Engineer"). Such firm serves as consulting engineer to 20 other special Districts.

Financial Advisor... Public Finance Group LLC serves as the District's financial advisor (the "Financial Advisor"). The fee for services rendered in connection with the issuance of the Bonds is based on a percentage of the Bonds actually issued, sold and delivered and, therefore, such fee is contingent upon the sale and delivery of the Bonds.

Bond Counsel and Disclosure Counsel... The District has engaged McCall, Parkhurst & Horton L.L.P., Austin, Texas as Bond Counsel and Disclosure Counsel in connection with the issuance of the District's Bonds. The fees of Bond Counsel and Disclosure Counsel are contingent upon the sale of and delivery of the Bonds.

General Counsel... The District has engaged Armbrust & Brown, PLLC ("A&B") as general counsel. Fees paid to A&B for work related to the issuance of the Bonds are contingent upon the sale and delivery of the Bonds.

Location

The District encompasses 708 acres of land, of which approximately 570 acres are developable under current land development and water quality regulations, and is located in western Travis County. The District is situated approximately nine miles south of the City of Austin's central business district and is bordered on the north by Lost Creek Boulevard, on the south by Southwest Parkway, and the west by Barton Creek Boulevard. See "LOCATION MAP." All of the District lies within the boundaries of the Austin Independent School District and the extraterritorial jurisdiction of Austin. Access to the District is currently provided by Capital of Texas Highway to Lost Creek Boulevard or RM 2244 to Barton Creek Boulevard or Southwest Parkway to Barton Creek Boulevard.

Current Status of Development within the District

Of the approximately 708 acres within the District, approximately 570 are developable. As of January 1, 2020, approximately 221 developable acres within the District have been developed with utility facilities as the single family residential subdivision of Mirador, encompassing a total of 24 completed single family homes, 1 single family home under construction, and 5 vacant developed single family lots, and the Santal Apartments, containing 448 apartment units.

The chart below reflects the status of development as of January 1, 2020:

Section	Net Acreage	Platted Lots		Completed		Under Construction		Vacant Lots
		Multi-Family	Single Family	Single Family	Multi Family	Single Family	Multi Family	Single Family
A. Developed with Utility Facilities								
Mirador	186.00	-	34	24 ^(a)	-	1	-	5
Section N - Santal Apartments	35.00	448 ^(b)	-	-	448	-	-	-
	221.00	448	34	24	448	1	-	5
B. Remaining Undeveloped but Developable Acreage	349.00							
C. Undevelopable Acreage	138.30							
Total Acreage	708.30							

(a) Includes two homes built on two lots each and two owners own three lots each.

(b) The Santal Apartments.

Future Development

The District contains approximately 570 developable acres, of which 349 remain undeveloped but developable. The District has fully reimbursed the Developer for the construction of water, sanitary sewer and drainage facilities to serve the 221 acres developed with utility facilities. The District has the right to issue the remaining \$40,460,000 authorized but unissued new money unlimited tax bonds authorized to acquire additional utility facilities. See "THE BONDS - Issuance of Additional Debt." A developer is under no obligation to complete any development, if begun, and may modify or discontinue development plans in their sole discretion. Accordingly, the District makes no representation that future development will occur.

THE DEVELOPER

Role of the Developer

In general, the activities of a developer in a municipal utility District such as those in the Service Area include purchasing the land within a future District; petitioning for creation of the District; designing the development; defining a marketing program; planning and scheduling development; securing necessary governmental approvals and permits for development; arranging for the construction and installation of roads, utilities, and drainage facilities; and selling improved and unimproved lots or development parcels to builders, other developers or third parties. Ordinarily, a developer pays one hundred percent (100%) of the costs of paving and amenity design and construction while the utility District finances the costs of the water supply and distribution, wastewater collection and treatment and drainage facilities. However, the TCEQ may require the developer to pay up to thirty percent (30%) of the cost of certain water distribution, wastewater collection and drainage facilities. While a developer is required by the TCEQ to pave streets and pay for its allocable portion of the costs of utilities to be financed by the District through a specific bond issue, if any, a developer is generally under no obligation to a District to undertake development activities with respect to other property it owns within a District. Furthermore, there is no restriction on a developer's right to sell any or all of the land which the developer owns within a District. In addition, the developer is ordinarily the major taxpayer within the District during the early stages of development. The relative success or failure of a developer to perform in the above-described capacities may affect the ability of a District to collect sufficient taxes to pay debt service and retire bonds. The primary developer currently active within the Service Area is Stratus Properties.

Description of Developer

Stratus Properties Operating Co. L.P.

Portions of the original land located within the Participants were planned for development by a developer during the mid- 1980s. At that time, the developer initiated development within WCID 19 and the service area of BCWSC and constructed the water supply facilities, sewage treatment facilities and the Barton Creek Country Club. During the late 1980s most of the land and facilities were subsequently acquired by the developer's lender.

Between 1988 and 1990, Stratus Properties Operating Co., a Delaware general partnership (or its predecessors-in-interest) acquired virtually all of the undeveloped property located within the Participants, the Barton Creek Resort and Country Club, the undeveloped land located within WCID 19 and BCWSC, and an additional approximately 500 acres located in the vicinity of the existing development property and within the boundaries of the City of Austin.

On December 15, 1999 Stratus Properties Operating Co. (formerly named FM Properties Operating Co.) was converted to a limited partnership now named Stratus Properties Operating Co., L.P. ("Stratus Properties"), a Delaware limited partnership, having Stratus Investments L.L.C., a Delaware limited liability company ("Stratus Investments, L.L.C.") as its 99% limited partner and STRS L.L.C., a Delaware limited liability company, as its 1% general partner. Stratus Investments L.L.C. and STRS L.L.C. are each owned 100% by Stratus Properties Inc., a Delaware corporation. The stock of Stratus Properties Inc. is traded over the NASDAQ. Stratus Properties is currently active in land development in the Austin, Texas area.

Initial development activities of Stratus Properties included expansion of the country club facilities, construction of a second 18-hole golf course and the development of single-family home lots located within WCID 19.

Between 1990 and 1995, Stratus Properties halted development within the Barton Creek Development as a result of various ordinances adopted by the City of Austin which affected land development in the City of Austin's extraterritorial jurisdiction.

In 1995, the Texas Legislature enacted legislation creating the seven (7) municipal utility districts which currently encompass the Participants. Beginning in 1995, Stratus Properties sold five (5) separate tracts totaling approximately 197 acres within the Participants to other developers and sold the Barton Creek Resort and Country Club to Barton Creek Resort & Clubs, Inc. Such sales were part of Stratus Properties' plans to reduce its outstanding debt by selling, rather than developing, some of its property. As a result of these and other sales, Stratus Properties reduced its outstanding debt. According to representatives of Stratus Properties, its current development plan for its property located within the Participants includes installation of the Master District Facilities and either selling undeveloped tracts to developers who will provide for the final development of such property or completing development and selling developed tracts. Certain tracts are available for commercial improvement.

Stratus Properties generally finances its development and other activities through a credit facility with Comerica Bank Texas. The credit facility includes a \$60,000,000 revolver. Stratus Properties currently has letters of credit totaling \$149,852 outstanding against the revolver, and has \$16,996,951 available under the revolver.

In conjunction with its development activities within the Barton Creek Development, Stratus Properties has obtained a permit from the U.S. Department of the Interior U.S. Fish and Wildlife Service which, according to Stratus Properties, allows it to develop approximately 4,684 acres for approximately 2,057 single family homes, 1,827 multi-family units, 400 villa residences and 4,600,000 square feet of commercial improvements pursuant to its current development plan. According to representatives of Stratus Properties, the inclusion of the Barton Creek salamander to the endangered species list along with the ineffectiveness of the Zone is not currently expected to significantly affect its development plans. See "INVESTMENT CONSIDERATIONS."

Stratus Properties, Inc. is subject to the information reporting requirements of the Securities Exchange Act of 1934, as amended (the "Exchange Act"), and, in accordance therewith, files reports, proxy statements and other information with the United States Securities and Exchange Commission (the "SEC"). Such reports, proxy statements and other information is available online at www.sec.gov.

Stratus Properties and other previous developers have developed various tracts of property within the Participants as single family, detached condominium/patio homes and/or commercial multi-family lots complete with utilities and street paving. Stratus Properties is primarily marketing lots to various custom homebuilders with the price range of homes being constructed within the Participants ranging from \$600,000 to over \$14,000,000.

Stratus Properties currently owns 6 developed single family lots and 3 detached condo lots (units) in Amarra Drive, Phases 1 and 2, located within Travis County Municipal Utility District No. 5. Stratus Properties currently owns 11 lots in Amarra Drive, Phase 3B. Stratus Properties completed the extension of the first phase of Tecoma Circle north of Southwest Parkway in April 2015. This project provides road and utility service to the first phase of Barton Creek Section N, located within the District. In addition to Tecoma Circle, an affiliate of Stratus Properties completed construction of (i) phase 1 of a multi-family project (called the Santal Apartments) in Barton Creek Section N on approximately 35 acres, which includes a clubhouse and 11 apartment buildings with 236 units; and (ii) phase 2 of the Santal Apartments consisting of an additional 212 apartment units.

THE SYSTEM

Regulation

Construction and operation of the Master District Facilities as it now exists or as it may be expanded from time to time is subject to regulatory jurisdiction of federal, state and local authorities. The TCEQ exercises continuing, supervisory authority over the Master District, in its capacity as the Master District and in its capacity as a provider of internal utility services. Disposal of treated wastewater effluent is also subject to the regulatory authority of the TCEQ and the United States Environmental Protection Agency. Construction of drainage facilities is subject to the regulatory jurisdiction of Travis County.

Water Supply and Distribution

According to the Master District's Engineer, the Master District Facilities related to water supply currently consist of an intake structure, various water lines running from the intake structure to the 4.0 and 2.0 million gallon per day ("gpd") water treatment plants, 1- 300,000 and 2 - 500,000 gallon ground storage tanks, two 500,000 gallon elevated storage tanks, a 5,000 gallon hydropneumatic tank, service pump capacity of 3,900 gallons per minute ("gpm") and various related appurtenances. The Master District purchases raw water from the Lower Colorado River Authority (the "LCRA") pursuant to a contract that runs through October 2021, treats such water and distributes it throughout the Participants. The existing 4.0 million gpd water treatment plant will allow the Master District to serve up to 2,136 living unit equivalents ("LUEs"). In addition to providing water supply service to customers located within the Participants, the Master District is committed to providing wholesale water service to WCID 19 for 227 LUEs and Barton Creek Water Supply Corporation ("BCWSC") for 212 LUEs. See "PARTICIPANTS IN THE CURRENT SERVICE AREA" and "Wholesale Service Agreements" below.

The Master District, through Stratus Properties, completed the first phase of a second water treatment plant to provide service to the southern portions of the Service Area. This includes a portion of the Service Area presently supplied by the 4.0 million gpd plant thus reducing the area served by the 4.0 million gpd plant. The new second plant was made operational in January 2015. The first phase of the new water treatment plant can treat and deliver up to 2.0 million gallons of water per day. The additional 2.0 million gpd of capacity is sufficient to serve 1,068 LUEs and relieves a portion of the demands on the existing water treatment plant. This portion of the Service Area is provided water at a higher hydraulic grade and will operate independently under normal conditions from the 4.0 million gpd water treatment plant. The combined treatment capacities of the two plants (a total of 6.0 million gpd) are sufficient to serve up to 3,204 LUEs. The Master District will monitor the water needs and system demands of the development within its service area to assure that adequate treatment capacities are in place to meet the system demands. Based upon current development plans provided by the Developer, the existing municipal water supply contract with the LCRA should be sufficient to allow the Master District to meet the predicted demands at full development of the Service Area for the municipal (or potable) uses. The maximum annual quantity ("MAQ") is 3,463 acre-feet which is estimated to be sufficient to serve the ultimate projected development. The LCRA approved this new water supply contract on November 16, 2011. The Master District allocated 2,364.5 LUEs of water service (2,136 commercial/residential and 228.5 irrigation) to the Participants (including the Master District) and its two wholesale customers for the 4.0 million gpd water plant. The Master District is currently serving approximately 1,850 LUEs on its water system. The difference between the allocated LUEs and the number served is reflective of the near term development plans for developing districts and the actual meter count for existing connections. The Master District is charged with the responsibility to assure that adequate supply and treatment capacity is physically available to meet the system's demands as the number of LUEs continues to increase within the Participants. See "MASTER DISTRICT FACILITIES - Allocated Capacity."

The Master District has emergency interconnects with the City of Austin, Travis County Water Control and Improvement District No. 20 and West Travis County Public Utility Agency. These interconnects are available to provide potable water to the Master District and the Participants in the event of an emergency.

Wastewater Collection and Treatment

The Master District's current wastewater treatment facilities include: wastewater treatment facilities sufficient to treat a total of 1.10 million gpd between its two permits, various wastewater conveyance lines, and effluent ponds. Effluent from the Master District's wastewater treatment plant is discharged into the effluent ponds and ultimately irrigated onto the golf courses and certain other open spaces located within the Participants. The Master District has been granted two wastewater treatment permits issued by the TCEQ. The original permit related to the existing wastewater treatment plant allows the Master District to treat up to 500,000 gallons per day ("gpd") of wastewater and allows the Master District to dispose of 720,000 gpd of wastewater effluent irrigated on golf courses. The additional volume for disposal was included in the original permit to accommodate the effluent received from Lost Creek MUD (located adjacent to the Master District) pursuant to an agreement between the Master District and Lost Creek MUD. The Master District's existing wastewater treatment plant operating under the original 500,000 gpd permit is capable of serving approximately 2,000 equivalent single family connections.

The Master District obtained a second wastewater treatment permit from the TCEQ allowing the Master District to treat an additional 600,000 gpd (at the final permitted phase) at a plant site situated in the southern portion of the development area. The Master District, through Stratus Properties, completed construction of the first phase of the south wastewater treatment facility in April of 2016. The first phase of construction included a 101 acre-foot effluent storage pond and a 100,000 gpd treatment plant. The treatment plant is a leased plant and began operations in January 2017. When the final phase is completed, the south wastewater treatment plant is expected to be capable of serving an additional 2,400 equivalent single family connections, which will give the Master District a combined wastewater treatment capacity sufficient to serve 4,400 equivalent single family connections.

The Master District wastewater facilities include four effluent storage ponds with a combined effluent storage capacity of 267 acre feet. The Master District is currently serving approximately 1,580 wastewater equivalent single family connections. In addition to providing wastewater treatment to customers located within the Participants, the Master District also is committed to providing wholesale wastewater service to Travis County WCID No. 19 (172 LUEs) and 77 acres of land outside the boundaries of any district (26 LUEs). See “Allocated Capacity” and “Wholesale Service Agreements” below.

Regional Water Quality Facilities

In conjunction with the water quality protection plan adopted and effective within the Participants, the Master District operates eleven (11) water quality ponds. Water quality ponds capture certain runoff from development and trap sediment and petroleum products in the ponds. Thereafter, the sediment and petroleum products are removed from the ponds. The captured storm water is pumped from the ponds to irrigate the golf courses and other open areas within the Participants.

Additional water quality ponds will be constructed in conjunction with additional development within the Service Area. All water quality facilities are owned and operated by the Master District.

Regulation

Construction and operation of the Master District Facilities as it now exists or as it may be expanded from time to time is subject to regulatory jurisdiction of federal, state and local authorities. The Commission exercises continuing, supervisory authority over the Master District, in its capacity as the Master District and in its capacity as a provider of internal utility services. Disposal of treated wastewater effluent is also subject to the regulatory authority of the Commission and the United States Environmental Protection Agency. Construction of drainage facilities is subject to the regulatory jurisdiction of Travis County.

Internal Water Distribution, Wastewater Collection and Drainage Facilities

Internal water distribution, wastewater collection and storm drainage facilities have been constructed or are being constructed by the Participants to serve development within their boundaries. In particular, such internal facilities have been constructed to serve a portion of Travis County MUD No. 3, MUD No. 4, a portion of MUD No. 5, MUD No. 6, a portion of the District and plans are currently underway to serve additional development within their boundaries. See "THE DEVELOPER."

100-Year Flood Plain

“Flood Insurance Rate Map” or “FIRM” means an official map of a community on which the Federal Emergency Management Agency (FEMA) has delineated the appropriate areas of flood hazards. The 1% chance of probable inundation, also known as the 100-year flood plain, is depicted on these maps. The "100-year flood plain" (or 1% chance of probable inundation) as shown on the FIRM is the estimated geographical area that would be flooded by a rain storm of such intensity to statistically have a one percent chance of occurring in any given year. Generally speaking, homes must be built above the 100-year flood plain in order to meet local regulatory requirements and to be eligible for federal flood insurance.

According to the Master District’s Engineer, the flood hazard boundary map currently in effect, published by the Federal Emergency Management Agency (dated September 26, 2008), which covers the land located in the Service Area, indicates that approximately 296 acres of land located in the Service Area (TCMUDs 3-9) are located within the 100-year flood plain.

The National Oceanic and Atmospheric Administration (“NOAA”) has been systematically updating their Precipitation-Frequency Atlas for all areas of the United States, known as Atlas 14 (“Atlas 14”). Volume 11 of Atlas 14 covers the State of Texas and was released in 2018. These updates replace storm intensity values published in 1961 and present more recent rainfall records and advances in statistical analysis. Impacts to Texas vary from no change in rainfall intensity to significant increases in rainfall for a respective frequency. For Central Texas using the 1% chance event (100-year frequency), the increase in rainfall amounts is as much as three-inches. Potential impacts include existing drainage facilities, future designs, and floodplain limits but it is unknown at this time how the various regulatory entities will incorporate this data into their criteria and reviews.

Allocated Capacity

Each Participant has reserved capacity in the Master District Facilities and has the right to reserve additional capacity. The water supply and wastewater treatment capacity reserved to each Participant, expressed in equivalent single-family connections for fiscal year 2019 are shown on the following table.

(The chart appears on the following page)

PARTICIPANTS	Allocated Capacity (Equivalent Single Family Connections)			Active (Equivalent Single Family Connections)
	Water	Sewer	Irrigation	
Travis County Municipal Utility District No. 3	1,042	1,000	-	557
Travis County Municipal Utility District No. 4 ^(a)	1,047	625	152.5	78
Travis County Municipal Utility District No. 5	433	357	76.0	189
Travis County Municipal Utility District No. 6	65	54	-	68
Travis County Municipal Utility District No. 7	9	21	-	-
Travis County Municipal Utility District No. 8	446	446	-	31
Travis County Municipal Utility District No. 9	<u>2</u>	<u>2</u>	<u>-</u>	<u>2</u>
Total	3,044	2,505	228.5	925

(a) Includes Barton Creek Resort, WCID 19 (227 equivalent single family connections for water service and 172 equivalent single family connections for sewer service) and BCWSC (212 equivalent single family connections related to water service only).

Water and Wastewater Operations

Rate and Fee Schedule - Table 1

Pursuant to the Master District Contract, the Master District provides retail water, wastewater and drainage services to the Participants. The current retail water and wastewater rates of the Master District are set forth below. The following rates became effective June 6, 2017 but are subject to change from time to time.

Water (Monthly Billing)

Basic Charge (includes 2,000 gallons):

5/8" meter	\$ 20.00
3/4" meter	20.00
1" meter	27.50
1-1/2" meter	45.00
2" meter	67.50
3" meter	135.00
4" meter	225.00
6" meter	450.00
8" meter	675.00

Gallage Rate per 1,000:

0 – 2,000 gallons	Included in Base Fee
2,000 – 20,000	\$2.70
20,001 – 50,000	3.00
50,001 – 100,000	3.25
100,001 – 150,000	3.75
over 150,000	4.50

Wastewater (Monthly Billing)

Basic Charge (includes 2,000 gallons):

5/8" meter	\$ 36.00
3/4" meter	36.00
1" meter	90.00
1-1/2" meter	180.00
2" meter	288.00
3" meter	576.00
4" meter	900.00
6" meter	1,800.00

Gallage Rate per 1,000: \$2.90

Generally, bills for wastewater service are computed on the basis of (i) the average amount of water used during the winter season based upon the average monthly readings for the preceding December, January and February or (ii) the current monthly water bill whichever is less.

Water Quality (Monthly Billing)

Basic Charge (per L.U.E.) \$22.00

Operating Revenues and Expenses Statement - Table 2

The following statement sets forth in condensed form the historical operations of the District. Accounting principles customarily employed in the determination of net revenues have been observed and in all instances exclude depreciation. Such summary has been prepared from information obtained from the District's financial statements and records. Reference is made to such statements for further and more complete information. Also see "Appendix A – Audited Financial Statements."

	Fiscal Year Ended:				
	2019 ^(a)	2018 ^(a)	2017 ^(a)	2016 ^(a)	2015 ^(a)
REVENUES-					
Property Tax	\$ 259,458	\$ 245,149	\$ 177,604	\$ 159,199	\$ 104,675
Inspection Fees	-	-	33,050	-	35,075
Interest and Other	16,854	8,504	3,830	3,335	1,892
TOTAL REVENUES	\$ 276,312	\$ 253,653	\$ 214,484	\$ 162,534	\$ 141,642
EXPENDITURES-					
Repairs and maintenance	\$ 3,539	\$ 6,036	\$ 27,376	\$ 10,036	\$ 31,335
Operation/Management	978	980	970	932	583
Tap Connections/Inspection Fees	3,800	22,548	1,050	19,750	7,650
Legal Fees	13,055	12,027	12,877	13,003	13,986
Engineering Fees	2,073	8,112	8,833	8,544	18,018
Audit Fees	11,000	10,750	10,250	10,250	10,000
Bookkeeping Fees	15,250	15,600	15,600	15,950	15,600
Director fees and Payroll Taxes	1,615	2,099	2,261	2,422	1,938
Financial Advisory Fees	745	739	651	642	497
Tax Appraisal/Collection	1,176	1,173	894	841	622
Insurance	1,805	1,805	1,805	1,736	1,799
Contingency/Miscellaneous	1,437	826	478	2,786	1,117
Capital Outlay	-	-	-	-	-
Total Expenditures	56,473	82,695	83,045	86,892	103,145
NET REVENUES	\$ 219,839	\$ 170,958	\$ 131,439	\$ 75,642	\$ 38,497
General Fund Balance - Beg. of Yr.	\$ 627,089	\$ 456,131	\$ 1,088,814	\$ 1,013,172	\$ 974,675
Plus / (Less) fund transfers	-	-	(764,122) ^(d)	-	-
General Fund Balance - End of Yr.	\$ 846,928	\$ 627,089	\$ 456,131	\$ 1,088,814	\$ 1,013,172

(a) Audited

(b) During fiscal year 2017, the District reimbursed the Developer for the a portion of the drainage, water and detention serving Barton Creek Section N from funds in the General Operating Fund in the amount of \$764,122.

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DEBT SERVICE REQUIREMENTS SCHEDULE – TABLE 3

Travis County Municipal Utility District No. 8

\$1,400,000

Unlimited Tax Refunding Bonds, Series 2020

Dated Date: March 25, 2020

First Interest Payment Due: September 1, 2020

Year Ending 31-Dec	Current Debt Service Requirement	Less Refunded Debt Service	The Bonds					Total Debt Service Requirements
			Principal (Due 9/01)	Interest			Principal and Interest	
				(Due 3/01)	(Due 9/01)	Total		
2020	\$ 161,788	\$ 29,354	\$ 10,000	\$ -	\$ 12,829	\$ 12,829	\$ 22,829	\$ 155,263
2021	163,383	58,708	20,000	14,753	14,753	29,505	49,505	154,180
2022	184,557	103,708	65,000	14,603	14,603	29,205	94,205	175,055
2023	184,585	106,660	70,000	14,083	14,083	28,165	98,165	176,090
2024	179,385	179,385	145,000	13,488	13,488	26,975	171,975	171,975
2025	178,948	178,948	145,000	12,183	12,183	24,365	169,365	169,365
2026	173,278	173,278	145,000	10,805	10,805	21,610	166,610	166,610
2027	197,420	197,420	170,000	9,355	9,355	18,710	188,710	188,710
2028	195,200	195,200	170,000	7,528	7,528	15,055	185,055	185,055
2029	187,495	187,495	165,000	5,615	5,615	11,230	176,230	176,230
2030	184,790	184,790	170,000	3,676	3,676	7,353	177,353	177,353
2031	136,500	136,500	125,000	1,594	1,594	3,188	128,188	128,188
	<u>\$ 2,127,327</u>	<u>\$ 1,731,444</u>	<u>\$ 1,400,000</u>	<u>\$ 107,680</u>	<u>\$ 120,509</u>	<u>\$ 228,189</u>	<u>\$ 1,628,189</u>	<u>\$ 2,024,072</u>

FINANCIAL STATEMENT
(Unaudited)

Assessed Value - Table 4

2019 Certified Assessed Valuation			\$ 151,266,040 ^(a)
Gross Debt Outstanding (after issuance of the Bonds)			
District Debt	\$ 1,735,000 ^(b)		
Contract Debt	<u>8,749,212</u>	\$ 10,484,212 ^(c)	
Ratio of Gross Debt to 2019 Certified Assessed Valuation			6.93%
2019 Tax Rate			
Debt Service	\$ 0.1205		
Maintenance	0.2095		
Contract	<u>0.3500</u>		
Total 2019 Tax Rate		<u><u>\$ 0.6800</u></u> ^(d)	
Debt Service Fund Balance (as of February 5, 2020)		\$ 171,044 ^(e)	

Area of District: 708.30 acres
Estimated Population as of January 1, 2020 – 1,179 ^(f)

- (a) Assessed valuation of the District as January 1, 2019 as certified by the Travis Central Appraisal District (“TCAD”). See “TAXING PROCEDURES.”
- (b) Includes the Bonds, excludes the Refunded Bonds.
- (c) The District is party to a contract with the Master District whereby the District is obligated to pay a pro rata share of debt service on bonds issued from time to time by the Master District to acquire, construct, purchase, and maintain certain facilities to provide regional water, wastewater and drainage, including water quality, services to all Participants. The Master District has outstanding a total of \$84,305,000 aggregate principal amount of contract tax bonds issues as the following: \$1,595,000 Unlimited Contract Tax Refunding Bonds, Series 2011; \$1,385,000 Unlimited Contract Tax Refunding Bonds, Series 2012; \$950,000 Unlimited Contract Tax Refunding Bonds, Series 2013; \$5,195,000 Unlimited Contract Tax Refunding Bonds, Series 2014; \$2,805,000 Unlimited Contract Tax Refunding Bonds, Series 2015; \$5,750,000 Unlimited Contract Tax Bonds, Series 2015A; \$9,450,000 Unlimited Contract Tax Refunding Bonds, Series 2016; \$13,350,000 Unlimited Contract Tax Bonds, Series 2016A; \$5,760,000 Unlimited Contract Tax Refunding Bonds, Series 2017; \$16,440,000 Unlimited Contract Tax Bonds, Series 2017A; \$7,995,000 Unlimited Contract Tax Bonds, Series 2019; and \$13,630,000 Unlimited Contract Tax Refunding Bonds, Series 2019A (collectively, the “Outstanding Contract Bonds”). Of such Outstanding Contract Bonds, \$8,749,212 (10.38%) represents the District’s pro rata share based on the 2019 Certified Assessed Valuation of the Service Area of \$1,457,557,913. See “THE MASTER DISTRICT – Contract Tax Bonds.”
- (d) The District levied the 2019 total tax rate at its meeting in August 2019.
- (e) Unaudited as of February 5, 2020. Neither Texas Law nor the Bond Order requires the District to maintain any particular sum in the debt service fund.
- (f) Based upon 3.5 residents per occupied single family home and 2.5 residents per occupied apartment home. According to the leasing staff at the Santal Apartments, the Santal Apartments were 98% occupied as of January 1, 2020.

Unlimited Tax Bonds Authorized but Unissued - Table 5

Date of Authorization	Purpose	Amount Authorized	Issued to Date	Unissued
11/07/95	Water, Sanitary Sewer & Drainage	\$ 42,750,000.00	\$ 2,290,000.00	\$ 40,460,000.00
11/07/95	Refunding	64,125,000.00 ^(a)	130,000.00 ^(a)	63,995,000.00 ^(a)
	Total	<u>\$ 106,875,000</u>	<u>\$ 2,420,000</u>	<u>\$ 104,455,000</u>

(a) The proposition approved by the voters authorized the District to issue refunding bonds in an amount not to exceed one and one-half times the par amount of bonds issued, assuming that the total amount of bonds authorized by the voters will be issued, which equals \$64,125,000. To the extent the par amount of the refunding bonds exceeds the par amount of the refunded bonds, the difference is counted against the refunding authorization. Additionally, any net premium received by the District from the sale of refunding bonds after deducting Underwriter's discount is also counted against the District's refunding authorization. The Bonds constitute the first series of refunding bonds issued by the District and use \$130,000 of the total amount of refunding bonds authorized. After the issuance of the Bonds, the District \$63,995,000 of voted refunding authorization remaining unissued.

Outstanding Bonds - Table 6

Dated Date	Purpose	Original Series	Original Principal Amount	Principal Amount Outstanding after the Issuance of the Bonds ^(a)
A. New Money Bonds				
07/01/05	Water, Sanitary Sewer & Drainage	2005	\$ 1,010,000	\$ 85,000 ^(b)
08/01/13	Water, Sanitary Sewer & Drainage	2013	1,280,000	250,000 ^(b)
	Subtotal		<u>\$ 2,290,000</u>	<u>\$ 335,000</u>
B. Refunding Bonds				
3/25/2020	Refunding	2020	\$ 1,400,000	\$ 1,400,000 ^(c)
	Subtotal		<u>\$ 1,400,000</u>	<u>\$ 1,400,000</u>
	Total		<u>\$ 3,690,000</u>	<u>\$ 1,735,000 ^(a)</u>

(a) Includes the Bonds and excludes the Refunded Bonds.

(b) Excludes the Refunded Bonds.

(c) The Bonds.

Cash and Investment Balances - Table 7 ^(a)

General Fund	\$ 1,127,851
Debt Service Fund	171,044 ^(b)
Capital Projects Fund	245,649
Special Revenue Fund	9,786

(a) Unaudited as of February 5, 2020.

(b) Neither Texas Law nor the Bond Order requires the District to maintain any particular amount in the debt service fund.

Investment Authority and Investment Practices of the District

Under State law, the District is authorized to invest in (1) obligations, including letters of credit, of the United States or its agencies and instrumentalities, including the Federal Home Loan Banks; (2) direct obligations of the State or its agencies and instrumentalities; (3) collateralized mortgage obligations directly issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States; (4) other obligations, the principal and interest of which is guaranteed or insured by or backed by the full faith and credit of, the State or the United States or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the FDIC or by the explicit full faith and credit of the United States; (5) obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than "A" or its equivalent; (6) bonds issued, assumed or guaranteed by the State of Israel; (7) interest-bearing banking deposits that are guaranteed or insured by the FDIC or its successor, or the National Credit Union Share Insurance Fund or its successor; (8) interest-bearing banking deposits other than those described by clause (7) if (A) the funds invested in the banking deposits are invested through: (i) a broker with a main office or branch office in this state that the District selects from a list the governing body or designated investment committee of the District adopts as required by Section 2256.025, Texas Government Code; or (ii) a depository institution with a main office or branch office in this state that the District selects; (B) the broker or depository institution selected as described by (A) above arranges for the deposit of the funds in the banking deposits in one or more federally insured depository institutions, regardless of where located, for the District's account; (C) the full amount of the principal and accrued interest of the banking deposits is insured by the United States or an instrumentality of the United States; and (D) the District appoints as the District's custodian of the banking deposits issued for the District's account: (i) the depository institution selected as described by (A) above; (ii) an entity described by Section 2257.041(d), Texas Government Code; or (iii) a clearing broker dealer registered with the SEC and operating under SEC Rule 15c3-3; (9) (i) certificates of deposit or share certificates meeting the requirements of the PFIA that are issued by an institution that has its main office or a branch office in the State and are guaranteed or insured by the FDIC or the National Credit Union Share Insurance Fund, or their respective successors, or are secured as to principal by obligations described in clauses (1) through (8) or in any other manner and provided for by law for District deposits, or (ii) certificates of deposits where (a) the funds are invested by the District through (A) a broker that has its main office or a branch office in the State and is selected from a list adopted by the District as required by law, or (B) a depository institution that has its main office or branch office in the State that is selected by the District, (b) the broker or the depository institution selected by the District arranges for the deposit of the funds in certificates of deposit in one or more federally insured depository institutions, wherever located, for the account of the District, (c) the full amount of the principal and accrued interest of each of the certificates of deposit is insured by the United States or an instrumentality of the United States, and (d) the District appoints the depository institution selected under (a) above, a custodian as described by Section 2257.041(d) of the Texas Government Code, or a clearing broker-dealer registered with the SEC and operating pursuant to SEC Rule 15c3-3 (17 C.F.R. Section 240.15c3-3) as custodian for the District with respect to the certificates of deposit; (10) fully collateralized repurchase agreements that have a defined termination date, are secured by a combination of cash and obligations described in clause (1) above and clause (12) below, require the securities being purchased by the District or cash held by the District to be pledged to the District, held in the District's name, and deposited at the time the investment is made with the District or with a third party selected and approved by the District, and are placed through a primary government securities dealer, as defined by the Federal Reserve, or a financial institution doing business in the State; (11) certain bankers' acceptances with the remaining term of 270 days or less, if the short-term obligations of the accepting bank or its parent are rated at least "A-1" or "P-1" or the equivalent by at least one nationally recognized credit rating agency; (12) commercial paper with a stated maturity of 365 days or less that is rated at least "A-1" or "P-1" or the equivalent by either (a) two nationally recognized credit rating agencies or (b) one nationally recognized credit rating agency if the paper is fully secured by an irrevocable letter of credit issued by a U.S. or state bank; (13) no-load money market mutual funds registered with and regulated by the United States SEC that provide the District with a prospectus and other information required by the Securities Exchange Act of 1934 or the Investment Company Act of 1940 and that comply with federal SEC Rule 2a-7 (17 C.F.R. Section 270.2a-7), promulgated under the Investment Company Act of 1940 (15 U.S.C. Section 80a-1 et seq.); and (14) no-load mutual funds registered with the SEC that have an average weighted maturity of less than two years, and either (a) a duration of one year or more and invest exclusively in obligations described in under this heading, or (b) a duration of less than one year and the investment portfolio is limited to investment grade securities, excluding asset-backed securities. In addition, bond proceeds may be invested in guaranteed investment contracts that have a defined termination date and are secured by obligations, including letters of credit, of the United States or its agencies and instrumentalities, other than the prohibited obligations described below, in an amount at least equal to the amount of bond proceeds invested under such contract and are pledged to the District and deposited with the District or a third party selected and approved by the District.

The District may invest in such obligations directly or through government investment pools that invest solely in such obligations provided that the pools are rated no lower than AAA or AAAM or an equivalent by at least one nationally recognized rating service. The District may also contract with an investment management firm registered under the Investment Advisers Act of 1940 (15 U.S.C. Section 80b-1 et seq.) or with the State Securities Board to provide for the investment and management of its public funds or other funds under its control for a term up to two years, but the District retains ultimate responsibility as fiduciary of its assets. In order to renew or extend such a contract, the District must do so by order, ordinance, or resolution.

The District is specifically prohibited from investing in: (1) obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal; (2) obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security and bears no interest; (3) collateralized mortgage obligations that have a stated final maturity of greater than 10 years; and (4) collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.

Under Texas law, the District is required to invest its funds under written investment policies that primarily emphasize safety of principal and liquidity; that address investment diversification, yield, maturity, and the quality and capability of investment management; and that include a

list of authorized investments for District funds, the maximum allowable stated maturity of any individual investment, the maximum average dollar-weighted maturity allowed for pooled fund, groups methods to monitor the market price of investments acquired with public funds, a requirement for settlement of all transactions, except investment pool funds and mutual funds, on a delivery versus payment basis, and procedures to monitor rating changes in investments acquired with public funds and the liquidation of such investments consistent with the PFIA. All District funds must be invested consistent with a formally adopted "Investment Strategy Statement" that specifically addresses each fund's investment. Each Investment Strategy Statement will describe its objectives concerning: (1) suitability of investment type, (2) preservation and safety of principal, (3) liquidity, (4) marketability of each investment, (5) diversification of the portfolio, and (6) yield.

Under Texas law, 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." At least quarterly the District's investment officers must submit an investment report to the Board of Directors detailing: (1) the investment position of the District; (2) that all investment officers jointly prepared and signed the report; (3) the beginning market value, and any additions and changes to market value and the ending value of each pooled fund group; (4) the book value and market value of each separately listed asset at the beginning and end of the reporting period; (5) the maturity date of each separately invested asset; (6) the account or fund or pooled fund group for which each individual investment was acquired; and (7) the compliance of the investment portfolio as it relates to: (a) adopted investment strategies and (b) Texas law. No person may invest District funds without express written authority from the Board of Directors.

Under State law, the District is additionally required to: (1) annually review its adopted policies and strategies; (2) adopt a rule, order, ordinance or resolution stating that it has reviewed its investment policy and investment strategies and records any changes made to either its investment policy or investment strategy in the respective rule, order, ordinance or resolution; (3) require any investment officers with personal business relationships or relatives with firms seeking to sell securities to the District to disclose the relationship and file a statement with the Texas Ethics Commission and the Board; (4) require the qualified representative of firms offering to engage in an investment transaction with the District to: (a) receive and review the District's investment policy, (b) acknowledge that reasonable controls and procedures have been implemented to preclude investment transactions conducted between the District and the business organization that are not authorized by the District's investment policy (except to the extent that this authorization is dependent on an analysis of the makeup of the District's entire portfolio, requires an interpretation of subjective investment standards or relates to investment transactions of the entity that are not made through accounts or other contractual arrangements over which the business organization has accepted discretionary investment authority), and (c) deliver a written statement in a form acceptable to the District and the business organization attesting to these requirements; (5) perform an annual audit of the management controls on investments and adherence to the District's investment policy; (6) provide specific investment training for the Treasurer, Chief Financial Officer and investment officers; (7) restrict reverse repurchase agreements to not more than 90 days and restrict the investment of reverse repurchase agreement funds to no greater than the term of the reverse purchase agreement; (8) restrict the investment in non-money market mutual funds in the aggregate to no more than 15% of the District's monthly average fund balance, excluding bond proceeds and reserves and other funds held for debt service; (9) require local government investment pools to conform to the new disclosure, rating, net asset value, yield calculation, and advisory board requirements, and (10) at least annually review, re-vise, and adopt a list of qualified brokers that are authorized to engage in investment transactions with the District.

Current Investments - Table 8

The District, as of February 5, 2020, is invested in money markets and TexPool. This investment portfolio is generally representative of the District's investment practices. GASB Statement No.3 requires the District to assign risk categories for its investment, except those in which securities are not used as evidence of the investment. TexPool is a public funds investment pool. TexPool has not been assigned a risk category since the District has not issued securities, but rather it owns an undivided beneficial interest in the assets of TexPool. State law requires the District to mark its investments to market price each calendar quarter and upon the conclusion of each fiscal year, for the purpose of compliance with applicable accounting policies concerning the contents of the District's audited financial statements.

Investment Value as of February 5, 2020	
Cash	\$ 15,989
Texpool	1,538,341
Total Investments	\$ 1,554,330

Estimated Overlapping Debt Statement

Other governmental entities whose boundaries overlap the District have outstanding bonds payable from ad valorem taxes. The following statement of direct and estimated overlapping ad valorem tax debt was developed from several sources, including information contained in "Texas Municipal Reports," published by the Municipal Advisory Council of Texas. Except for the amount relating to the District, the District has not independently verified the accuracy or completeness of such information, and no person is entitled to rely upon information as being accurate or complete. Furthermore, certain of the entities listed below may have issued additional bonds since the dates stated in this table, and such entities may have programs requiring the issuance of substantial amounts of additional bonds, the amount of which cannot be determined. Political subdivisions overlapping the District are authorized by State law to levy and collect ad valorem taxes for operation, maintenance and/or general revenue purposes in addition to taxes of debt service and the tax burden for operation, maintenance and/or general purposes is not included in these figures.

Taxing Body	Gross Debt		% of Overlapping Gross Debt	Amount of Overlapping Gross Debt
	Amount	As of		
Travis County	1,066,091,179	2/29/2020	0.06%	639,655
Travis County ESD No. 3	1,435,000	2/29/2020	4.07%	58,405
Travis County Healthcare District	8,350,000	2/29/2020	0.06%	5,010
Austin Community College	404,420,000	2/29/2020	0.06%	242,652
Austin Independent School District	1,134,203,916	2/29/2020	0.12%	1,361,045
TOTAL ESTIMATED OVERLAPPING DEBT				\$ 2,306,766
The District (a)	\$ 10,484,212	3/25/2020	100.00%	\$ 10,484,212
TOTAL ESTIMATED DIRECT AND OVERLAPPING DEBT				\$ 12,790,978
Ratio of Estimated and Overlapping Debt to 2019 Certified Assessed Valuation				8.46%

(a) Includes the Bonds and excludes the Refunded Bonds.

Overlapping Taxes for 2019

Overlapping Entity	2019 Tax Rate Per	
	\$100 Assessed Valuation	Average Tax Bill ^(a)
	Travis County	Travis County
Travis County	\$0.3693	\$ 6,606
Travis County ESD No. 3	0.0800	1,431
Travis County Healthcare District	0.1056	1,888
Austin Community College	0.1049	1,876
Austin Independent School District	1.1220	20,070
The District	0.6800	12,164
Total	\$2.4618	\$ 44,036

(a) Based upon the 2019 average single-family taxable home value of \$1,788,783, as provided by TCAD.

TAX DATA

Classification of Assessed Valuation - Table 9

Type Property	2019 ^(a)		2018 ^(a)		2017 ^(a)	
	Amount	%	Amount	%	Amount	%
Single Family Residence	\$ 51,252,650	33.88%	\$ 53,206,893	47.03%	\$ 56,693,275	52.67%
Multifamily Residence	86,570,000	57.23%	46,560,000	41.15%	37,849,722	35.17%
Vacant Lot	7,217,747	4.77%	7,277,747	6.43%	7,377,747	6.85%
Qualified Ag Land	28,346	0.02%	-	0.00%	-	0.00%
Non-qualified Ag Land	2,672,108	1.77%	2,672,108	2.36%	2,672,108	2.48%
Commercial Real Property	2,911,669	1.92%	2,895,740	2.56%	2,879,989	2.68%
Telephone/Cable Company	60,029	0.04%	57,971	0.05%	53,509	0.05%
Commercial Personal Property	523,384	0.35%	468,337	0.41%	281,935	0.26%
Residential Inventory	30,107	0.02%	-	0.00%	-	0.00%
Totally Exempt Property	-	0.00%	8	0.00%	-	0.00%
Less: Adjustments	-	0.00%	(8)	0.00%	(175,261)	-0.16%
Total	\$ 151,266,040	100.00%	\$ 113,138,796	100.00%	\$ 107,633,024	100.00%

(a) Assessed Valuation reflects the adjusted value at September 30th of each respective year as included in the District's audited financial statements.

Tax Collections - Table 10

The following statement of tax collections reflects the historical tax collection experience of the District. Such summary has been prepared for inclusion herein based upon information from District audits and records of the District Tax Assessor/Collector. Reference is made to such audits and records for further and more complete information. See "Classification of Assessed Valuation" above.

Tax Year	Assessed Valuation ^(a)	Tax Rate	Tax Levy	Current Collections		Total Collections		Tax Year Ending
				Amount	Percent	Amount	Percent	
2008	\$ 68,918,454	\$ 0.7213	\$ 497,110	\$ 497,110	100.00%	\$ 497,110	100.00%	9/30/2009 ^(b)
2009	68,536,243	0.7213	494,352	476,132	96.31%	476,132	96.31%	9/30/2010 ^(b)
2010	63,300,445	0.7213	454,004	454,004	100.00%	454,004	100.00%	9/30/2011 ^(b)
2011	61,005,748	0.7213	440,034	440,034	100.00%	440,034	100.00%	9/30/2012 ^(b)
2012	60,313,373	0.7213	435,041	435,041	100.00%	435,041	100.00%	9/30/2013 ^(b)
2013	63,985,248	0.7213	462,110	462,110	100.00%	462,110	100.00%	9/30/2014 ^(b)
2014	69,438,163	0.7213	503,021	489,226	97.26%	489,226	97.26%	9/30/2015 ^(b)
2015	77,067,363	0.7145	550,646	550,646	100.00%	564,441	102.51%	9/30/2016 ^(b)
2016	88,508,297	0.7145	632,392	632,392	100.00%	632,392	100.00%	9/30/2017 ^(b)
2017	107,633,024	0.7145	769,038	769,038	100.00%	769,038	100.00%	9/30/2018 ^(b)
2018	113,138,796	0.7145	808,377	808,377	100.00%	808,377	100.00%	9/30/2019 ^(b)
2019	151,266,040	0.6800	1,028,609	1,010,764	98.27%	1,010,764	98.27%	9/30/2020 ^(c)

(a) Assessed Valuation reflects the adjusted value at September 30th of each respective year as included in the District's audited financial statements.

(b) Audited.

(c) Unaudited. Reflects collections as of February 25, 2020. Taxes were due with no penalty by January 31, 2020.

District Tax Rates - Table 11

Tax Rate per \$100 Assessed Valuation	2019	2018	2017	2016	2015	2014
Debt Service	\$ 0.1205	\$ 0.1360	\$ 0.1378	\$ 0.1648	\$ 0.1633	\$ 0.2174
Maintenance	0.2095	0.2285	0.2267	0.1997	0.2012	0.1539
Contract	0.3500	0.3500	0.3500	0.3500	0.3500	0.3500
Total	\$ 0.6800	\$ 0.7145	\$ 0.7145	\$ 0.7145	\$ 0.7145	\$ 0.7213

Tax Rate Limitation

The District's tax rate for debt service on the Bonds is legally unlimited as to rate or amount.

Maintenance Tax

The Board has the statutory authority to levy and collect an annual ad valorem tax for planning, maintaining, repairing and operating the District's improvements, if such maintenance tax is authorized by a vote of the District's electors. Such tax is in addition to taxes that the District is authorized to levy for paying principal of and interest on the Bonds, and any tax bonds that may be issued in the future. At an election held on November 7, 1995, voters within the District authorized a maintenance tax not to exceed \$1.00/\$100 assessed valuation. As shown above under "District Tax Rates," the District levied a 2019 maintenance and operation tax of \$0.2095/\$100 assessed valuation. See "THE DISTRICT – General."

Principal Taxpayers - Table 12

The following list of principal taxpayers was provided by TCAD based on the 2019, 2018 and 2017 tax rolls of the District, which reflect the appraised value of taxable property owed as of January 1, of each year shown.

Name	Type of Property	2019 ^(a)	2018 ^(a)	2017 ^(a)
Santal I LLC	Apartments	\$ 86,570,000	\$ 46,560,000	37,849,722
Stratus Properites Operating Company LP	Land and Improvements	10,705,425	10,629,676	10,568,505
Individual Homeowner	Land and Improvements	4,390,861	4,321,999	4,321,999
Individual Homeowner	Land and Improvements	3,569,100	3,955,320	3,955,320
Individual Homeowner	Land and Improvements	3,022,720	2,986,000	3,211,190
Individual Homeowner	Land and Improvements	2,920,445	2,712,840	2,731,133
Natin paul Management Trust	Land and Improvements	2,770,331	3,576,666	3,401,405
Individual Homeowner	Land and Improvements	2,605,849	2,685,890	2,685,890
Individual Homeowner	Land and Improvements	2,258,391	2,337,540	2,423,018
Individual Homeowner	Land and Improvements	2,193,700	2,248,000	2,372,982
Total		\$ 121,006,822	\$ 82,013,931	\$ 73,521,164
Percent of Assessed Valuation		80.00%	72.49%	68.31%

(a) Assessed Valuation reflects the adjusted value at September 30th of each respective year as included in the audited financial statements.

Tax Adequacy for Debt Service

The calculations shown below assume, solely for purposes of illustration, no increase or decrease in assessed valuations from the 2019 Certified assessed valuation, and utilize tax rates adequate to service the District's total debt service requirements, including the Bonds. No available debt service funds are reflected in these computations. See "RISK FACTORS – Factors Affecting Taxable Values and Tax Payments - *Impact on District Tax Rates.*"

Average Requirement on the Remaining Outstanding Bonds (2020 through 2031).....	\$168,673
\$0.12 Tax Rate on 2019 Certified Assessed Valuation of \$151,266,040 @ 95% collections produces.....	\$172,443
Maximum Requirement on the Remaining Outstanding Bonds (2027).....	\$188,710
\$0.14 Tax Rate on 2019 Certified Assessed Valuation of \$151,266,040 @ 95% collections produces.....	\$201,184

Debt Service Fund Management Index

Debt Service Requirements for year ending 12/31/20.....	\$155,263 ^(a)
Audited Debt Service Fund Balance as of 9/2/19.....	\$43,944 ^(b)
2019 Tax Levy @ 95% collections produces.....	173,162 ^(c)
Total Available for Debt Service.....	<u>\$217,106</u>

(a) Interest payments on the Bonds commence March 1, 2020.

(b) Audited. Represents debt service fund balance after all 2019 debt service requirements have been paid.

(c) The District levied a 2019 debt service tax rate of \$0.1205.

TAXING PROCEDURES

Authority to Levy Taxes

The Board is authorized to levy an annual ad valorem tax on all taxable property within the District in an amount sufficient to pay the principal of and interest on the Bonds, its other remaining outstanding bonds, and any additional bonds payable from taxes which the District may hereafter issue (see "RISK FACTORS - Future Debt") and to pay the expenses of assessing and collecting such taxes. The District agrees in the Bond Order to levy such a tax from year-to-year as described more fully herein under "THE BONDS - Source of and Security for Payment." Under Texas law, the Board is also authorized to levy and collect an ad valorem tax for the operation and maintenance of the District and its water and wastewater system and for the payment of certain contractual obligations, if authorized by its voters. See "TAX DATA - Tax Rate Limitation."

Valuation of Taxable Property

The Texas Tax Code (the "Property Tax Code") provides for countywide appraisal and equalization of taxable property values and establishes in each county of the State an appraisal district and an appraisal review board ("Appraisal Review Board") responsible for appraising property for all taxing units within the county. The appraisal of property within the District is the responsibility of the Travis Central Appraisal District (the "Appraisal District"). Except as described below, the Appraisal District is required to appraise all property within the Appraisal District on the basis of 100% of its market value and is prohibited from applying any assessment ratios. In determining market value of property, the Appraisal District is required to consider the cost method of appraisal, the income method of appraisal and the market data comparison method of appraisal, and use the method the chief appraiser of the Appraisal District considers most appropriate. The Property Tax Code requires appraisal districts to reappraise all property in its jurisdiction at least once every three years. A taxing unit may require annual review at its own expense, and is entitled to challenge the determination of appraised value of property within the taxing unit by petition filed with the Appraisal Review Board.

State law requires the appraised value of an owner's principal residence ("homestead" or "homesteads") to be based solely on the property's value as a homestead, regardless of whether residential use is considered to be the highest and best use of the property. State law further limits the appraised value of a homestead to the lesser of (1) the market value of the property or (2) 110% of the appraised value of the property for the preceding tax year plus the market value of all new improvements to the property (the "10% Homestead Cap"). The 10% increase is cumulative, meaning the maximum increase is 10% times the number of years since the property was last appraised.

State law provides that eligible owners of both agricultural land and open-space land, including open-space land devoted to farm or ranch purposes or open-space land devoted to timber production, may elect to have such property appraised for property taxation on the basis of its productive capacity. The same land may not be qualified as both agricultural and open-space land.

The appraisal values set by the Appraisal District are subject to review and change by the Appraisal Review Board. The appraisal rolls, as approved by the Appraisal Review Board, are used by taxing units, such as the District, in establishing their tax rolls and tax rates. See "TAXING PROCEDURES – District and Taxpayer Remedies."

Property Subject to Taxation by the District

State Mandated Homestead Exemptions: State law grants, with respect to each taxing unit in the State, various exemptions for disabled veterans and their families, surviving spouses of members of the armed services killed in action and surviving spouses of first responders killed or fatally wounded in the line of duty.

Local Option Homestead Exemptions: The governing body of a taxing unit, including a city, county, school district, or special district, at its option may grant: (1) an exemption of up to 20% of the market value of all homesteads (but not less than \$5,000) and (2) an additional exemption of the market value of the homesteads of persons 65 years of age or older and the disabled. Each taxing unit decides if it will offer the local option homestead exemptions and at what percentage or dollar amount, as applicable.

Personal Property: Tangible personal property (furniture, machinery, supplies, inventories, etc.) used in the "production of income" is taxed based on the property's market value. Taxable personal property includes income-producing equipment and inventory. Intangibles such as goodwill, accounts receivable, and proprietary processes are not taxable. Tangible personal property not held or used for production of income, such as household goods, automobiles or light trucks, and boats, is exempt from ad valorem taxation unless the governing body of a taxing unit elects to tax such property.

Freeport Exemptions: Certain goods detained in the State for 175 days or less for the purpose of assembly, storage, manufacturing, processing or fabrication ("Freeport Property") are exempt from ad valorem taxation unless a taxing unit took official action to tax Freeport Property before April 1, 1990 and has not subsequently taken official action to exempt Freeport Property. Decisions to continue to tax Freeport Property may be reversed in the future; decisions to exempt Freeport Property are not subject to reversal. Certain goods, principally inventory, that are stored for the purposes of assembling, storing, manufacturing, processing or fabricating the goods in a location that is not owned by the owner of the goods and are transferred from that location to another location within 175 days ("Goods-in-Transit"), are exempt from ad valorem taxation unless a taxing unit takes official action by January 1 of the year preceding a tax year, after holding a public hearing, to tax Goods-in-Transit beginning the following tax year. Goods-in-Transit and Freeport Property do not include oil, natural gas or petroleum products, and Goods-in-Transit does not include special inventories such as motor vehicles or boats in a dealer's retail inventory. A taxpayer may receive only one of the Goods-in-Transit or Freeport Property exemptions for items of personal property.

Other Exempt Property: Other major categories of exempt property include property owned by the State or its political subdivisions if used for public purposes, property exempt by federal law, property used for pollution control, farm products owned by producers, property of nonprofit corporations used for scientific research or educational activities benefitting a college or university, designated historic sites, solar and wind-powered energy devices, and certain classes of intangible personal property.

Tax Abatement Agreements: Taxing units may also enter into tax abatement agreements to encourage economic development. Under the agreements, a property owner agrees to construct certain improvements on its property. The taxing unit, in turn, agrees not to levy a tax on all or part of the increased value attributable to the improvements until the expiration of the agreement. The abatement agreement could last for a period of up to 10 years.

District and Taxpayer Remedies

Under certain circumstances taxpayers and taxing units (such as the District), may appeal the orders of the Appraisal Review Board by filing a timely petition for review in State District court. In such event, the value of the property in question will be determined by the court or by a jury, if requested by any party. Additionally, taxing units may bring suit against the TCAD to compel compliance with the Property Tax Code.

The Property Tax Code sets forth notice and hearing procedures for certain tax rate increases by the District and provides for taxpayer referenda which could result in the repeal of certain tax increases. The Property Tax Code also establishes a procedure for notice to property owners of reappraisals reflecting increased property values, appraisals which are higher than renditions, and appraisals of property not previously on an appraisal roll.

Levy and Collection of Taxes

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

Tax Payment Installments

Certain qualified taxpayers, including owners of residential homesteads, located within a natural disaster area and whose property has been damaged as a direct result of the disaster, are entitled to enter into a tax payment installment agreement with a taxing jurisdiction such as the District if the tax payer pays at least one-fourth of the tax bill imposed on the property by the delinquency date. The remaining taxes may be paid without penalty or interest in three equal installments within six months of the delinquency date.

Rollback of Operation and Maintenance Tax Rate

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

SB 2 classifies municipal utility districts differently based on their current operation and maintenance tax rate or on the percentage of projected build-out that a district has completed. Districts that have adopted an operation and maintenance tax rate for the current year that is 2.5 cents or less per \$100 of taxable value are classified herein as "Special Taxing Units." Districts that have financed, completed, and issued bonds to pay for all land, improvements and facilities necessary to serve at least 95% of the projected build-out of the district are classified as "Developed Districts." Districts that do not meet either of the classifications previously discussed can be classified herein as "Developing Districts." The impact each classification has on the ability of a district to increase its maintenance and operations tax rate pursuant to SB 2 is described for each classification below.

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

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

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

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

District's Rights In The Event Of Tax Delinquencies

Taxes levied by the District are a personal obligation of the owner of the property on January 1 of the year for which the tax is imposed. On January 1 of each year, a tax lien attaches to property to secure the payment of all state and local taxes, penalties, and interest ultimately imposed for the year on the property. The lien exists in favor of the State of Texas and each local taxing unit, including the District, having power to tax the property. The District's tax lien is on a parity with tax liens of such other taxing units. See "FINANCIAL STATEMENT - Overlapping Taxes for 2019". A tax lien on real property takes priority over the claim of most creditors and other holders of liens on the property encumbered by the tax lien, whether or not the debt or lien existed before the attachment of the tax lien; however, whether a lien of the United States is on a parity with or takes priority over a tax lien of the District is determined by applicable federal law. Personal property under certain circumstances is subject to seizure and sale for the payment of delinquent taxes, penalty, and interest.

At any time after taxes on property become delinquent, the District may file suit to foreclose the lien securing payment of the tax, to enforce personal liability for the tax, or both. In filing a suit to foreclose a tax lien on real property, the District must join other taxing units that have claims for delinquent taxes against all or part of the same property. Collection of delinquent taxes may be adversely affected by the amount of taxes owed to other taxing units, by the effects of market conditions on the foreclosure sale price, by taxpayer redemption rights (a taxpayer may redeem property within two years after the purchaser's deed issued at the foreclosure sale is filed in the county records) or by bankruptcy proceedings which restrict the collection of taxpayer debts. See "RISK FACTORS - General - Tax Collections and Foreclosure Remedies."

Effect of FIRREA on Tax Collections

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

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

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

LEGAL MATTERS

The District will furnish the Underwriter a transcript of certain proceedings incident to the authorization and issuance of the Bonds. Such transcript will include a certified copy of the approving opinion of the Attorney General of the State of Texas, as recorded in the Bond Register of the Comptroller of Public Accounts of the State of Texas, to the effect that the Bonds are valid and legally binding obligations of the District. The District will also furnish the approving legal opinion of McCall, Parkhurst & Horton L.L.P., Bond Counsel to the District to the effect that (i), based upon an examination of such transcript, the Bonds are valid and legally binding obligations of the District under the Constitution and the laws of the State of Texas, except to the extent that enforcement of the rights and remedies of the registered owners of the Bonds may be limited by laws relating to governmental immunity, bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions such as the District and (ii) the interest on the Bonds will be excludable from gross income for federal income tax purposes under Section 103(a) of the Code, subject to the matters described under "TAX MATTERS" herein. See "APPENDIX B - Form of Bond Counsel Opinion." Bond Counsel was not requested to participate, and did not take part, in the preparation of the Official Statement, and such firm has not assumed any responsibility with respect thereto or undertaken independently to verify any of the information contained therein, except that, in its capacity as Bond Counsel, such firm has reviewed the information describing the Bonds in the Official Statement under the captions "USE OF INFORMATION IN OFFICIAL STATEMENT – Securities Laws," "PLAN OF FINANCING – Escrow Agreement," "THE BONDS" (except for the subcaptions "DTC Redemption Provisions," "Payment Record" and "Remedies in Event of Default"), "LEGAL MATTERS" (except for the last sentence of the first paragraph hereof and the subcaption "No-Litigation Certificate"), "TAX MATTERS" and "CONTINUING DISCLOSURE OF INFORMATION" (except for the subcaption "Compliance with Prior Undertakings") and such firm is of the opinion that the information relating to the Bonds and the legal issues contained under such captions and subcaptions is an accurate and fair description of the laws and legal issues addressed therein, is correct as to matters of law, and, with respect to the Bonds, such information conforms to the provisions of the Bond Order. The legal fees to be paid Bond Counsel for services rendered in connection with the issuance of the Bonds are contingent on the sale and delivery of the Bonds. The applicable legal opinion will accompany the Bonds deposited with DTC or will be printed on or attached to the Bonds in the event of discontinuance of the Book-Entry-Only System. In connection with the issuance of the Bonds, Bond Counsel has been engaged by, and only represents, the District. Certain legal matters will be passed upon for the Underwriter by its counsel, Orrick, Herrington & Sutcliffe LLP, Austin, Texas.

The various legal opinions to be delivered concurrently with the delivery of the Bonds express the professional judgment of the attorneys rendering the opinions as to the legal issues explicitly addressed therein. In rendering a legal opinion, the attorney does not become an insurer or guarantor of the expression of professional judgment, of the transaction opined upon, or of the future performance of the parties to the transaction, nor does the rendering of an opinion guarantee the outcome of any legal dispute that may arise out of the transaction.

No-Litigation Certificate

The District will furnish to the Underwriter a certificate, dated as of the date of delivery of the Bonds, executed by both the President and Secretary of the Board, to the effect that no litigation of any nature has been filed or is then pending or threatened, either in state or federal courts, contesting or attacking the Bonds; restraining or enjoining the issuance, execution or delivery of the Bonds; affecting the provisions made for the payment of or security for the Bonds; in any manner questioning the authority or proceedings for the issuance, execution, or delivery of the Bonds; or affecting the validity of the Bonds.

VERIFICATION OF ESCROW SUFFICIENCY

Public Finance Partners LLC will deliver to the District, on or before the settlement date of the Bonds, its Verification Report indicating that it has verified the mathematical accuracy of the mathematical computations of the adequacy of the cash and the maturing principal of and interest on the Escrowed Securities, to pay, when due, the maturing principal of, interest on and related call premium requirements, if any, of the Refunded Bonds.

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

TAX MATTERS

Opinion

On the date of initial delivery of the Bonds, McCall, Parkhurst & Horton L.L.P., Austin, Texas, Bond Counsel, will render its opinion that, in accordance with statutes, regulations, published rulings and court decisions existing on the date thereof ("Existing Law") (1) interest on the Bonds for federal income tax purposes will be excludable from the "gross income" of the holders thereof and (2) the Bonds will not be treated as "specified private activity bonds" the interest on which would be included as an alternative minimum tax preference item under section 57(a)(5) of the Internal Revenue Code of 1986 (the "Code"). Except as stated above, Bond Counsel will express no opinion as to any

other federal, state or local tax consequences of the purchase, ownership or disposition of the Bonds. See "APPENDIX B -- Form of Bond Counsel Opinion."

In rendering its opinion, Bond Counsel will rely upon (a) certain information and representations of the District, including information and representations contained in the District's federal tax certificate, (b) the verification report, and (c) covenants of the District contained in the Bond documents relating to certain matters, including arbitrage and the use of the proceeds of the Bonds and the property financed or refinanced therewith. Failure by the District to observe the aforementioned representations or covenants could cause the interest on the Bonds to become taxable retroactively to the date of issuance.

The Code and the regulations promulgated thereunder contain a number of requirements that must be satisfied subsequent to the issuance of the Bonds in order for the interest on the Bonds to be, and to remain, excludable from gross income for federal income tax purposes. Failure to comply with such requirements may cause interest on the Bonds to be included to gross income retroactively to the date of issuance of the Bonds. The opinion of Bond Counsel is conditioned on compliance by the District with such requirements, and Bond Counsel has not been retained to monitor compliance with these requirements subsequent to the issuance of the Bonds.

Bond Counsel's opinion represents its legal judgment based upon its review of Existing Law and the reliance on the aforementioned information, representations and covenants. Bond Counsel's opinion is not a guarantee of a result. Existing Law is subject to change by the Congress and to subsequent judicial and administrative interpretation by the courts and the Department of the Treasury. There can be no assurance that such Existing Law or the interpretation thereof will not be changed in a manner which would adversely affect the tax treatment of the purchase, ownership or disposition of the Bonds.

A ruling was not sought from the Internal Revenue Service by the District with respect to the Bonds or the property financed or refinanced with the proceeds of the Bonds. No assurances can be given as to whether the Internal Revenue Service will commence an audit of the Bonds, or as to whether the Internal Revenue Service would agree with the opinion of Bond Counsel. If an Internal Revenue Service audit is commenced, under current procedures the Internal Revenue Service is likely to treat the District as the taxpayer and the Bondholders may have no right to participate in such procedure. No additional interest will be paid upon any determination of taxability.

Federal Income Tax Accounting Treatment of Original Issue Discount

The initial public offering price to be paid for one or more maturities of the Bonds may be less than the principal amount thereof or one or more periods for the payment of interest on the Bonds may not be equal to the accrual period or be in excess of one year (the "Original Issue Discount Bonds"). In such event, the difference between (i) the "stated redemption price at maturity" of each Original Issue Discount Bond, and (ii) the initial offering price to the public of such Original Issue Discount Bond would constitute original issue discount. The "stated redemption price at maturity" means the sum of all payments to be made on the Bonds less the amount of all periodic interest payments. Periodic interest payments are payments which are made during equal accrual periods (or during any unequal period if it is the initial or final period) and which are made during accrual periods which do not exceed one year.

Under Existing Law, any owner who has purchased such Original Issue Discount Bond in the initial public offering is entitled to exclude from gross income (defined in section 61 of the Code) an amount of income with respect to such Original Issue Discount Bond equal to that portion of the amount of such original issue discount allocable to the accrual period. For a discussion of certain collateral federal tax consequences, see discussion set forth below.

In the event of the redemption, sale or other taxable disposition of such Original Issue Discount Bond prior to stated maturity, however, the amount realized by such owner in excess of the basis of such Original Issue Discount Bond in the hands of such owner (adjusted upward by the portion of the original issue discount allocable to the period for which such Original Issue Discount Bond was held by such initial owner) is includable in gross income.

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

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

Collateral Federal Income Tax Consequences

The following discussion is a summary of certain collateral federal income tax consequences resulting from the purchase, ownership or disposition of the Bonds. This discussion is based on existing statutes, regulations, published rulings and court decisions accumulated, all of which are subject to change or modification, retroactively.

The following discussion is applicable to investors, other than those who are subject to special provisions of the Code, such as financial institutions, property and casualty insurance companies, life insurance companies, individual recipients of Social Security or Railroad Retirement benefits, individuals allowed an earned income credit, certain S corporations with subchapter C earnings and profits, foreign corporations subject to the branch profits tax, taxpayers qualifying for the health insurance premium assistance credit, and taxpayers who may be deemed to have incurred or continued indebtedness to purchase tax-exempt obligations.

THE DISCUSSION CONTAINED HEREIN MAY NOT BE EXHAUSTIVE. INVESTORS, INCLUDING THOSE WHO ARE SUBJECT TO SPECIAL PROVISIONS OF THE CODE, SHOULD CONSULT THEIR OWN TAX ADVISORS AS TO THE TAX TREATMENT WHICH MAY BE ANTICIPATED TO RESULT FROM THE PURCHASE, OWNERSHIP AND DISPOSITION OF TAX-EXEMPT OBLIGATIONS BEFORE DETERMINING WHETHER TO PURCHASE THE BONDS.

Under section 6012 of the Code, holders of tax-exempt obligations, such as the Bonds, may be required to disclose interest received or accrued during each taxable year on their returns of federal income taxation.

Section 1276 of the Code provides for ordinary income tax treatment of gain recognized upon the disposition of a tax-exempt obligation, such as the Bonds, if such obligation was acquired at a "market discount" and if the fixed maturity of such obligation is equal to, or exceeds, one year from the date of issue. Such treatment applies to "market discount bonds" to the extent such gain does not exceed the accrued market discount of such bonds; although for this purpose, a de minimis amount of market discount is ignored. A "market discount bond" is one which is acquired by the holder at a purchase price which is less than the stated redemption price at maturity or, in the case of a bond issued at an original issue discount, the "revised issue price" (i.e., the issue price plus accrued original issue discount). The "accrued market discount" is the amount which bears the same ratio to the market discount as the number of days during which the holder holds the obligation bears to the number of days between the acquisition date and the final maturity date.

State, Local and Foreign Taxes

Investors should consult their own tax advisors concerning the tax implications of the purchase, ownership or disposition of the Bonds under applicable state or local laws. Foreign investors should also consult their own tax advisors regarding the tax consequences unique to investors who are not United States persons.

Information Reporting and Backup Withholding

Subject to certain exceptions, information reports describing interest income, including original issue discount, with respect to the Bonds will be sent to each registered holder and to the IRS. Payments of interest and principal may be subject to backup withholding under section 3406 of the Code if a recipient of the payments fails to furnish to the payor such owner's social security number or other taxpayer identification number ("TIN"), furnishes an incorrect TIN, or otherwise fails to establish an exemption from the backup withholding tax. Any amounts so withheld would be allowed as a credit against the recipient's federal income tax. Special rules apply to partnerships, estates and trusts, and in certain circumstances, and in respect of Non-U.S. Holders, certifications as to foreign status and other matters may be required to be provided by partners and beneficiaries thereof.

Qualified Tax-Exempt Obligations for Financial Institutions

Section 265(a) of the Code provides, in pertinent part, that interest paid or incurred by a taxpayer, including a "financial institution," on indebtedness incurred or continued to purchase or carry tax-exempt obligations is not deductible in determining the taxpayer's taxable income. Section 265(b) of the Code provides an exception to the disallowance of such deduction for any interest expense paid or incurred on indebtedness of a taxpayer that is a "financial institution" allocable to tax-exempt obligation, other than "private activity bonds," that are designated by a "qualified small issuer" as "qualified tax-exempt obligations." A "qualified small issuer" is any governmental issuer (together with any "on-behalf of" and "subordinate" issuers) who issues no more than \$10,000,000 of tax-exempt obligations during the calendar year. Section 265(b)(5) of the Code defines the term "financial institution" as any "bank" described in Section 585(a)(2) of the Code, or any person accepting deposits from the public in the ordinary course of such person's trade or business that is subject to federal or state supervision as a financial institution. Notwithstanding the exception to the disallowance of the deduction of interest on indebtedness related to "qualified tax-exempt obligations" provided by Section 265(b) of the Code, Section 291 of the Code provides that the allowable deduction to a "bank," as defined in Section 585(a)(2) of the Code, for interest on indebtedness incurred or continued to purchase "qualified tax-exempt obligations" shall be reduced by twenty-percent (20%) as a "financial institution preference item."

The District has designated the Bonds as "qualified tax-exempt obligations" within the meaning of section 265(b) of the Code. In furtherance of that designation, the District has covenanted to take such action that would assure, or to refrain from such action that would adversely affect, the treatment of the Bonds as "qualified tax-exempt obligations." **Potential purchasers should be aware that if the issue price to the public exceeds \$10,000,000, there is a reasonable basis to conclude that the payment of a de minimis amount of premium in excess of \$10,000,000 is disregarded; however, the Internal Revenue Service could take a contrary view. If the Internal Revenue Service**

takes the position that the amount of such premium is not disregarded, then such obligations might fail to satisfy the \$10,000,000 limitation and the Bonds would not be “qualified tax-exempt obligations.”

CONTINUING DISCLOSURE OF INFORMATION

In the Bond Order, the District has the following agreement for the benefit of the holders and beneficial owners of the Bonds. The District is required to observe the agreement for so long as it remains obligated to advance funds to pay the Bonds. Under the agreement, the District will be obligated to provide certain updated financial information and operating data annually, and timely notice of certain specified events to the Municipal Securities Rulemaking Board (“MSRB”). Information will be available free of charge by the MSRB via EMMA at www.emma.msrb.org.

Annual Reports

The District will provide certain updated financial information and operating data to the MSRB annually. The information to be updated includes all quantitative financial information and operating data with respect to the District of the general type included in this Official Statement under Tables 2 through 12 and in Appendix A, if such audited financial statements as provided in Appendix A are then available. The District will update and provide this information within six months after the end of each fiscal year. The District will provide the updated information to the MSRB.

The District may provide updated information in full text or may incorporate by reference certain other publicly available documents, as permitted by SEC Rule 15c2-12 (the “Rule”). The updated information will include audited financial statements, if it is completed by the required time. If audited financial statements are not available within twelve months after any such fiscal year end, the District will file unaudited financial statements within such twelve-month period and file audited financial statements when the audit report becomes available. Any such financial statements will be prepared in accordance with the accounting principles described in Appendix A or such other accounting principles as the District may be required to employ from time to time pursuant to state law or regulation.

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

Notice of Certain Events

The District will provide timely notices of certain events to the MSRB, but in no event will such notices be provided to the MSRB in excess of ten business days after the occurrence of an event. The District will provide notice of any of the following events with respect to the Bonds: (1) principal and interest payment delinquencies; (2) non-payment related defaults, if material; (3) unscheduled draws on debt service reserves reflecting financial difficulties; (4) unscheduled draws on credit enhancements reflecting financial difficulties; (5) substitution of credit or liquidity providers, or their failure to perform; (6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds; (7) modifications to rights of Beneficial Owners of the Bonds, if material; (8) bond calls, if material, and tender offers; (9) defeasances; (10) release, substitution, or sale of property securing repayment of the Bonds, if material; (11) rating changes; (12) bankruptcy, insolvency, receivership or similar event of the District or other obligated person within the meaning of CFR § 240.15c2-12 (the “Rule”); (13) consummation of a merger, consolidation, or acquisition involving the District or other obligated person within the meaning of the Rule or the sale of all or substantially all of the assets of the District or other obligated person within the meaning of the Rule, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of an definitive agreement relating to any such actions, other than pursuant to its terms, if material; (14) appointment of a successor or additional trustee or the change of name of a trustee, if material; (15) incurrence of a financial obligation (as defined by the Rule, which includes certain debt, debt-like, and debt-related obligations) of the District, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the obligated person, any of which affect security holders, if material; and (16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the District, any of which reflect financial difficulties. Neither the Bonds nor the Bond Order make any provision for debt service reserve or a trustee.

The District shall notify the MSRB in an electronic format prescribed by the MSRB, in a timely manner, of any failure by the District to provide financial information or operating data in accordance with the Rule. All documents provided to the MSRB pursuant to this section shall be accompanied by identifying information as prescribed by the MSRB.

Availability of Information from MSRB

The District has agreed to provide the foregoing information only to the MSRB. All documents provided by the District to the MSRB described above under “Annual Reports” and “Notice of Certain Events” will be in an electronic format and accompanied by identifying information as prescribed by the MSRB.

The address of the MSRB is 1900 Duke Street, Suite 600, Alexandria, VA 22314, and its telephone number is (703) 797-6600.

Limitations and Amendments

The District has agreed to update information and to provide notices of certain events only as described above. The District has not agreed to provide other information that may be relevant or material to a complete presentation of its financial results of operations, condition, or prospects or agreed to update any information that is provided, except as described above. The District makes no representation or warranty concerning such information or concerning its usefulness to a decision to invest in or sell Bonds at any future date. The District disclaims any contractual or tort liability for damages resulting in whole or in part from any breach of its continuing disclosure agreement or from any statement made pursuant to its agreement, although registered owners may seek a writ of mandamus to compel the District to comply with its agreement.

The District may amend its continuing disclosure from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the District, but only if (i) the provisions, as so amended, would have permitted an underwriter to purchase or sell Bonds in the primary offering of the Bonds in compliance with the Rule, taking into account any amendments or interpretations of the Rule since such offering as well as such changed circumstances and (ii) either (a) the holders of a majority in aggregate principal amount (or any greater amount required by any other provision of this Order that authorizes such an amendment) of the outstanding Bonds consent to such amendment or (b) a person that is unaffiliated with the District (such as nationally recognized bond counsel) determined that such amendment will not materially impair the interest of the Holders and beneficial owners of the Bonds. The District may also amend or repeal the provisions of this continuing disclosure agreement if the SEC amends or repeals the applicable provision of the Rule or a court of final jurisdiction enters judgment that such provisions of the Rule are invalid, but only if and to the extent that the provisions of this sentence would not prevent an underwriter or purchaser from lawfully purchasing or selling Bonds in the primary offering of the Bonds.

Compliance with Prior Undertakings

During the past five years, the District has been in compliance with all material provisions of its continuing disclosure undertaking in accordance with SEC Rule 15c2-12.

FINANCIAL ADVISOR

The Official Statement was compiled and edited under the supervision of Public Finance Group LLC (the "Financial Advisor"), which firm was employed in 2014 as financial advisor to the District. The fees paid the Financial Advisor for services rendered in connection with the issuance and sale of the Bonds are based on a percentage of the Bonds actually issued, sold and delivered, and therefore such fees are contingent on the sale and delivery of the Bonds.

OFFICIAL STATEMENT

Preparation

The District has no employees but engages various professionals and consultants to assist the District in the day-to-day activities of the District. See "THE DISTRICT". The Board in its official capacity has relied upon the below mentioned experts and sources in the preparation of this Official Statement. The information in this Official Statement was compiled and edited by the Financial Advisor. In addition to compiling and editing such information, the Financial Advisor has obtained the information set forth herein under the captions indicated from the following sources:

"THE DISTRICT" and "THE SYSTEM" – District Engineer; "FINANCIAL STATEMENT - Unlimited Tax Bonds Authorized But Unissued" - Records of the District, "FINANCIAL STATEMENT" – Travis Central Appraisal District; "FINANCIAL STATEMENT - Estimated Overlapping Debt Statement" - Municipal Advisory Council of Texas and Financial Advisor; "TAX DATA" and "THE SYSTEM - Water and Wastewater Operations" – District Records; "THE DISTRICT - Management of the District" - District Directors; "DEBT SERVICE REQUIREMENTS" - Financial Advisor; "THE BONDS," "TAXING PROCEDURES," "LEGAL MATTERS," "TAX MATTERS," and "CONTINUING DISCLOSURE OF INFORMATION" (except "Compliance with Prior Undertakings") - McCall, Parkhurst & Horton L.L.P.

Consultants

In approving this Official Statement, the District has relied upon the following consultants:

The Engineer: The information contained in the Official Statement relating to engineering matters and to the description of the System and, in particular, that information included in the sections entitled "THE DISTRICT" and "THE SYSTEM," has been provided by the Engineer, and has been included in reliance upon the authority of said firm in the field of civil engineering.

Auditor: The District's financial statements for fiscal year ending September 30, 2019 were audited by McCall Gibson Swedlund Barfoot PLLC, Certified Public Accountants, and excerpts of the District's Audited Financial Statements as of September 30, 2019 have been included as Appendix A in reliance upon such firm's authority in the field of accounting.

Appraisal District: The information contained in this Official Statement relating to the certified assessed valuation of property in the District and, in particular, such information contained in the section captioned "FINANCIAL STATEMENT," has been provided by the Travis Central Appraisal District, in reliance upon their authority in the field of appraising and tax assessing.

Tax Assessor/Collector: The information contained in this Official Statement relating to tax collection rates, and principal taxpayers has been provided by Ms. Deborah Hunt in reliance upon her authority in the field of tax assessing and collecting.

Annual Audits

Under State Law, the District must keep its fiscal records in accordance with generally accepted accounting principles. It must also have its financial accounts and records audited by a certified or permitted public accountant within 120 days after the close of each fiscal year of the District, and must file each audit report with the TCEQ within 135 days after the close of the fiscal year so long as the District has bonds outstanding. Copies of each audit report must also be filed in the office of the District. The District's fiscal records and audit reports are available for public inspection during regular business hours, and the District is required by law to provide a copy of the District's audit reports to any registered owner or other member of the public within a reasonable time on request, upon payment of prescribed charges.

This Official Statement was approved by the Board of Travis County Municipal Utility District No. 8, as of the date shown on the first page hereof.

/s/ John M. Jansing, Jr.
President, Board of Directors
Travis County Municipal Utility District No. 8

/s/ Ronald H. Reynolds
Secretary, Board of Directors
Travis County Municipal Utility District No. 8

PHOTOGRAPHS

The following photographs were taken in the District. The homes and commercial establishments shown in the photographs are representative of the type of construction presently located within the District, and these photographs are presented solely to illustrate such construction. The District makes no representation that any additional construction such as that as illustrated in the following photographs will occur in the District. See "THE DISTRICT."







APPENDIX A
AUDITED FINANCIAL STATEMENTS

The information contained in this appendix has been excerpted from the final audited financial statements of Travis County Municipal Utility District No. 8 for the fiscal year ended September 30, 2019.

**TRAVIS COUNTY
MUNICIPAL UTILITY DISTRICT NO. 8**

YEAR ENDED SEPTEMBER 30, 2019

**FINANCIAL STATEMENTS,
SUPPLEMENTARY INFORMATION
AND
INDEPENDENT AUDITOR'S REPORT**

**TRAVIS COUNTY
MUNICIPAL UTILITY DISTRICT NO. 8**

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ANNUAL FILING AFFIDAVIT

ANNUAL FILING AFFIDAVIT

STATE OF TEXAS
COUNTY OF TRAVIS

I, _____ of the
(Name of Duly Authorized District Representative)

TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 8
(Name of District)

hereby swear, or affirm, that the District above has reviewed and approved at a meeting of the District's Board of Directors on the **February 5, 2020**, its annual audit report for the fiscal period ended **September 30, 2019** and that copies of the annual audit report have been filed in the District's office, located at:

100 Congress Ave., Suite 1300
Austin, Texas 78701
(Address of District's Office)

This annual filing affidavit and the attached copy of the audit report are being submitted to the Texas Commission on Environmental Quality in satisfaction of the annual filing requirements of Texas Water Code Section 49.194.

Date: _____, _____ By: _____
(Signature of District Representative)

(Typed Name and Title of District Representative)

Sworn to and subscribed to before me this _____ day of _____, _____.

(SEAL)

(Signature of Notary)

My Commission Expires On: _____, _____.
Notary Public in the State of Texas

INDEPENDENT AUDITOR'S REPORT

McCALL GIBSON SWEDLUND BARFOOT PLLC

Certified Public Accountants

13100 Wortham Center Drive
Suite 235
Houston, Texas 77065-5610
(713) 462-0341
Fax (713) 462-2708
E-Mail: mgsb@mgsbpllc.com

9600 Great Hills Trail
Suite 150W
Austin, Texas 78759
(512) 610-2209
www.mgsbpllc.com

Board of Directors
Travis County Municipal
Utility District No. 8
Travis County, Texas

Independent Auditor's Report

We have audited the accompanying financial statements of the governmental activities and each major fund of Travis County Municipal Utility District No. 8 (the "District"), as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2019, 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.

Other Matters

Required Supplementary Information

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

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The Texas Supplementary Information required by the Texas Commission on Environmental Quality as published in the *Water District Financial Management Guide* and the Other Supplementary Information are presented for purposes of additional analysis and are 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 Texas Supplementary Information and the Other Supplementary Information have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we express no opinion or provide any assurance on them.

McCall Gibson Swedlund Barfoot PLLC

McCall Gibson Swedlund Barfoot PLLC
Certified Public Accountants
Austin, Texas

February 5, 2020

MANAGEMENT'S DISCUSSION AND ANALYSIS

TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 8

MANAGEMENT'S DISCUSSION AND ANALYSIS

SEPTEMBER 30, 2019

In accordance with Governmental Accounting Standards Board Statement 34 ("GASB 34"), the management of Travis County Municipal Utility District No. 8 (the "District") offers the following discussion and analysis to provide an overview of the District's financial activities for the year ended September 30, 2019. Since this information is designed to focus on current year's activities, resulting changes, and currently known facts, it should be read in conjunction with the District's financial statements that follow.

FINANCIAL HIGHLIGHTS

- *General Fund:* At the end of the current fiscal year, fund balance was \$846,927, an increase of \$219,838 from the previous fiscal year. General fund revenues increased from \$253,653 in the previous fiscal year to \$276,311 in the current fiscal year due to an increase in property tax revenues as a result of an increase in assessed valuations.
- *Special Revenue Fund:* Fund balance restricted for contracted Master District expenditures decreased from a deficit balance of \$602,717 in the previous fiscal year to a deficit balance of \$802,525 in the current fiscal year. The District incurred \$603,245 in contract charges to the Master District during the current fiscal year. Revenues increased from \$382,952 in the previous fiscal year to \$406,379 in the current fiscal year due to an increase in the District's assessed valuation.
- *Debt Service Fund:* Fund balance restricted for debt service decreased from \$55,189 in the previous fiscal year to \$43,944 in the current fiscal year. Debt service fund revenues increased from \$150,412 in the previous fiscal year to \$155,747 in the current fiscal year due to an increase in the District's assessed valuation. The District remitted \$90,000 of principal payments on outstanding debt during the current fiscal year.
- *Capital Projects Fund:* Fund balance restricted for capital projects increased from \$238,986 in the previous fiscal year to \$244,576 in the current fiscal year.
- *Governmental Activities:* On a government-wide basis for governmental activities, the District had revenues net of expenses of \$58,213. Net position increased from \$601,340 to \$659,553.

TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 8 MANAGEMENT'S DISCUSSION AND ANALYSIS SEPTEMBER 30, 2019

OVERVIEW OF THE DISTRICT

The District is a political subdivision of the State of Texas created, along with six other conservation and reclamation districts, by an act of the 74th Regular Session of the Texas Legislature on June 16, 1995, and operates pursuant to Chapters 49 and 54 of the Texas Water Code, as amended. The District was created to provide water, wastewater and storm drainage, including water quality facilities, to the approximately 708 acres within its boundaries, all of which lies within Travis County, Texas and the Barton Creek Development which includes the approximately 3,520 acres located in Travis County Municipal Utility District Nos. 3, 4, 5, 6, 7, 8 and 9. The District, which encompasses approximately 708 acres of land, is located in western Travis County and lies approximately 8 miles west of the City of Austin's central business district and is situated approximately 2 miles southwest of the intersection of RM 2244 and Capital of Texas Highway. The District lies entirely within the extraterritorial jurisdiction of Austin, Texas. Travis County Municipal Utility District No. 4 serves as the Master District for all seven districts. The Master District operates and maintains all of the water, wastewater and drainage and including water quality, facilities for the seven districts by contract.

USING THIS ANNUAL REPORT

This annual report consists of five parts:

1. *Management's Discussion and Analysis* (this section)
2. *Basic Financial Statements*
3. *Required Supplementary Information*
4. *Texas Supplementary Information* (required by the Texas Commission on Environmental Quality (the TSI section))
5. *Other Supplementary Information* (the OSI section)

For purposes of GASB 34, the District is considered a special purpose government. This allows the District to present the required fund and government-wide statements in a single schedule. The requirement for fund financial statements that are prepared on the modified accrual basis of accounting is met with the "Governmental Funds Total" column. An adjustment column includes those entries needed to convert to the full accrual basis government-wide statements. Government-wide statements are comprised of the Statement of Net Position and the Statement of Activities.

TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 8

MANAGEMENT'S DISCUSSION AND ANALYSIS

SEPTEMBER 30, 2019

OVERVIEW OF THE FINANCIAL STATEMENTS

The *Statement of Net Position and Governmental Funds Balance Sheet* includes a column (titled "Governmental Funds Total") that represents a balance sheet prepared using the modified accrual basis of accounting. This method measures cash and all other financial assets that can be readily converted to cash. The adjustments column converts those balances to a balance sheet that more closely reflects a private-sector business. Over time, increases or decreases in the District's net position will indicate financial health.

The *Statement of Activities and Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances* includes a column (titled "Governmental Funds Total") that derives the change in fund balances resulting from current year revenues, expenditures, and other financing sources or uses. These amounts are prepared using the modified accrual basis of accounting. The adjustments column converts those activities to full accrual, a basis that more closely represents the income statement of a private-sector business.

The *Notes to the Financial Statements* provide additional information that is essential to a full understanding of the information presented in the *Statement of Net Position and Governmental Funds Balance Sheet* and the *Statement of Activities and Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances*.

The *Required Supplementary Information* presents a comparison statement between the District's adopted budget and its actual results.

TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 8 **MANAGEMENT’S DISCUSSION AND ANALYSIS** **SEPTEMBER 30, 2019**

FINANCIAL ANALYSIS OF THE DISTRICT AS A WHOLE

Statement of Net Position:

The following table reflects the condensed Statement of Net Position:

Summary Statement of Net Position

	Governmental Activities		Change Increase (Decrease)
	2019	2018	
Current and other assets	\$ 1,230,399	\$ 1,005,331	\$ 225,068
Capital assets	1,899,700	1,942,834	(43,134)
Total Assets	3,130,099	2,948,165	181,934
Current Liabilities	993,459	783,038	210,421
Long-term Liabilities	1,477,087	1,563,787	(86,700)
Total Liabilities	2,470,546	2,346,825	123,721
Net Investment in Capital Assets	577,189	528,033	49,156
Restricted	(764,563)	(553,782)	(210,781)
Unrestricted	846,927	627,089	219,838
Total Net Position	\$ 659,553	\$ 601,340	\$ 58,213

The District’s net position increased from \$601,340 in the previous fiscal year to \$659,553 in the current fiscal year. Some of the District’s assets are accounted for by capital assets or restricted for debt service. The District’s unrestricted net position, which can be used to finance day to day operations, totaled \$846,927.

TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 8 **MANAGEMENT'S DISCUSSION AND ANALYSIS** **SEPTEMBER 30, 2019**

FINANCIAL ANALYSIS OF THE DISTRICT AS A WHOLE (continued)

Revenues and Expenses:

Summary Statement of Activities

	Governmental Activities		Change Increase (Decrease)
	2019	2018	
Property Tax	\$ 811,302	\$ 772,646	\$ 38,656
Other	32,725	18,010	14,715
Total Revenues	844,027	790,656	53,371
Contracted Master District services	603,245	355,806	247,439
Other	60,559	87,308	(26,749)
Debt service	78,876	81,917	(3,041)
Deprecation	43,134	43,134	-
Total Expenses	785,814	568,165	217,649
Change in Net Position	58,213	222,491	(164,278)
Beginning Net Position	601,340	378,849	222,491
Ending Net Position	\$ 659,553	\$ 601,340	\$ 58,213

Revenues were \$844,027 for the fiscal year ended September 30, 2019 while expenses were \$785,814. Net position increased \$58,213.

Property tax revenues in the current fiscal year totaled \$811,302. Property tax revenue is derived from taxes being levied based upon the assessed value of real and personal property within the District. Property taxes levied for the 2018 tax year (September 30, 2019 fiscal year) were based upon a current assessed value of \$113,138,796 and a tax rate of \$0.7145 per \$100 of assessed valuation. Property taxes levied for the 2017 tax year (September 30, 2018 fiscal year) were based upon an adjusted assessed value of \$107,633,024 and a tax rate of \$0.7145 per \$100 of assessed valuation. The District's primary revenue source is property taxes.

TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 8 **MANAGEMENT'S DISCUSSION AND ANALYSIS** **SEPTEMBER 30, 2019**

ANALYSIS OF GOVERNMENTAL FUNDS

	<u>Governmental Funds by Year</u>			
	2019	2018	2017	2016
Cash on deposit	\$ 27,204	\$ 21,025	\$ 28,655	\$ 17,375
Cash equivalents/Investments	1,203,195	984,306	796,797	2,245,660
Receivables	1,010	2,175	568	17,349
Total Assets	<u>\$ 1,231,409</u>	<u>\$ 1,007,506</u>	<u>\$ 826,020</u>	<u>\$ 2,280,384</u>
Accounts payable	9,095	9,965	9,696	22,780
Interfund payable	1,010	2,175	-	-
Intergovernmental payable	888,382	676,819	681,449	543,370
Total Liabilities	<u>898,487</u>	<u>688,959</u>	<u>691,145</u>	<u>566,150</u>
Deferred Inflows of Resources	-	-	-	-
Restricted	(514,005)	(308,542)	(321,256)	625,420
Unassigned	846,927	627,089	456,131	1,088,814
Total Fund Balance	<u>332,922</u>	<u>318,547</u>	<u>134,875</u>	<u>1,714,234</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 1,231,409</u>	<u>\$ 1,007,506</u>	<u>\$ 826,020</u>	<u>\$ 2,280,384</u>

For the fiscal year ended September 30, 2019, the District's governmental funds reflect a combined fund balance of \$332,922.

This fund balance includes a \$219,838 increase in the General Fund.

The Special Revenue Fund reflects a decrease of \$199,808 in fiscal year 2019. The Special Revenue Fund incurred Contracted Master District charges of \$603,245.

The Debt Service Fund reflects a decrease of \$11,245 in fiscal year 2019. The Debt Service Fund remitted bond principal of \$90,000 and bond interest of \$75,048. More detailed information about the District's debt is presented in the *Notes to the Financial Statements*.

The Capital Project Fund purchases the District's infrastructure. The Capital Projects Fund had an increase of \$5,590 in the fund balance for fiscal year 2019.

TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 8 **MANAGEMENT'S DISCUSSION AND ANALYSIS** **SEPTEMBER 30, 2019**

BUDGETARY HIGHLIGHTS

The *General Fund* pays for daily operating costs. On August 29, 2018, the Board of Directors approved a budget including revenues of \$265,739 as compared to expenditures of \$94,530. When comparing actual to budget, the District had a positive variance of \$48,629. More detailed information about the District's budgetary comparison is presented in the *Required Supplementary Information*.

CAPITAL ASSETS

The District's governmental activities show an investment of \$1,899,700 in infrastructure. The detail is reflected in the following schedule:

Summary of Capital Assets, net

	9/30/2019	9/30/2018
Capital Assets:		
Land	\$ -	\$ -
Water/Wastewater/Drainage	2,156,687	2,156,687
Less: Accumulated Depreciation	(256,987)	(213,853)
Total Net Capital Assets	<u>\$ 1,899,700</u>	<u>\$ 1,942,834</u>

More detailed information about the District's capital assets is presented in the *Notes to the Financial Statements*.

LONG TERM DEBT

The District has the following balances outstanding on unlimited tax bonds:

	Bonds Payable
Series 2005	\$ 600,000
Series 2013	1,005,000
Total	<u>\$ 1,605,000</u>

The District owes \$1,605,000 to bondholders. During the year, the District's principal balance was reduced by \$90,000. The ratio of the District's long term debt to the total 2018 taxable assessed valuation (\$113,138,796) is 1.4%. The District's estimated population as of September 30, 2019, is 713. More detailed information about the District's long-term debt is presented in the *Notes to the Financial Statements*.

TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 8 MANAGEMENT'S DISCUSSION AND ANALYSIS SEPTEMBER 30, 2019

CURRENTLY KNOWN FACTS, DECISIONS, OR CONDITIONS

The amount of assessed value of property within the District for the 2019 tax year (September 30, 2020 fiscal year) is approximately \$151 million and the tax rate levied was \$0.68 per \$100 of assessed valuation. Approximately 31% of the property tax will fund General Fund costs, approximately 51% will fund contracted Master District activity and approximately 18% of the property tax will be set aside for debt service.

The adopted budget for fiscal year 2020 projects a General Fund fund balance increase of \$235,422.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the District's finances and to demonstrate the District's accountability for the funds it receives. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the District in care of Armbrust & Brown, PLLC, 100 Congress Avenue, Suite 1300, Austin, Texas 78701.

FINANCIAL STATEMENTS

TRAVIS COUNTY
MUNICIPAL UTILITY DISTRICT NO. 8
STATEMENT OF NET POSITION AND GOVERNMENTAL FUNDS BALANCE SHEET
SEPTEMBER 30, 2019

	General Fund	Special Revenue Fund	Debt Service Fund	Capital Projects Fund	Governmental Funds Total	Adjustments Note 2	Government - wide Statement of Net Position
<u>ASSETS</u>							
Cash and cash equivalents -							
Cash	\$ 27,204	\$ -	\$ -	\$ -	\$ 27,204	\$ -	\$ 27,204
Cash equivalents	902,651	11,453	44,515	244,576	1,203,195	-	1,203,195
Receivables-							
Interfund	1,010	-	-	-	1,010	(1,010)	-
Capital assets, net of accumulated depreciation -							
Water/Wastewater/Drainage System	-	-	-	-	-	1,899,700	1,899,700
TOTAL ASSETS	<u>\$ 930,865</u>	<u>\$ 11,453</u>	<u>\$ 44,515</u>	<u>\$ 244,576</u>	<u>\$ 1,231,409</u>	<u>1,898,690</u>	<u>3,130,099</u>
<u>LIABILITIES</u>							
Accounts payable	\$ 9,095	\$ -	\$ -	\$ -	\$ 9,095	-	9,095
Accrued interest payable	-	-	-	-	-	5,982	5,982
Interfund payables	-	439	571	-	1,010	(1,010)	-
Intergovernmental payables	74,843	813,539	-	-	888,382	-	888,382
Bonds payable -							
Due within one year	-	-	-	-	-	90,000	90,000
Due after one year	-	-	-	-	-	1,477,087	1,477,087
TOTAL LIABILITIES	<u>83,938</u>	<u>813,978</u>	<u>571</u>	<u>-</u>	<u>898,487</u>	<u>1,572,059</u>	<u>2,470,546</u>
<u>FUND BALANCES / NET POSITION</u>							
Fund balances:							
Restricted for contracted Master District services	-	(802,525)	-	-	(802,525)	802,525	-
Restricted for debt service	-	-	43,944	-	43,944	(43,944)	-
Restricted for capital projects	-	-	-	244,576	244,576	(244,576)	-
Unassigned	846,927	-	-	-	846,927	(846,927)	-
TOTAL FUND BALANCES	<u>846,927</u>	<u>(802,525)</u>	<u>43,944</u>	<u>244,576</u>	<u>332,922</u>	<u>(332,922)</u>	<u>-</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 930,865</u>	<u>\$ 11,453</u>	<u>\$ 44,515</u>	<u>\$ 244,576</u>	<u>\$ 1,231,409</u>		
<u>NET POSITION:</u>							
Net investment in capital assets						577,189	577,189
Restricted for Contracted Master District services						(802,525)	(802,525)
Restricted for debt service						37,962	37,962
Unrestricted						846,927	846,927
TOTAL NET POSITION						<u>\$ 659,553</u>	<u>\$ 659,553</u>

TRAVIS COUNTY
MUNICIPAL UTILITY DISTRICT NO. 8
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS STATEMENT
OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
SEPTEMBER 30, 2019

	General Fund	Special Revenue Fund	Debt Service Fund	Capital Projects Fund	Governmental Funds Total	Adjustments Note 2	Government - wide Statement of Activities
REVENUES:							
Property taxes, including penalties	\$ 259,457	\$ 397,419	\$ 154,426	\$ -	\$ 811,302	\$ -	\$ 811,302
Interest and other	16,854	8,960	1,321	5,590	32,725	-	32,725
TOTAL REVENUES	<u>276,311</u>	<u>406,379</u>	<u>155,747</u>	<u>5,590</u>	<u>844,027</u>	<u>-</u>	<u>844,027</u>
EXPENDITURES / EXPENSES:							
Current:							
Contracted Master District services	-	603,245	-	-	603,245	-	603,245
Operations/Management fee	978	-	-	-	978	-	978
Inspection/review fees	3,800	-	-	-	3,800	-	3,800
Repairs/maintenance	3,539	-	-	-	3,539	-	3,539
Director fees, including payroll taxes	1,615	-	-	-	1,615	-	1,615
Legal fees	13,055	-	-	-	13,055	-	13,055
Engineering fees	2,073	-	-	-	2,073	-	2,073
Audit fees	11,000	-	-	-	11,000	-	11,000
Financial advisor fees	745	1,801	444	-	2,990	-	2,990
Bookkeeping fees	15,250	-	-	-	15,250	-	15,250
Tax appraisal/collection	1,176	1,141	700	-	3,017	-	3,017
Insurance	1,805	-	-	-	1,805	-	1,805
Public notice	628	-	-	-	628	-	628
Other	809	-	-	-	809	-	809
Debt service:							
Principal	-	-	90,000	-	90,000	(90,000)	-
Interest	-	-	75,048	-	75,048	3,028	78,076
Fiscal agent and other	-	-	800	-	800	-	800
Depreciation/amortization	-	-	-	-	-	43,134	43,134
TOTAL EXPENDITURES / EXPENSES	<u>56,473</u>	<u>606,187</u>	<u>166,992</u>	<u>-</u>	<u>829,652</u>	<u>(43,838)</u>	<u>785,814</u>
NET CHANGE IN FUND BALANCES	219,838	(199,808)	(11,245)	5,590	14,375	(14,375)	-
CHANGE IN NET POSITION						58,213	58,213
FUND BALANCES/ NET POSITION:							
Beginning of the year	627,089	(602,717)	55,189	238,986	318,547	282,793	601,340
End of the year	<u>\$ 846,927</u>	<u>\$ (802,525)</u>	<u>\$ 43,944</u>	<u>\$ 244,576</u>	<u>\$ 332,922</u>	<u>\$ 326,631</u>	<u>\$ 659,553</u>

The accompanying notes are an integral part of this statement.

**NOTES TO THE
FINANCIAL STATEMENTS**

**TRAVIS COUNTY
MUNICIPAL UTILITY DISTRICT NO. 8
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2019**

1. SIGNIFICANT ACCOUNTING POLICIES

The accounting and reporting policies of the District relating to the funds included in the accompanying financial statements conform to generally accepted accounting principles (GAAP) as applied to governmental entities. Generally accepted accounting principles for local governments include those principles prescribed by the *Governmental Accounting Standards Board* (GASB), which constitutes the primary source of GAAP for governmental units. The more significant of these accounting policies are described below and, where appropriate, subsequent pronouncements will be referenced.

Reporting Entity - The District was created by an order of the Texas State Legislature under House Bill 1606, passed by the 74th Legislature, regular session, 1995, as signed by the Governor on June 16, 1995. The District operates under Chapters 49 and 54 of the Texas Water Code pursuant to Article 16, Section 59 of the Texas Constitution. The reporting entity of the District encompasses those activities and functions over which the District's elected officials exercise significant oversight or control. The District is governed by a five member Board of Directors which has been elected by District residents or appointed by the Board of Directors. The District is not included in any other governmental "reporting entity" as defined by GASB standards, since Board members are elected by the public and have decision making authority, the power to designate management, the responsibility to significantly influence operations and primary accountability for fiscal matters. In addition, there are no component units as defined in GASB standards which are included in the District's reporting entity.

Basis of Presentation - Government-wide and Fund Financial Statements – These financial statements have been prepared in accordance with GASB Codification of Governmental Accounting and Financial Reporting Standards Part II, Financial Reporting ("GASB Codification").

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.

**TRAVIS COUNTY
MUNICIPAL UTILITY DISTRICT NO. 8
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2019**

1. SIGNIFICANT ACCOUNTING POLICIES (continued) –

The financial statements are prepared in conformity with GASB Statement No. 34, and include a column for government-wide (based upon the District as a whole) and fund financial statement presentations. Statement No. 34 also requires as supplementary information Management's Discussion and Analysis, which includes an analytical overview of the District's financial activities. In addition a budgetary comparison statement is presented that compares the adopted General Fund budget with actual results.

- **Government-wide financial statements:**

The District's Statement of Net Position includes both non-current assets and non-current liabilities of the District. In addition, the government-wide Statement of Activities column reflects depreciation expense on the District's capital assets, including infrastructure.

The government-wide focus is more on the sustainability of the District as an entity and the change in aggregate financial position resulting from financial activities of the fiscal period. The focus of the fund financial statements is on the individual funds of the governmental categories. Each presentation provides valuable information that can be analyzed and compared to enhance the usefulness of the information.

- **Fund Financial Statements:** Fund based financial statement columns are provided for governmental funds. GASB Statement No. 34 sets forth minimum criteria (percentage of assets, liabilities, revenues or expenditures of either fund category) for the determination of major funds. All of the District's funds are reported as major funds.

Governmental Fund Types - The accounts of the District are organized and operated on the basis of funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a self-balancing set of accounts that comprise its assets, liabilities, fund balances, revenues and expenditures. The various funds are grouped by category and type in the financial statements. The District maintains the following fund types:

- **General Fund** - The General Fund accounts for financial resources in use for general types of operations which are not encompassed within other funds. This fund is established to account for resources devoted to financing the general services that the District provides for its residents. Tax revenues and other sources of revenue used to finance the fundamental operations of the District are included in this fund.
- **Special Revenue Fund** – The Special Revenue Fund accounts for the proceeds of specific revenue sources that are legally restricted to expenditures for specified purposes. The primary sources of revenues are water, wastewater and water quality service fees to end-users and contributions from participating districts.

**TRAVIS COUNTY
MUNICIPAL UTILITY DISTRICT NO. 8
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2019**

1. SIGNIFICANT ACCOUNTING POLICIES (continued) –

Governmental Fund Types (continued) -

- **Debt Service Fund** – The Debt Service Fund is used to account for the resources restricted, committed or assigned for the payment of debt principal, interest and related costs.
- **Capital Projects Fund** - The Capital Projects Fund is used to account for financial resources restricted, committed or assigned for the acquisition or construction of major capital facilities.

Non-current Governmental Assets and Liabilities - GASB Statement No. 34 eliminates the presentation of Account Groups, but provides for these records to be maintained and incorporates the information into the government-wide financial statement column in the Statement of Net Position.

Basis of Accounting

Government-wide Statements - The government-wide financial statement column is reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied.

Fund Financial Statements - The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. All governmental fund types are accounted for using a current financial resources measurement focus. With this measurement focus, only current assets and current liabilities generally are included on the balance sheet. Operating statements of these funds present increases (i.e., revenues and other financing sources) and decreases (i.e., expenditures and other financing uses) in the net current assets. Governmental funds are accounted for on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual (i.e., both measurable and available).

"Measurable" means that the amount of the transaction can be determined and "available" means the amount of the transaction is collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period.

Expenditures, if measurable, are generally recognized on the accrual basis of accounting when the related fund liability is incurred. Exceptions to this general rule include the unmatured principal and interest on general obligation long-term debt which is recognized when due. This exception is in conformity with generally accepted accounting principles.

**TRAVIS COUNTY
MUNICIPAL UTILITY DISTRICT NO. 8
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2019**

1. SIGNIFICANT ACCOUNTING POLICIES (continued) –

Basis of Accounting (continued)

Property tax revenues are recognized when they become available. In this case, available means when due, or past due and receivable within the current period and collected within the current period or soon enough thereafter to be used to pay liabilities of the current period. Such time thereafter shall not exceed 60 days. Tax collections expected to be received subsequent to the 60-day availability period are reported as deferred inflows of resources. All other revenues of the District are recorded on the accrual basis in all funds.

The District reports deferred inflows of resources on its balance sheet. Deferred inflows arise when a potential revenue does not meet both the "measurable" and "available" criteria for recognition in the current period. In subsequent periods, when revenue recognition criteria are met, the liability for deferred inflows is removed from the balance sheet and revenue is recognized.

Budgets and Budgetary Accounting - A budget was adopted on August 29, 2018, for the General Fund on a basis consistent with generally accepted accounting principles. The District's Board of Directors utilizes the budget as a management tool for planning and cost control purposes. All annual appropriations lapse at fiscal year-end. The budget was not amended during the current fiscal year.

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

Cash and Cash Equivalents – Includes cash on deposit as well as investments with maturities of three months or less. The investments, consisting of common trust funds, money market funds, and obligations in the State Treasurer's Investment Pool, are recorded at amortized cost.

Capital Assets - Capital assets, which includes Land, Common and Recreation Areas, Water System, Wastewater System and Water Quality/Detention Ponds are reported in the government-wide column in the Statement of Net Position. Public domain ("infrastructure") capital assets including water, wastewater and drainage systems, are capitalized. Items purchased or acquired are reported at historical cost or estimated historical cost. Contributed fixed assets are recorded as capital assets at estimated acquisition value at the time received. Interest incurred during construction of capital facilities is not capitalized.

Capital assets are depreciated using the straight-line method over the following estimated useful lives:

<u>Asset</u>	<u>Years</u>
Common and Recreation Areas	5 - 30
Water/Wastewater/Drainage System	10 - 50

**TRAVIS COUNTY
MUNICIPAL UTILITY DISTRICT NO. 8
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2019**

1. SIGNIFICANT ACCOUNTING POLICIES (continued) –

Interfund Transactions - Transfers from one fund to another fund are reported as interfund receivables and payables if there is intent to repay that amount and if the debtor fund has the ability to repay the advance on a timely basis. Operating transfers represent legally authorized transfers from the fund receiving resources to the fund through which the resources are to be expended.

Long-Term Debt - Unlimited tax bonds, which have been issued to fund capital projects, are to be repaid from tax revenues of the District.

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight line method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums and discounts on debt issuances are reported as other financing sources and uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

Fund Balance – 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 does 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 or resolutions 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 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.

**TRAVIS COUNTY
MUNICIPAL UTILITY DISTRICT NO. 8
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2019**

1. SIGNIFICANT ACCOUNTING POLICIES (continued) –

Accounting Estimates – The preparation of financial statements in conformity with accounting principles generally accepted in the United States 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.

New Accounting Pronouncement – In June 2018, GASB issued GASB Statement No. 89, *Accounting for Interest Cost Incurred before the End of a Construction Period*, effective for fiscal years beginning after December 15, 2019. The objective of GASB Statement No. 89 is to enhance the relevance and comparability of information about capital assets and to simplify accounting for interest cost incurred before the end of a construction period. Under GASB Statement No. 89, interest costs will no longer be capitalized as part of the asset but will be shown as an expenditure in the fund financial statements and as an expense in the government-wide financial statements. Management has chosen to early implement GASB Statement No. 89 as of and for the year ended September 30, 2019.

**TRAVIS COUNTY
MUNICIPAL UTILITY DISTRICT NO. 8
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2019**

2. RECONCILIATION OF THE GOVERNMENTAL FUNDS -

Adjustments to convert the Governmental Funds Balance Sheet to the Statement of Net Position are as follows:

Fund Balances - Total Governmental Funds		\$	332,922
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the governmental funds-			
Capital assets	2,156,687		
Less: Accumulated depreciation	<u>(256,987)</u>		1,899,700
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the governmental funds:			
Bonds payable	(1,605,000)		
Bond discounts, net of accumulated amortization	37,913		
Accrued interest	<u>(5,982)</u>		<u>(1,573,069)</u>
Net Position - Governmental Activities		\$	<u><u>659,553</u></u>

Adjustments to convert the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances to the Statement of Activities are as follows:

Net Change in Fund Balances - Governmental Funds		\$	14,375
Amounts reported for governmental activities in the Statement of Activities are different because:			
Governmental funds report -			
Bond principal in year paid	90,000		
Interest expenditures in year paid	<u>(3,028)</u>		86,972
Governmental funds do not report -			
Depreciation			<u>(43,134)</u>
Change in Net Position - Governmental Activities		\$	<u><u>58,213</u></u>

**TRAVIS COUNTY
MUNICIPAL UTILITY DISTRICT NO. 8
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2019**

3. CASH AND INVESTMENTS

The investment policies of the District are governed by State statute and an adopted District Investment Policy that includes depository contract provisions and custodial contract provisions. Major provisions of the District's investment policy include: depositories must be FDIC-insured Texas banking institutions; depositories must fully insure or collateralize all demand and time deposits; securities collateralizing time deposits are held by independent third party trustees.

Cash - At September 30, 2019, the carrying amount of the District's deposits and the bank balance was \$27,204. The bank balance was covered by federal depository insurance.

Investments

Interest rate risk. In accordance with its investment policy, the District manages its exposure to declines in fair values through investment diversification and limiting investments as follows:

- Money market mutual funds are required to have weighted average maturities of 90 days or fewer; and
- Other mutual fund investments are required to have weighted average maturities of less than two years.

Credit risk. The District's investment policy requires the application of the prudent-person rule: Investments are made as a prudent person would be expected to act, with discretion and intelligence, and considering the probable safety of their capital as well as the probable income to be derived. The District's investment policy requires that District funds be invested in:

- Obligations of the United States Government and/or its agencies and instrumentalities;
- Money market mutual funds with investment objectives of maintaining a stable net asset value of \$1 per share;
- Mutual funds rated in one of the three highest categories by a nationally recognized rating agency; and
- Securities issued by a State or local government or any instrumentality or agency thereof, in the United States, and rated in one of the three highest categories by a nationally recognized rating agency; and
- Public funds investment pools rated AAA or AAA-m by a nationally recognized rating agency.

**TRAVIS COUNTY
MUNICIPAL UTILITY DISTRICT NO. 8
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2019**

3. CASH AND INVESTMENTS (continued) -

At September 30, 2019, the District held the following investments:

Bank	Total Deposits at 9/30/2019	Governmental Fund			
		General	Special Revenue	Debt Service	Capital Projects
		Unrestricted	Restricted (1)	Restricted (2)	Restricted (3)
State Investment Pool	\$ 1,203,195	\$ 902,651	\$ 11,453	\$ 44,515	\$ 244,576
	<u>\$ 1,203,195</u>	<u>\$ 902,651</u>	<u>\$ 11,453</u>	<u>\$ 44,515</u>	<u>\$ 244,576</u>

(1) Restricted for Master District Contractual Obligations.

(2) Restricted for Payment of Debt Service and Cost of Assessing and Collecting Taxes.

(3) Restricted for Purchase of Capital Assets.

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 Investors, Inc. manages the daily operations of the pool under a contract with the Comptroller. TexPool meets the criteria established in GASB Statement No. 79 and measures all of 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.

Concentration of credit risk. In accordance with the District's investment policy, investments in individual securities are to be limited to ensure that potential losses on individual securities do not exceed the income generated from the remainder of the portfolio. As of September 30, 2019, the District did not own any investments in individual securities.

Custodial credit risk-deposits. Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The government's investment policy requires that the District's deposits be fully insured by FDIC insurance or collateralized with obligations of the United States or its agencies and instrumentalities. As of September 30, 2019, the District's bank deposits were covered by FDIC insurance.

**TRAVIS COUNTY
MUNICIPAL UTILITY DISTRICT NO. 8
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2019**

4. PROPERTY TAXES

Property taxes attach as an enforceable lien on January 1. Taxes are levied on or about October 1, are due on November 1, and are past due the following February 1. The Travis Central Appraisal District established appraisal values in accordance with requirements of the Texas Legislature. The District levies taxes based upon the appraised values. The Travis County Tax Assessor Collector bills and collects the District's property taxes. The Board of Directors set current tax rates for the 2018 tax year on August 29, 2018.

The property tax rates, established in accordance with state law, were based on 100% of the net assessed valuation of real property within the District on the 2018 tax roll. The tax rate, based on total taxable assessed valuation of \$113,138,796 was \$0.7145 on each \$100 valuation and was allocated as follows:

	<u>Tax Rate</u>
General Fund	\$ 0.2285
Special Revenue Fund	0.3500
Debt Service Fund	<u>0.1360</u>
	<u><u>\$ 0.7145</u></u>

The maximum allowable maintenance tax of \$1.00 was established by the voters on November 7, 1995.

Property taxes were fully collected at September 30, 2019.

The District is prohibited from writing off real property taxes without specific authority from the Texas Legislature.

5. CONTRACT TAXES

At an election held November 7, 1995, voters authorized a contract tax on all property within the District subject to taxation. During the year ended September 30, 2019, the District levied an ad valorem tax at the rate of \$0.35 per \$100 of assessed valuation, which resulted in a tax levy of \$395,986 on taxable valuation of \$113,138,796 for the 2018 tax year. This contract tax was used to pay for its pro rata share of interest on Travis County Municipal Utility District No. 4's bonds as well as for operations and maintenance costs and reserve requirements on Master District Facilities as described in Note 9.

**TRAVIS COUNTY
MUNICIPAL UTILITY DISTRICT NO. 8
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2019**

6. INTERFUND ACCOUNTS

A summary of interfund accounts at September 30, 2019, is as follows:

	Interfund	
	Receivables	Payables
General Fund -		
Special Revenue Fund	\$ 439	\$ -
Debt Service Fund	571	-
Special Revenue Fund -		
General Fund	-	439
Debt Service Fund -		
General Fund	-	571
	<u>\$ 1,010</u>	<u>\$ 1,010</u>

7. CHANGES IN CAPITAL ASSETS

A summary of changes in capital assets follows:

	Balance 10/1/2018	Additions	Deletions	Balance 9/30/2019
Capital assets being depreciated:				
Water/Wastewater/Drainage System	\$ 2,156,687	\$ -	\$ -	\$ 2,156,687
Total capital assets being depreciated	<u>2,156,687</u>	<u>-</u>	<u>-</u>	<u>2,156,687</u>
Less accumulated depreciation for:				
Water/Wastewater/Drainage System	(213,853)	(43,134)	-	(256,987)
Total accumulated depreciation	<u>(213,853)</u>	<u>(43,134)</u>	<u>-</u>	<u>(256,987)</u>
Total capital assets being depreciated, net of accumulated depreciation	<u>1,942,834</u>	<u>(43,134)</u>	<u>-</u>	<u>1,899,700</u>
Total capital assets, net	<u>\$ 1,942,834</u>	<u>\$ (43,134)</u>	<u>\$ -</u>	<u>\$ 1,899,700</u>

**TRAVIS COUNTY
MUNICIPAL UTILITY DISTRICT NO. 8
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2019**

8. BONDED DEBT

The following is a summary of bond transactions of the District for the year ended September 30, 2019:

	Combination Unlimited Tax Bonds
Bonds payable at October 1, 2018	\$ 1,695,000
Bonds issued	-
Bonds retired	(90,000)
Subtotal	1,605,000
Less: Bond discount, net of amortization	(37,913)
Bonds payable at September 30, 2019	\$ 1,567,087

Bonds payable at September 30, 2019, were comprised of the following individual issue:

Unlimited Tax Bonds:

\$600,000 - 2005 Unlimited Tax Bonds paid serially through the year 2030 at interest rates which range from 4.45% to 4.7%. The District reserves the right to redeem, prior to maturity, in integral multiples of \$5,000, bonds maturing on and after September 1, 2011, in whole or from time to time in part, on September 1, 2010 or and date thereafter. Bonds maturing on September 1, 2023, 2026, and 2030 are term bonds with scheduled maturities starting 2022, 2024 and 2027 respectively.

\$1,005,000 - 2013 Unlimited Tax Bonds paid serially through the year 2031 at interest rates which range from 3.25% to 5.00%. The District reserves the right to redeem, prior to maturity, in integral multiples of \$5,000, bonds maturing on and after September 1, 2020, in whole or from time to time in part, on September 1, 2019 or and date thereafter. Bonds maturing on September 1, 2023, 2025, 2027, 2029 and 2031 are subject to mandatory sinking fund redemption.

**TRAVIS COUNTY
MUNICIPAL UTILITY DISTRICT NO. 8
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2019**

8. BONDED DEBT (continued) –

The unlimited tax bonds are secured by and payable from a first lien and pledge of ad valorem taxes of the District. The annual requirement to amortize all bonded debt at September 30, 2019, including interest, is as follows:

Year Ended September 30,	Principal	Interest	Total
2020	\$ 90,000	\$ 71,788	\$ 161,788
2021	95,000	68,383	163,383
2022	120,000	64,556	184,556
2023	125,000	59,587	184,587
2024	125,000	54,385	179,385
2025 - 2029	750,000	182,344	932,344
2030 - 2031	300,000	21,291	321,291
	<u>\$ 1,605,000</u>	<u>\$ 522,334</u>	<u>\$ 2,127,334</u>

\$43,944 is available in the Debt Service Fund to service the bonded debt. Bonds authorized but not issued amounted to \$40,460,000 at September 30, 2019.

9. FINANCING AND OPERATION OF REGIONAL FACILITIES

On September 20, 1995, the District entered into a regional contract with Travis County Municipal Utility District No. 4 (the “Master District”) whereby the Master District agreed to provide or cause to be provided the regional water supply and delivery facilities and the regional waste collection, treatment, and disposal facilities necessary to serve the District and others.

Master District Service Fees

The Master District charges service fees that are based on an annual budget and provides for all Master District operation and maintenance costs and a three-month operation and maintenance reserve. The Master District currently has two wholesale customers that pay service fees according to contracted agreements. Service fees charged to other participants are calculated using accounting estimates based upon actual flows and assigned living unit equivalents (LUE’s). Revenues billed and collected by the Master District for each participant district are offset against allocated service fees. During the current fiscal year, the District was charged \$78,573 for its allocated portion of Master District operation and maintenance costs and reserve requirements. Additionally, the Master District assessed \$124,672 for capital reserve requirements to fund construction of certain projects in the next fiscal year.

**TRAVIS COUNTY
MUNICIPAL UTILITY DISTRICT NO. 8
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2019**

9. FINANCING AND OPERATION OF REGIONAL FACILITIES (continued) –

Master District Debt Service Expenditures

The Master District is authorized to issue contract revenue bonds sufficient to complete acquisition and construction of the facilities as needed to serve all districts in the service area. Each participating district contributes to the payment of debt service requirements of the bonds based on the certified assessed valuation of each participant as a percentage of the total assessed valuation of all participating districts. During the current fiscal year, the District was billed \$400,000 to satisfy the District's pro rata share of the principal and interest on the Master District's bonds.

The District's pro rata share of future Master District debt service payments will vary from year to year based on annual assessed valuations established by the Travis Central Appraisal District for all of the Districts. For the fiscal year ending September 30, 2020, the District's pro rata share is currently expected to approximate 10.4% of the total Master District debt service payments.

The debt service requirements on all Master District Unlimited Tax Contract Revenue and Refunding Bonds outstanding are as follows:

Year Ended September 30,	Principal	Interest	Total
2020	\$ 2,760,000	\$ 2,777,229	\$ 5,537,229
2021	2,645,000	2,703,616	5,348,616
2022	2,770,000	2,634,666	5,404,666
2023	2,810,000	2,560,366	5,370,366
2024	2,940,000	2,482,548	5,422,548
2025 - 2029	16,715,000	11,003,292	27,718,292
2030 - 2034	19,915,000	8,151,737	28,066,737
2035 - 2039	22,855,000	4,387,423	27,242,423
2040 - 2043	11,475,000	885,963	12,360,963
	<u>\$ 84,885,000</u>	<u>\$ 37,586,840</u>	<u>\$ 122,471,840</u>

10. COMMITMENTS AND CONTINGENCIES

The developers of the land within the District have incurred costs for construction of facilities, as well as costs pertaining to the creation and operation of the District. Claims for reimbursement of construction costs and operational advances will be evaluated upon receipt of adequate supporting documentation and proof of contractual obligation. Such costs may be reimbursable to the developer by the District from proceeds of future District bond issues, subject to approval by the Texas Commission on Environmental Quality, or from operations. On November 7, 1995, a bond election held within the District approved authorization to issue \$42,750,000 of bonds to fund costs of proposed works, improvements, facilities, plants, equipment, appliances and non-construction costs based upon the District's engineer's report. As of September 30, 2019, the District has issued \$2,290,000 of Unlimited Tax Bonds to reimburse developers for all eligible projects and costs.

**TRAVIS COUNTY
MUNICIPAL UTILITY DISTRICT NO. 8
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2019**

11. RISK MANAGEMENT

The District is exposed to various risks of losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained coverage from commercial insurance companies and the Texas Municipal League Intergovernmental Risk Pool (TML Pool) to effectively manage its risk. All risk management activities are accounted for in the General Fund. Expenditures and claims are recognized when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. In determining claims, events that might create claims, but for which none have been reported, are considered.

The TML Pool was established by various political subdivisions in Texas to provide self-insurance for its members and to obtain lower costs for insurance. TML Pool members pay annual contributions to obtain the insurance. Annual contribution rates are determined by the TML Pool Board. Rates are estimated to include all claims expected to occur during the policy including claims incurred but not reported. The TML Pool has established Claims Reserves for each of the types of insurance offered. Although the TML Pool is a self-insured risk pool, members are not contingently liable for claims filed above the amount of the fixed annual contributions. If losses incurred are significantly higher than actuarially estimated, the TML Pool adjusts the contribution rate for subsequent years. Members may receive returns of contributions if actual results are more favorable than estimated.

12. DEFICIT IN FUND BALANCE

The Special Revenue Fund balance had a deficit balance of \$802,525 at September 30, 2019. This is primarily attributable to allocated Master District expenditures in excess of property taxes derived from contract taxes and service account fees from customers of the District. Management expects revenues from these sources to offset these deficits in future years as development of the District continues.

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**REQUIRED SUPPLEMENTARY
INFORMATION**

TRAVIS COUNTY
MUNICIPAL UTILITY DISTRICT NO. 8
BUDGETARY COMPARISON SCHEDULE - GENERAL FUND
SEPTEMBER 30, 2019

	Actual	Original and Final Budget	Variance Positive (Negative)
REVENUES:			
Property taxes, including penalties	\$ 259,457	\$ 258,539	\$ 918
Inspection/review fees	-	1,200	(1,200)
Interest	16,854	6,000	10,854
TOTAL REVENUES	<u>276,311</u>	<u>265,739</u>	<u>10,572</u>
EXPENDITURES:			
Current:			
Operations/management fee	978	1,980	1,002
Inspection/review fees	3,800	1,100	(2,700)
Repairs/maintenance	3,539	30,000	26,461
Director fees, including payroll taxes	1,615	4,050	2,435
Legal fees	13,055	12,050	(1,005)
Engineering fees	2,073	12,000	9,927
Audit fees	11,000	10,750	(250)
Financial advisor fees	745	900	155
Bookkeeping fees	15,250	16,300	1,050
Tax appraisal/collection	1,176	1,600	424
Insurance	1,805	2,000	195
Public notice	628	600	(28)
Other	809	1,200	391
TOTAL EXPENDITURES	<u>56,473</u>	<u>94,530</u>	<u>38,057</u>
NET CHANGE IN FUND BALANCE	219,838	<u>\$ 171,209</u>	<u>\$ 48,629</u>
FUND BALANCE:			
Beginning of the year	627,089		
End of the year	<u>\$ 846,927</u>		

The accompanying notes are an integral part of this statement.

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**TEXAS SUPPLEMENTARY
INFORMATION**

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**TRAVIS COUNTY
MUNICIPAL UTILITY DISTRICT NO. 8
TSI-1. SERVICES AND RATES
SEPTEMBER 30, 2019**

1. Services Provided by the District during the Fiscal Year:

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

2. Retail Service Providers

a. Retail Rates Based on 5/8" Meter (or equivalent):

	Minimum Charge	Minimum Usage	Flat Rate Y/N	Rate per 1000 Gallons Over Minimum	Usage Levels
WATER:	\$ 20.00	2,000	N	\$ 2.70	2,001 to 20,000
				\$ 3.00	20,001 to 50,000
				\$ 3.25	50,001 to 100,000
				\$ 3.75	100,001 to 150,000
				\$ 4.50	150,001 to Unlimited
WASTEWATER:	\$ 36.00	2,000	N	\$ 2.90	2,001 to Winter Average
SURCHARGE:	\$ -	-	-	\$ -	

District employs winter averaging for wastewater usage? Yes ☒ No ☐

Total charges per 10,000 gallons usage: Water \$ 41.60 Wastewater \$ 59.20

b. Water and Wastewater Retail Connections:

Meter Size	Total Connections	Active Connections	ESFC Factor	Active ESFC's
Unmetered	0.0	0.0	1.0	0.0
≤ 3/4"	6.0	6.0	1.0	6.0
1"	16.0	16.0	2.5	40.0
1 1/2"	3.0	3.0	5.0	15.0
2"	1.0	1.0	8.0	8.0
3"	1.0	1.0	15.0	15.0
4"	0.0	0.0	25.0	0.0
6"	0.0	0.0	50.0	0.0
8"	2.0	2.0	80.0	160.0
10"	0.0	0.0	115.0	0.0
Total Water	29.0	29.0		244.0
Total Wastewater	26.0	26.0	1.0	26.0

3. Total Water Consumption during the Fiscal Year (rounded to the nearest thousand):

Gallons pumped into system: _____⁽¹⁾

Gallons billed to customers: _____ 35,469,000

Water Accountability Ratio

(Gallons billed / Gallons Pumped)

N/A

4. Standby Fees (authorized only under TWC Section 49.231):

Does the District assess standby fees? Yes ☐ No ☒

If yes, Date of the most recent Commission Order: _____

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

If yes, Date of the most recent Commission Order: _____

5. Location of District

County(ies) in which district is located: _____ Travis

Is the District located entirely within one county? Yes ☒ No ☐

Is the District located within a city? Entirely ☐ Partly ☐ Not at all ☒

City(ies) in which district is located: _____ N/A

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

Entirely ☒ Partly ☐ Not at all ☐

ETJ's in which district is located: _____ Austin

Are Board members appointed by an office outside the district?

Yes ☐ No ☒

If Yes, by whom? _____

⁽¹⁾ District services provided by Travis County M.U.D. No. 4 (Master District).

**TRAVIS COUNTY
MUNICIPAL UTILITY DISTRICT NO. 8
TSI-2. GENERAL FUND EXPENDITURES
SEPTEMBER 30, 2019**

Personnel Expenditures (including benefits)	\$ -
Professional Fees:	
Auditing	11,000
Legal	13,055
Engineering	2,073
Financial Advisor	745
Purchased Services For Resale:	
Bulk Water and Wastewater Purchases	-
Contracted Services:	
Bookkeeping	15,250
General Manager	978
Appraisal District	1,147
Tax Collector	29
Other Contracted Services	-
Utilities	-
Repairs and Maintenance	3,539
Administrative Expenditures:	
Directors' Fees	1,615
Office Supplies	-
Insurance	1,805
Other Administrative Expenditures	1,437
Capital Outlay:	
Capitalized Assets	-
Expenditures not Capitalized	-
Tap Connection Expenditures	3,800
Solid Waste Disposal	-
Fire Fighting	-
Parks and Recreation	-
Other Expenditures	-
TOTAL EXPENDITURES	\$ 56,473

Number of persons employed by the District:

☐ Full-Time ☐ Part-Time

**TRAVIS COUNTY
MUNICIPAL UTILITY DISTRICT NO. 8
TSI-3. TEMPORARY INVESTMENTS
SEPTEMBER 30, 2019**

Funds	Identification or Certificate Number	Interest Rate	Maturity Date	Balance at End of Year	Accrued Interest Receivable at End of Year
General Fund -					
State Investment Pool	XXX0001	Varies	Daily	\$ 902,651	\$ -
Total				902,651	-
Special Revenue Fund -					
State Investment Pool	XXX0002	Varies	Daily	11,453	-
Total				11,453	-
Debt Service Fund -					
State Investment Pool	XXX0003	Varies	Daily	44,515	-
Total				44,515	-
Capital Projects Fund -					
State Investment Pool	XXX0005	Varies	Daily	244,576	-
Total				244,576	-
Total - All Funds				\$ 1,203,195	\$ -

**TRAVIS COUNTY
MUNICIPAL UTILITY DISTRICT NO. 8
TSI-4. TAXES LEVIED AND RECEIVABLE
SEPTEMBER 30, 2019**

		<u>Maintenance Taxes</u>	<u>Contract Taxes</u>	<u>Debt Service Taxes</u>
Taxes Receivable, Beginning of Year		\$ -	\$ -	\$ -
2018 Original Tax Levy		258,522	395,986	153,869
Less: adjustments		-	-	-
Total to be accounted for		<u>258,522</u>	<u>395,986</u>	<u>153,869</u>
Tax collections:				
Current year		258,522	395,986	153,869
Prior years		-	-	-
Total collections		<u>258,522</u>	<u>395,986</u>	<u>153,869</u>
Taxes Receivable, End of Year		<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Taxes Receivable, By Years				
2017		\$ -	\$ -	\$ -
2018		<u>-</u>	<u>-</u>	<u>-</u>
Taxes Receivable, End of Year		<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Property Valuations:	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Land and improvements	\$ 113,138,796 (a)	\$ 107,633,024 (a)	\$ 88,508,297 (a)	\$ 77,067,363 (a)
Total Property Valuations	<u>\$ 113,138,796 (a)</u>	<u>\$ 107,633,024 (a)</u>	<u>\$ 88,508,297 (a)</u>	<u>\$ 77,067,363 (a)</u>
Tax Rates per \$100 Valuation:				
Contract tax rates	\$ 0.3500	\$ 0.3500	\$ 0.3500	\$ 0.3500
Debt Service tax rates	0.1360	0.1378	0.1648	0.2012
Maintenance tax rates	<u>0.2285</u>	<u>0.2267</u>	<u>0.1997</u>	<u>0.1633</u>
Total Tax Rates per \$100 Valuation:	<u>\$ 0.7145</u>	<u>\$ 0.7145</u>	<u>\$ 0.7145</u>	<u>\$ 0.7145</u>
Original Tax Levy	<u>\$ 808,377</u>	<u>\$ 769,038</u>	<u>\$ 632,392</u>	<u>\$ 550,646</u>
Percent of Taxes Collected to Taxes Levied *	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>
Maximum Maintenance Tax Rate Approved by Voters:	<u>\$ 1.00 on 11/7/1995</u>			

(a) Valuations are provided by the appropriate Appraisal District. Due to various factors including tax protests and disputes, such valuations change over time; therefore, they may vary slightly from those disclosed in the District's bond offering documents or the District's annual bond disclosure filings.

*Calculated as taxes collected in current and previous years divided by tax levy. Calculated as of the time of the original tax levy and may vary from that provided in the District's bond offering documents or the District's annual bond disclosure filings.

TRAVIS COUNTY
MUNICIPAL UTILITY DISTRICT NO. 8
TSI-5. LONG-TERM DEBT SERVICE REQUIREMENTS - BY YEARS
SEPTEMBER 30, 2019

Fiscal Year Ending	Unlimited Tax Bonds Series 2005			Unlimited Tax Bonds Series 2013			Total - All Requirements		
	Principal Due 9/01	Interest Due 3/01, 9/01	Total	Principal Due 9/01	Interest Due 3/01, 9/01	Total	Principal Due 9/01	Interest Due 3/01, 9/01	Total
2020	\$ 40,000	\$ 27,788	\$ 67,788	\$ 50,000	\$ 44,000	\$ 94,000	\$ 90,000	\$ 71,788	\$ 161,788
2021	45,000	26,008	71,008	50,000	42,375	92,375	95,000	68,383	163,383
2022	45,000	23,981	68,981	75,000	40,575	115,575	120,000	64,556	184,556
2023	50,000	21,937	71,937	75,000	37,650	112,650	125,000	59,587	184,587
2024	50,000	19,660	69,660	75,000	34,725	109,725	125,000	54,385	179,385
2025	55,000	17,336	72,336	75,000	31,613	106,613	130,000	48,949	178,949
2026	55,000	14,778	69,778	75,000	28,500	103,500	130,000	43,278	173,278
2027	60,000	12,220	72,220	100,000	25,200	125,200	160,000	37,420	197,420
2028	65,000	9,401	74,401	100,000	20,800	120,800	165,000	30,201	195,201
2029	65,000	6,346	71,346	100,000	16,150	116,150	165,000	22,496	187,496
2030	70,000	3,291	73,291	100,000	11,500	111,500	170,000	14,791	184,791
2031	-	-	-	130,000	6,500	136,500	130,000	6,500	136,500
	<u>\$ 600,000</u>	<u>\$ 182,746</u>	<u>\$ 782,746</u>	<u>\$ 1,005,000</u>	<u>\$ 339,588</u>	<u>\$ 1,344,588</u>	<u>\$ 1,605,000</u>	<u>\$ 522,334</u>	<u>\$ 2,127,334</u>

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**TRAVIS COUNTY
MUNICIPAL UTILITY DISTRICT NO. 8
TSI-6. CHANGES IN LONG-TERM BONDED DEBT
SEPTEMBER 30, 2019**

	<u>Bond Issue Series 2005</u>	<u>Bond Issue Series 2013</u>	<u>Total</u>
Interest Rate	4.45% - 4.7%	3.25% - 5.00%	
Dates Interest Payable	3/1, 9/1	3/1, 9/1	
Maturity Dates	9/1/2030	9/1/2031	
Bonds Outstanding at Beginning of Current Fiscal Year	\$ 640,000	\$ 1,055,000	\$ 1,695,000
Bonds Sold During the Current Fiscal Year	-	-	-
Refunded During the Current Fiscal Year	-	-	-
Retirements During the Current Fiscal Year:			
Principal	<u>(40,000)</u>	<u>(50,000)</u>	<u>(90,000)</u>
Bonds Outstanding at End of Current Fiscal Year	<u>\$ 600,000</u>	<u>\$ 1,005,000</u>	<u>\$ 1,605,000</u>
Interest Paid During the Current Fiscal Year	<u>\$ 29,548</u>	<u>\$ 45,500</u>	<u>\$ 75,048</u>
Paying Agent's Name & Address:	<u>Bank of Texas Austin, TX</u>	<u>Bank of Texas Austin, TX</u>	
Bond Authority:	<u>Tax Bonds*</u>	<u>Refunding Bonds</u>	<u>Other Bonds</u>
Amount Authorized by Voters	\$ 42,750,000	\$ -	\$ -
Amount Issued	2,290,000	-	-
Remaining To Be Issued	<u>\$ 40,460,000</u>	<u>\$ -</u>	<u>\$ -</u>

* Includes all bonds secured with tax revenues. Bonds in this category may also be secured with other revenues in combination with taxes.

Debt Service Fund Cash and Temporary Investments balances as of September 30, 2019: \$ 44,515

Average Annual Debt Service Payment (Principal & Interest) for the remaining term of all debt: \$ 177,278

TRAVIS COUNTY
MUNICIPAL UTILITY DISTRICT NO. 8
TSI-7. COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES
GENERAL FUND AND DEBT SERVICE FUND - FIVE YEARS
SEPTEMBER 30, 2019

	Amounts				
	2019	2018	2017	2016	2015
GENERAL FUND REVENUES -					
Property taxes, including penalties	\$ 259,457	\$ 245,149	\$ 177,604	\$ 159,199	\$ 104,675
Inspection/review fees	-	-	33,050	-	35,075
Interest	16,854	8,504	3,830	3,335	1,892
TOTAL GENERAL FUND REVENUES	276,311	253,653	214,484	162,534	141,642
GENERAL FUND EXPENDITURES -					
Current -					
Operations/management fee	978	980	970	932	583
Inspection/review fees	3,800	22,548	1,050	19,750	7,650
Repairs/maintenance	3,539	6,036	27,376	10,036	31,335
Director fees, including payroll taxes	1,615	2,099	2,261	2,422	1,938
Legal fees	13,055	12,027	12,877	13,003	13,986
Engineering fees	2,073	8,112	8,833	8,544	18,018
Audit fees	11,000	10,750	10,250	10,250	10,000
Financial advisor fees	745	739	651	642	497
Bookkeeping fees	15,250	15,600	15,600	15,950	15,600
Tax appraisal/collection	1,176	1,173	894	841	622
Insurance	1,805	1,805	1,805	1,736	1,799
Public notice	628	665	-	-	-
Other	809	161	478	2,786	1,117
Intergovernmental contribution	-	-	764,122	-	-
TOTAL GENERAL FUND EXPENDITURES	56,473	82,695	847,167	86,892	103,145
EXCESS (DEFICIENCY) OF GENERAL FUND REVENUES OVER EXPENDITURES	\$ 219,838	\$ 170,958	\$ (632,683)	\$ 75,642	\$ 38,497
DEBT SERVICE FUND REVENUES -					
Property taxes, including penalties	\$ 154,426	\$ 149,014	\$ 146,566	\$ 131,387	\$ 147,865
Interest	1,321	1,398	693	402	77
TOTAL DEBT SERVICE FUND REVENUES & OTHER FINANCING SOURCES	155,747	150,412	147,259	131,789	147,942
DEBT SERVICE FUND EXPENDITURES -					
Tax appraisal/collection	700	713	738	683	879
Principal	90,000	85,000	85,000	80,000	80,000
Interest	75,048	78,070	81,075	83,850	86,610
Fiscal agent fees and other	1,244	1,749	1,837	1,821	4,002
TOTAL DEBT SERVICE FUND EXPENDITURES & OTHER FINANCING USES	166,992	165,532	168,650	166,354	171,491
EXCESS (DEFICIENCY) OF DEBT SERVICE FUND REVENUES & OTHER FINANCING SOURCES OVER EXPENDITURES & OTHER FINANCING USES	\$ (11,245)	\$ (15,120)	\$ (21,391)	\$ (34,565)	\$ (23,549)
TOTAL ACTIVE RETAIL WATER CONNECTIONS	29	29	27	27	31
TOTAL ACTIVE RETAIL WASTEWATER CONNECTIONS	26	26	25	24	24

Percent of Fund Total Revenues				
2019	2018	2017	2016	2015
93.9%	96.6%	82.8%	97.9%	73.9%
0.0%	0.0%	15.4%	-	24.8%
6.1%	3.4%	1.8%	2.1%	1.3%
100%	100%	100%	100%	100%
0.4%	0.4%	0.5%	0.6%	0.5%
1.4%	8.9%	0.5%	12.2%	5.4%
1.3%	2.4%	12.8%	6.2%	22.1%
0.6%	0.8%	1.1%	1.5%	1.4%
4.7%	4.7%	6.0%	8.0%	9.9%
0.8%	3.2%	4.1%	5.3%	12.7%
4.0%	4.2%	4.8%	6.3%	7.1%
0.3%	0.3%	0.3%	0.4%	0.4%
5.5%	6.2%	7.3%	9.8%	11.0%
0.4%	0.5%	0.4%	0.5%	0.4%
0.7%	0.7%	0.8%	1.1%	1.3%
0.2%	0.3%	-	-	-
0.3%	0.1%	0.2%	1.7%	0.9%
-	-	356.2%	-	-
20.6%	32.7%	395.0%	53.6%	73.1%
79.4%	67.3%	(295.0)%	46.4%	26.9%
99.2%	99.1%	99.5%	99.7%	99.9%
0.8%	0.9%	0.5%	0.3%	0.1%
100%	100%	100%	100%	100%
0.4%	0.5%	0.5%	0.5%	0.6%
57.8%	56.5%	57.7%	60.7%	54.1%
48.2%	51.9%	55.1%	63.6%	58.5%
0.8%	1.2%	1.2%	1.4%	2.6%
107.2%	110.1%	114.5%	126.2%	115.8%
(7.2)%	(10.1)%	(14.5)%	(26.2)%	(15.8)%

**TRAVIS COUNTY
MUNICIPAL UTILITY DISTRICT NO. 8
TSI-8. BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS
SEPTEMBER 30, 2019**

Complete District Mailing Address:	100 Congress Ave. Suite 1300 Austin, TX 78701
District Business Telephone Number:	(512) 435-2300
Submission Date of the most recent District Registration Form TWC Sections 36.054 & 49.054):	February 7, 2019
Limits on Fees of Office that a Director may receive during a fiscal year: (Set by Board Resolution TWC Section 49.060)	\$7,200

Name and Address:	Term of Office (Elected or Appointed) or Date Hired	Fees of Office Paid * 09/30/19	Expense Reimbursements 09/30/19	Title at Year End
<i>Board Members:</i>				
JOHN JANSING, JR.	(Elected) 11/6/2018 - 11/8/2022	\$ 150	\$ 9	President
DICK OBENHAUS	(Elected) 11/8/2016 - 11/3/2020	\$ 150	\$ 3	Vice-President
RONALD H. REYNOLDS	(Elected) 11/6/2018 - 11/8/2022	\$ 450	\$ 21	Secretary
WILLIAM C. SKEEN	(Elected) 11/8/2016 - 11/3/2020	\$ 300	\$ 6	Treasurer
MARK DAVID SCOTT	(Elected) 11/8/2016 - 11/3/2020	\$ 450	\$ 113	Assistant Sec. / Treasurer
<i>Consultants:</i>				
Armbrust & Brown, PLLC	5/9/1997	\$ 12,418	\$ -	Attorney
Murfee Engineering Company Inc.	8/31/1999	\$ 2,658	\$ -	Engineer
Bott & Douthitt, PLLC	7/1/2009	\$ 16,750	\$ 138	District Accountant
McCall Gibson Swedlund Barfoot PLLC	9/8/2008	\$ 11,000	\$ -	Auditor
Public Finance Group LLC	7/30/2014	\$ 2,330	\$ -	Financial Advisor
Travis County Tax Collector	11/28/1995	\$ 89	\$ -	Tax Collector

* *Fees of Office* are the amounts actually paid to a director during the District's fiscal year.

OTHER SUPPLEMENTARY INFORMATION

**TRAVIS COUNTY
MUNICIPAL UTILITY DISTRICT NO. 8
OSI-1. PRINCIPAL TAXPAYERS
SEPTEMBER 30, 2019**

Taxpayer	Type of Property	Tax Roll Year		
		2019	2018	2017
Santal I LLC	N/A	\$ 86,570,000	\$ 46,560,000	\$ 37,849,722
Stratus Properties Operating Company LP	N/A	10,705,425	10,629,676	10,568,505
Homeowner	N/A	4,390,861	-	-
Homeowner	N/A	3,569,100	3,955,320	3,955,320
Homeowner	N/A	3,022,720	2,712,840	2,731,133
Homeowner	N/A	2,920,445	2,986,000	3,211,190
Natin Paul Management Trust	N/A	2,770,331	3,576,666	3,401,405
Homeowner	N/A	2,605,849	2,685,890	2,685,890
Homeowner	N/A	2,258,391	2,337,540	2,423,018
Homeowner	N/A	2,193,700	2,248,000	2,372,982
Homeowner	N/A	-	4,321,999	4,321,999
Total		\$ 121,006,822	\$ 82,013,931	\$ 73,521,164
Percent of Assessed Valuation		80.0%	72.5%	68.3%

Source: Travis Co. Appraisal District

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**TRAVIS COUNTY
MUNICIPAL UTILITY DISTRICT NO. 8
OSI-2. ASSESSED VALUE BY CLASSIFICATION
SEPTEMBER 30, 2019**

Type of Property	Tax Roll Year					
	2019		2018		2017	
	Amount	%	Amount		Amount	%
Single Family Residence	\$ 51,252,650	33.9%	\$ 53,206,893	47.0%	\$ 56,693,275	52.7%
Multifamily Residence	86,570,000	57.2%	46,560,000	41.2%	37,849,722	35.2%
Vacant Lot	7,217,747	4.8%	7,277,747	6.4%	7,377,747	6.9%
Non-Qualified Land	2,672,108	1.8%	2,672,108	2.4%	2,672,108	2.5%
Commercial Real Property	2,940,015	1.9%	2,895,740	2.6%	2,879,989	2.7%
Telephone Company	60,029	-	57,971	-	34,331	-
Industrial & Manufacturing	30,107	-	25,226	-	19,178	-
Commercial Personal Property	523,384	0.4%	443,111	0.4%	281,935	0.3%
Exempt	-	-	8	-	318	-
Less: Adjustments	-	-	(8)	-	(175,579)	(0.3)%
Total Taxable	<u>\$ 151,266,040</u>	<u>100%</u>	<u>\$ 113,138,796</u>	<u>100%</u>	<u>\$ 107,633,024</u>	<u>100%</u>

Source: Travis Co. Appraisal District

APPENDIX B
FORM OF BOND COUNSEL OPINION

*[An opinion in substantially the following form will be delivered by McCall,
Parkhurst & Horton L.L.P., Bond Counsel, upon the delivery of the
Bonds, assuming no material changes in facts or law.]*

**TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 8
UNLIMITED TAX REFUNDING BONDS, SERIES 2020
IN THE AGGREGATE PRINCIPAL AMOUNT OF \$1,400,000**

AS BOND COUNSEL FOR TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 8 (the "District") of the bonds described above (the "Bonds"), we have examined into the legality and validity of the Bonds, which bear interest from the dates specified in the text of the Bonds, until maturity or redemption, at the rates and payable on the dates specified in the text of the Bonds all in accordance with the resolution of the Board of Directors of the District adopted on August 28, 2019 authorizing the issuance of the Bonds and the pricing certificate of the pricing officer as authorized in the resolution (collectively, the "Resolution").

WE HAVE EXAMINED the Constitution and laws of the State of Texas, certified copies of the proceedings of the District, and other documents authorizing and relating to the issuance of the Bonds, including one of the executed Bonds (Bond Numbered T-1) and specimens of Bonds to be authenticated and delivered in exchange for the Bonds.

BASED ON SAID EXAMINATION, IT IS OUR OPINION that said Bonds have been duly authorized, issued and delivered in accordance with law; and that said Bonds, except as the enforceability thereof may be limited by laws relating to governmental immunity, bankruptcy, insolvency, reorganization, moratorium, liquidation and other similar laws now or hereafter enacted related to creditors' rights generally or by general principle of equity which permit the exercise of judicial discretion, constitute valid and legally binding obligations of the District, payable from ad valorem taxes without legal limit as to rate or amount to be levied and collected by the District upon taxable property within the District, which taxes the District has covenanted to levy in an amount sufficient (together with revenues and receipts from other sources which are legally available for such purposes) to pay the interest on and the principal of the Bonds. Such covenant to levy taxes is subject to the right of a city, under existing Texas law, to annex all of the territory within the District; to take over all properties and assets of the District; to assume all debts, liabilities, and obligations of the District, including the Bonds; and to abolish the District.

THE DISTRICT reserves the right to issue additional bonds which will be payable from taxes; bonds, notes, and other obligations payable from revenues; and bonds payable from contracts with other persons, including private corporations, municipalities, and political subdivisions.



IT IS FURTHER OUR OPINION that, except as discussed below, that the interest on the Bonds is excludable from the gross income of the owners thereof for federal income tax purposes under the statutes, regulations, published rulings and court decisions existing on the date of this opinion. We are further of the opinion that the Bonds are not "specified private activity bonds" and that, accordingly, interest on the Bonds will not be included as an individual alternative minimum tax preference item under section 57(a)(5) of the Internal Revenue Code of 1986 (the "Code"). In expressing the aforementioned opinions, we have relied on the Sufficiency Certificate of the District's Financial Advisor, and assume compliance by the District with certain representations and covenants, regarding the use and investment of the proceeds of the Bonds. We call your attention to the fact that if such representations are determined to be inaccurate or upon a failure by the District to comply with such covenants, interest on the Bonds may become includable in gross income retroactively to the date of issuance of the Bonds.

EXCEPT AS STATED ABOVE, we express no opinion as to any other federal, state, or local tax consequences of acquiring, carrying, owning or disposing of the Bonds, including the amount, accrual or receipt of interest on, the Bonds. In particular, but not by way of limitation, we express no opinion with respect to the federal, state or local tax consequences arising from the enactment of any pending or future legislation. Owners of the Bonds should consult their tax advisors regarding the applicability of any collateral tax consequences of owning the Bonds.

OUR OPINIONS ARE BASED on existing law, which is subject to change. Such opinions are further based on our knowledge of facts as of the date hereof. We assume no duty to update or supplement our opinions to reflect any facts or circumstances that may thereafter come to our attention or to reflect any changes in any law that may thereafter occur or become effective. Moreover, our opinions are not a guarantee of result and are not binding on the Internal Revenue Service (the "Service"); rather, such opinions represent our legal judgment based upon our review of existing law and in reliance upon the representations and covenants referenced above that we deem relevant to such opinions. The Service has an ongoing audit program to determine compliance with rules that relate to whether interest on state or local obligations is includable in gross income for federal income tax purposes. No assurance can be given whether or not the Service will commence an audit of the Bonds. If an audit is commenced, in accordance with its current published procedures the Service is likely to treat the District as the taxpayer. We observe that the District has covenanted not to take any action, or omit to take any action within its control, that if taken or omitted, respectively, may result in the treatment of interest on the Bonds as includable in gross income for federal income tax purposes.

WE EXPRESS NO OPINION as to any insurance policies issued with respect to the payments due for the principal of and interest on the Bonds, nor as to any such insurance policies issued in the future.



OUR SOLE ENGAGEMENT in connection with the issuance of the Bonds is as Bond Counsel for the District, and, in that capacity, we have been engaged by the District for the sole purpose of rendering an opinion with respect to the legality and validity of the Bonds under the Constitution and laws of the State of Texas, and with respect to the exclusion from gross income of the interest on the Bonds for federal income tax purposes, and for no other reason or purpose. The foregoing opinions represent our legal judgment based upon a review of existing legal authorities that we deem relevant to render such opinions and are not a guarantee of a result. We have not been requested to investigate or verify, and have not independently investigated or verified any records, data, or other material relating to the financial condition or capabilities of the District, or the disclosure thereof in connection with the sale of the Bonds, and have not assumed any responsibility with respect thereto. We express no opinion and make no comment with respect to the marketability of the Bonds and have relied solely on certificates executed by officials of the District as to the current outstanding indebtedness of and the assessed valuation of taxable property within the District. Our role in connection with the District's Official Statement prepared for use in connection with the sale of the Bonds has been limited as described therein.

THE FOREGOING OPINIONS represent our legal judgment based upon a review of existing legal authorities that we deem relevant to render such opinions and are not a guarantee of a result.

Respectfully,