

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 217

HARRIS COUNTY, TEXAS

ANNUAL FINANCIAL REPORT

SEPTEMBER 30, 2024

McCALL GIBSON SWEDLUND BARFOOT ELLIS PLLC
Certified Public Accountants

TABLE OF CONTENTS

	<u>PAGE</u>
INDEPENDENT AUDITOR'S REPORT	1-3
MANAGEMENT'S DISCUSSION AND ANALYSIS	4-8
BASIC FINANCIAL STATEMENTS	
STATEMENT OF NET POSITION AND GOVERNMENTAL FUNDS BALANCE SHEET	9-12
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO THE STATEMENT OF NET POSITION	13
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUND STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES	14-15
RECONCILIATION OF THE GOVERNMENTAL FUND STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES TO THE STATEMENT OF ACTIVITIES	16
NOTES TO FINANCIAL STATEMENTS	17-30
REQUIRED SUPPLEMENTARY INFORMATION	
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE- BUDGET AND ACTUAL-GENERAL FUND	32
SUPPLEMENTARY INFORMATION REQUIRED BY THE WATER DISTRICT FINANCIAL MANAGEMENT GUIDE	
NOTES REQUIRED BY THE WATER DISTRICT FINANCIAL MANAGEMENT GUIDE (Included in the notes to financial statements)	
SERVICES AND RATES	34-36
GENERAL FUND EXPENDITURES	37-38
INVESTMENTS	39
TAXES LEVIED AND RECEIVABLE	40-41
LONG-TERM DEBT SERVICE REQUIREMENTS	42
CHANGE IN LONG-TERM BOND DEBT	43-44
COMPARATIVE SCHEDULES OF REVENUES AND EXPENDITURES GENERAL FUND AND DEBT SERVICE FUND - FIVE YEARS	45-48
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS	49-50

McCall Gibson Swedlund Barfoot Ellis PLLC

Certified Public Accountants

*Chris Swedlund
Noel W. Barfoot
Joseph Ellis
Ashlee Martin*

*Mike M. McCall
(retired)
Debbie Gibson
(retired)*

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Harris County Municipal
Utility District No. 217
Harris County, Texas

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Harris County Municipal Utility District No. 217 (the "District") as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

Required Supplementary Information

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

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The supplementary information required by the Texas Commission on Environmental Quality as published in the *Water District Financial Management Guide* is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The supplementary information, excluding that portion marked "Unaudited" on which we express no opinion or provide an assurance, has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

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

January 28, 2025

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 217
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2024**

Management's discussion and analysis of Harris County Municipal Utility District No. 217's (the "District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's financial statements.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The basic financial statements include: (1) combined fund financial statements and government-wide financial statements and (2) notes to financial statements. The combined fund financial statements and government-wide financial statements combine both: (1) the Statement of Net Position and Governmental Funds Balance Sheet and (2) the Statement of Activities and Governmental Fund Statement of Revenues, Expenditures and Changes in Fund Balances. This report also includes required and other supplementary information in addition to the basic financial statements.

GOVERNMENT-WIDE FINANCIAL STATEMENTS

The District's annual report includes two financial statements combining the government-wide financial statements and the fund financial statements. The government-wide financial statements provide both long-term and short-term information about the District's overall status. Financial reporting at this level uses a perspective like that found in the private sector with its basis in full accrual accounting and elimination or reclassification of internal activities.

The Statement of Net Position includes all the District's assets, liabilities and, if applicable, deferred inflows and outflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District as a whole is improving or deteriorating. Evaluation of the overall health of the District would extend to other non-financial factors.

The Statement of the Activities reports how the District's net position changed during the current fiscal year. All current year revenues and expenses are included regardless of when cash is received or paid.

FUND FINANCIAL STATEMENTS

The combined statements also include fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District has three governmental fund types. The General Fund accounts for resources not accounted for in another fund, customer service revenues, costs and general expenditures. The Debt Service Fund accounts for ad valorem taxes and financial resources restricted, committed or assigned for servicing bond debt and the cost of assessing and collecting taxes. The Capital Projects Fund accounts for financial resources restricted, committed or assigned for acquisition or construction of facilities and related costs.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 217
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2024**

FUND FINANCIAL STATEMENTS (Continued)

Governmental funds are reported in each of the financial statements. The focus in the fund financial statements provides a distinctive view of the District's governmental funds. These statements report short-term fiscal accountability focusing on the use of spendable resources and balances of spendable resources available at the end of the year. They are useful in evaluating annual financing requirements of the District and the commitment of spendable resources for the near-term.

Since the government-wide focus includes the long-term view, comparisons between these two perspectives may provide insight into the long-term impact of short-term financing decisions. The adjustments columns, the Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position and the Reconciliation of the Governmental Fund Statement of Revenues, Expenditures and Changes in the Fund Balances to the Statement of Activities explain the differences between the two presentations and assist in understanding the differences between these two perspectives.

NOTES TO FINANCIAL STATEMENTS

The accompanying notes to financial statements provide information essential to a full understanding of the government-wide and fund financial statements.

OTHER INFORMATION

In addition to the financial statements and accompanying notes, this report also presents certain required supplementary information ("RSI") and other supplementary information. The budgetary comparison schedule is included as RSI for the General Fund.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net position may serve over time as a useful indicator of the District's financial position. In the case of the District, assets exceeded liabilities by \$7,977,494 as of September 30, 2024.

A portion of the District's net position reflects its net investment in capital assets (land, buildings, parks and equipment as well as water, wastewater and drainage facilities less any debt used to acquire those assets that is still outstanding).

The following is a comparative analysis of government-wide changes in net position:

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 217
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2024

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

	Summary of Changes in the Statement of Net Position		
	2024	2023	Change Positive (Negative)
Current and Other Assets	\$ 5,133,484	\$ 5,142,243	\$ (8,759)
Capital Assets (Net of Accumulated Depreciation)	5,608,206	5,801,123	(192,917)
Total Assets	\$ 10,741,690	\$ 10,943,366	\$ (201,676)
Long-Term Liabilities	\$ 2,375,000	\$ 2,450,000	\$ 75,000
Other Liabilities	389,196	1,032,349	643,153
Total Liabilities	\$ 2,764,196	\$ 3,482,349	\$ 718,153
Net Position:			
Net Investment in Capital Assets	\$ 4,203,411	\$ 3,620,750	\$ 582,661
Restricted	55,509	274,100	(218,591)
Unrestricted	3,718,574	3,566,167	152,407
Total Net Position	\$ 7,977,494	\$ 7,461,017	\$ 516,477

The following table provides a summary of the District's operations for the year ended September 30, 2024, and September 30, 2023.

	Summary of Changes in the Statement of Activities		
	2024	2023	Change Positive (Negative)
Revenues:			
Property Taxes	\$ 1,409,595	\$ 1,402,654	\$ 6,941
Charges for Services	1,014,130	947,808	66,322
Other Revenues	310,350	275,476	34,874
Total Revenues	\$ 2,734,075	\$ 2,625,938	\$ 108,137
Expenses for Services	2,217,598	2,061,638	(155,960)
Change in Net Position	\$ 516,477	\$ 564,300	\$ (47,823)
Net Position, Beginning of Year	7,461,017	6,896,717	564,300
Net Position, End of Year	\$ 7,977,494	\$ 7,461,017	\$ 516,477

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 217
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2024**

FINANCIAL ANALYSIS OF THE DISTRICT'S GOVERNMENTAL FUNDS

The District's combined fund balances as of September 30, 2024, were \$4,769,213, a decrease of \$12,404 from the prior year.

The General Fund fund balance increased by \$156,610, primarily due to current year property tax revenues and service revenues exceeding current year operating costs.

The Debt Service Fund fund balance decreased by \$224,592, primarily due to the structure of the District's debt service requirements.

The Capital Projects Fund fund balance increased by \$55,578, primarily due to the receipt of investment earnings during the year.

GENERAL FUND BUDGETARY HIGHLIGHTS

The Board of Directors adopted an unappropriated budget for the General Fund during the current fiscal year. During the current year, the board amended the budget to increase property taxes, water and wastewater service revenues and capital outlay. Actual revenues were \$177,754 more than budgeted revenues and actual expenditures were \$22,474 more than budgeted expenditures. See the budget to actual comparison for more information.

CAPITAL ASSETS

Capital assets as of September 30, 2024, total \$5,608,206 (net of accumulated depreciation) and include land, buildings, parks and equipment as well as the water, wastewater and drainage systems.

Capital Assets At Year-End, Net of Accumulated Depreciation			
	2024	2023	Change Positive (Negative)
Capital Assets Not Being Depreciated:			
Land and Land Improvements	\$ 410,451	\$ 410,451	\$
Construction in Progress		32,509	(32,509)
Capital Assets, Net of Accumulated Depreciation:			
Buildings and Improvements	816,636	672,415	144,221
Water System	1,476,925	1,626,254	(149,329)
Wastewater System	1,291,826	1,351,325	(59,499)
Wastewater Treatment Plant Capacity	72,564	75,524	(2,960)
Drainage System	1,178,867	1,237,966	(59,099)
Parks and Recreation	360,937	394,679	(33,742)
Total Net Capital Assets	<u>\$ 5,608,206</u>	<u>\$ 5,801,123</u>	<u>\$ (192,917)</u>

Additional information on the District's capital assets can be found in Note 6.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 217
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2024**

LONG-TERM DEBT ACTIVITY

At the end of the current fiscal year, the District had total long-term debt payable of \$2,450,000.

The changes in the debt position of the District during the fiscal year ended September 30, 2024, are summarized as follows:

Bond Debt Payable, October 1, 2023	\$ 3,170,000
Less: Bond Principal Paid	<u>720,000</u>
Bond Debt Payable, September 30, 2024	<u>\$ 2,450,000</u>

The District's Series 2020 bonds carry an underlying rating of "BBB" and carry an insured rating of "AA" by virtue of bond insurance issued by Assured Guaranty Municipal Corp.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of the District's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Harris County Municipal Utility District No. 217, c/o Mitchell, Zientek & Scruggs, LLP, 24624 Interstate 45 N., Suite 200, The Woodlands, Texas 77386.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 217
STATEMENT OF NET POSITION AND
GOVERNMENTAL FUNDS BALANCE SHEET
SEPTEMBER 30, 2024

	General Fund	Debt Service Fund
ASSETS		
Cash	\$ 40,453	\$ 42,044
Investments	3,659,064	1,788
Cash with Paying Agent		31,375
Receivables:		
Property Taxes	31,273	26,157
Penalty and Interest on Delinquent Taxes		
Service Accounts (Net of Allowance for Doubtful Accounts of \$1,000)	187,923	
Due from Other Funds	30,421	
Prepaid Costs	14,907	
Due from Other Governments	10,923	
Plant Operations	18,352	
Land		
Capital Assets (Net of Accumulated Depreciation)		
TOTAL ASSETS	<u>\$ 3,993,316</u>	<u>\$ 101,364</u>

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

Capital Projects Fund	Total	Adjustments	Statement of Net Position
\$ 935	\$ 83,432	\$	\$ 83,432
1,044,270	4,705,122		4,705,122
	31,375		31,375
	57,430		57,430
		24,020	24,020
	187,923		187,923
	30,421	(30,421)	
	14,907		14,907
	10,923		10,923
	18,352		18,352
		410,451	410,451
		5,197,755	5,197,755
<u>\$ 1,045,205</u>	<u>\$ 5,139,885</u>	<u>\$ 5,601,805</u>	<u>\$ 10,741,690</u>

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

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 217
STATEMENT OF NET POSITION AND
GOVERNMENTAL FUNDS BALANCE SHEET
SEPTEMBER 30, 2024

	General Fund	Debt Service Fund
LIABILITIES		
Accounts Payable	\$ 104,595	\$
Accrued Interest Payable		
Due to Other Governments	2,402	
Due to Other Funds		30,421
Due to Taxpayers		8,079
Security Deposits	167,745	
Long-Term Liabilities:		
Due Within One Year		
Due After One Year		
TOTAL LIABILITIES	<u>\$ 274,742</u>	<u>\$ 38,500</u>
DEFERRED INFLOWS OF RESOURCES		
Property Taxes	<u>\$ 31,273</u>	<u>\$ 26,157</u>
FUND BALANCES		
Nonspendable:		
Prepaid Costs	\$ 14,907	\$
Advance for Joint Wastewater Treatment		
Plant Operations	18,352	
Restricted for Authorized Construction		
Restricted for Debt Service		36,707
Unassigned	<u>3,654,042</u>	
TOTAL FUND BALANCES	<u>\$ 3,687,301</u>	<u>\$ 36,707</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	<u><u>\$ 3,993,316</u></u>	<u><u>\$ 101,364</u></u>
NET POSITION		
Net Investment in Capital Assets		
Restricted for Debt Service		
Unrestricted		
TOTAL NET POSITION		

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

Capital Projects Fund	Total	Adjustments	Statement of Net Position
\$	\$ 104,595	\$	\$ 104,595
		31,375	31,375
	2,402		2,402
	30,421	(30,421)	
	8,079		8,079
	167,745		167,745
		75,000	75,000
		2,375,000	2,375,000
<u>\$ - 0 -</u>	<u>\$ 313,242</u>	<u>\$ 2,450,954</u>	<u>\$ 2,764,196</u>
<u>\$ - 0 -</u>	<u>\$ 57,430</u>	<u>\$ (57,430)</u>	<u>\$ - 0 -</u>
\$	\$ 14,907	\$ (14,907)	\$
	18,352	(18,352)	
1,045,205	1,045,205	(1,045,205)	
	36,707	(36,707)	
	3,654,042	(3,654,042)	
<u>\$ 1,045,205</u>	<u>\$ 4,769,213</u>	<u>\$ (4,769,213)</u>	<u>\$ - 0 -</u>
<u>\$ 1,045,205</u>	<u>\$ 5,139,885</u>		
		\$ 4,203,411	\$ 4,203,411
		55,509	55,509
		3,718,574	3,718,574
		<u>\$ 7,977,494</u>	<u>\$ 7,977,494</u>

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

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 217
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2024

Total Fund Balances - Governmental Funds \$ 4,769,213

Amounts reported for governmental activities in the Statement of Net Position are different because:

Land, construction in progress and capital assets used in governmental activities are not current financial resources and, therefore, are not reported as assets in the governmental funds. 5,608,206

Deferred inflows of resources related to property tax revenues and penalty and interest receivable on delinquent taxes for the 2023 and prior tax levies became part of recognized revenues in the governmental activities of the District. 81,450

Certain liabilities are not due and payable in the current period and, therefore, are not reported as liabilities in the governmental funds. These liabilities at year-end consist of:

Accrued Interest Payable	\$ (31,375)	
Bonds Payable Within One Year	(75,000)	
Bonds Payable After One Year	<u>(2,375,000)</u>	<u>(2,481,375)</u>
Total Net Position - Governmental Activities		<u>\$ 7,977,494</u>

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

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 217
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUND STATEMENT OF
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED SEPTEMBER 30, 2024

	General Fund	Debt Service Fund
REVENUES		
Property Taxes	\$ 1,061,535	\$ 356,130
Water Service	278,763	
Wastewater Service	380,619	
Regional Water Authority Fees	253,075	
Penalty and Interest	50,854	22,316
Tap Connection and Inspection Fees	26,771	
Investment Revenues	199,502	9,178
Miscellaneous Revenues	38,165	7,867
TOTAL REVENUES	\$ 2,289,284	\$ 395,491
EXPENDITURES/EXPENSES		
Service Operations:		
Professional Fees	\$ 174,111	\$
Contracted Services	481,075	29,439
Purchased Water Service	249,318	
Purchased Wastewater Service	92,433	
Utilities	59,548	
Repairs and Maintenance	98,056	
Parks and Recreation	145,308	
Depreciation		
Other	424,790	16,622
Capital Outlay	183,035	
Debt Service:		
Bond Principal		720,000
Bond Interest		79,022
TOTAL EXPENDITURES/EXPENSES	\$ 1,907,674	\$ 845,083
EXCESS (DEFICIENCY) OF REVENUES OVER		
EXPENDITURES	\$ 381,610	\$ (449,592)
OTHER FINANCING SOURCES (USES)		
Transfers In (Out)	\$ (225,000)	\$ 225,000
NET CHANGE IN FUND BALANCES	\$ 156,610	\$ (224,592)
CHANGE IN NET POSITION		
FUND BALANCES/NET POSITION - OCTOBER 1, 2023	3,530,691	261,299
FUND BALANCES/NET POSITION - SEPTEMBER 30, 2024	\$ 3,687,301	\$ 36,707

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

Capital Projects Fund	Total	Adjustments	Statement of Activities
\$	\$ 1,417,665	\$ (8,070)	\$ 1,409,595
	278,763		278,763
	380,619		380,619
	253,075		253,075
	73,170	1,732	74,902
	26,771		26,771
55,638	264,318		264,318
	46,032		46,032
<u>\$ 55,638</u>	<u>\$ 2,740,413</u>	<u>\$ (6,338)</u>	<u>\$ 2,734,075</u>
\$	\$ 174,111	\$	\$ 174,111
	510,514		510,514
	249,318		249,318
	92,433		92,433
	59,548		59,548
	98,056		98,056
	145,308		145,308
		352,993	352,993
60	441,472	22,959	464,431
	183,035	(183,035)	
	720,000	(720,000)	
	79,022	(8,136)	70,886
<u>\$ 60</u>	<u>\$ 2,752,817</u>	<u>\$ (535,219)</u>	<u>\$ 2,217,598</u>
\$ 55,578	\$ (12,404)	\$ 12,404	\$ -0-
\$ -0-	\$ -0-	\$ -0-	\$ -0-
\$ 55,578	\$ (12,404)	\$ 12,404	\$
		516,477	516,477
989,627	4,781,617	2,679,400	7,461,017
<u>\$ 1,045,205</u>	<u>\$ 4,769,213</u>	<u>\$ 3,208,281</u>	<u>\$ 7,977,494</u>

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

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 217
RECONCILIATION OF THE GOVERNMENTAL FUND STATEMENT OF
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2024**

Net Change in Fund Balances - Governmental Funds \$ (12,404)

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report tax revenues when collected. However, in the government-wide financial statements, revenues are recorded in the accounting period for which the taxes are levied. (8,070)

Governmental funds report penalty and interest revenues on property taxes when collected. However, in the government-wide financial statements, revenues are recorded when the penalty and interest are assessed. 1,732

Governmental funds do not account for depreciation. However, in the government-wide financial statements, capital assets are depreciated and depreciation expense is recorded in the Statement of Activities. (352,993)

Governmental funds report capital asset costs as expenditures in the period purchased. However, in the government-wide financial statements, capital assets are increased by new purchases that meet the District's threshold for capitalization, and are owned and maintained by the District. All other capital asset purchases are expensed in the Statement of Activities. 160,076

Governmental funds report principal payments on long-term debt as expenditures. However, in the government-wide financial statements, principal payments decrease long-term liabilities and the Statement of Activities is not affected. 720,000

Governmental funds report interest payments on long-term debt as expenditures in the year paid. However, in the government-wide financial statements, interest is accrued on the debt through fiscal year-end. 8,136

Change in Net Position - Governmental Activities \$ 516,477

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

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 217
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2024

NOTE 1. CREATION OF DISTRICT

Harris County Municipal Utility District No. 217, located in Harris County, Texas (the “District”), was created by an order of the Texas Water Rights Commission, presently known as the Texas Commission on Environmental Quality (the “Commission”), effective June 24, 1981. Pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code, the District is empowered to purchase, operate and maintain all facilities, plants and improvements necessary to provide water, wastewater service, storm sewer drainage, irrigation, solid waste collection and disposal, including recycling, and to construct and maintain parks and recreational facilities for the residents of the District. The District is also empowered to contract for or employ its own peace officers with powers to make arrests and to establish, operate and maintain a fire department to perform all fire-fighting activities within the District. The Board of Directors held its first meeting on July 10, 1981, and the first bonds were sold on May 17, 1983.

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES

The accompanying financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America as promulgated by the Governmental Accounting Standards Board (“GASB”). In addition, the accounting records of the District are maintained generally in accordance with the *Water District Financial Management Guide* published by the Commission.

The District is a political subdivision of the State of Texas governed by an elected board. GASB has established the criteria for determining whether an entity is a primary government or a component unit of a primary government. The primary criteria are that it has a separately elected governing body, it is legally separate, and it is fiscally independent of other state and local governments. Under these criteria, the District is considered a primary government and is not a component unit of any other government. Additionally, no other entities meet the criteria for inclusion in the District’s financial statement as component units.

Financial Statement Presentation

These financial statements have been prepared in accordance with GASB Codification of Governmental Accounting and Financial Reporting Standards Part II, Financial Reporting (“GASB Codification”).

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 217
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2024

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial Statement Presentation (Continued)

The GASB Codification sets forth standards for external financial reporting for all state and local government entities, which include a requirement for a Statement of Net Position and a Statement of Activities. It requires the classification of net position into three components: Net Investment in Capital Assets; Restricted; and Unrestricted. These classifications are defined as follows:

- * Net Investment in Capital Assets – This component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvements of those assets.
- * Restricted Net Position – This component of net position consists of external constraints placed on the use of assets imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulation of other governments or constraints imposed by law through constitutional provisions or enabling legislation.
- * Unrestricted Net Position – This component of net position consists of assets that do not meet the definition of Restricted or Net Investment in Capital Assets.

When both restricted and unrestricted resources are available for use, generally it is the District's policy to use restricted resources first.

Government-Wide Financial Statements

The Statement of Net Position and the Statement of Activities display information about the District as a whole. The District's Statement of Net Position and Statement of Activities are combined with the governmental fund financial statements. The District is viewed as a special-purpose government and has the option of combining these financial statements.

The Statement of Net Position is reported by adjusting the governmental fund types to report on the full accrual basis, economic resource basis, which recognizes all long-term assets and receivables as well as long-term debt and obligations. Any amounts recorded due to and due from other funds are eliminated in the Statement of Net Position.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 217
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2024

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Government-Wide Financial Statements (Continued)

The Statement of Activities is reported by adjusting the governmental fund types to report only items related to current year revenues and expenditures. Items such as capital outlay are allocated over their estimated useful lives as depreciation expense. Internal activities between governmental funds, if any, are eliminated by adjustment to obtain net total revenues and expenses in the government-wide Statement of Activities.

Fund Financial Statements

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

Governmental Funds

The District has three governmental funds and considers these funds to be major funds.

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

Debt Service Fund - To account for ad valorem taxes and financial resources restricted, committed or assigned for servicing bond debt and the cost of assessing and collecting taxes.

Capital Projects Fund – To account for financial resources restricted, committed or assigned for acquisition or construction of facilities and related costs.

Basis of Accounting

The District uses the modified accrual basis of accounting for governmental fund types. The modified accrual basis of accounting recognizes revenues when both "measurable and available." Measurable means the amount can be determined. Available means collectable within the current period or soon enough thereafter to pay current liabilities. The District considers revenues reported in governmental funds to be available if they are collectable within 60 days after year-end. Also, under the modified accrual basis of accounting, expenditures are recorded when the related fund liability is incurred, except for principal and interest on long-term debt, which are recognized as expenditures when payment is due.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 217
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2024

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Basis of Accounting (Continued)

Property taxes considered available by the District and included in revenues include taxes collected during the year and taxes collected after year-end, which were considered available to defray the expenditures of the current year. Deferred inflows of resources related to property tax revenues are those taxes which the District does not reasonably expect to be collected soon enough in the subsequent period to finance current expenditures.

Amounts transferred from one fund to another fund are reported as other financing sources or uses. Loans by one fund to another fund and amounts paid by one fund for another fund are reported as interfund receivables and payables in the Governmental Funds Balance Sheet if there is intent to repay the amount and if the debtor fund has the ability to repay the advance on a timely basis. The Debt Service Fund (Tax Account) owes the General Fund \$30,421 for maintenance tax collections. The General Fund transferred \$225,000 to the Debt Service Fund for debt service obligations.

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets, are reported in the government-wide Statement of Net Position. All capital assets are valued at historical cost or estimated historical cost if actual historical cost is not available. Donated assets are valued at their fair market value on the date donated. Repairs and maintenance are recorded as an expenditure in the governmental fund incurred and as an expense in the government-wide Statement of Activities. Capital asset additions, improvements and preservation costs that extend the life of an asset are capitalized and depreciated over the estimated useful life of the asset. Engineering fees and certain other costs are capitalized as part of the asset.

Assets are capitalized, including infrastructure assets, if they have an original cost of \$5,000 or more and a useful life of at least two years. Depreciation is calculated on each class of depreciable property using no salvage value and the straight-line method of depreciation. Estimated useful lives are as follows:

	Years
Buildings	40
Water System	10-45
Wastewater System	10-45
Drainage System	10-45
All Other Equipment	3-20

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 217
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2024

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Budgeting

An annual unappropriated budget is adopted for the General Fund by the District's Board of Directors. The budget is prepared using the same method of accounting as for financial reporting. The original General Fund budget for the current year was amended. The Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund presents the original and revised budget amounts, if revised, compared to the actual amounts of revenues and expenditures for the current year.

Pensions

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

Measurement Focus

Measurement focus is a term used to describe which transactions are recognized within the various financial statements. In the government-wide Statement of Net Position and Statement of Activities, the governmental activities are presented using the economic resources measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position, financial position, and cash flows. All assets, liabilities, and deferred inflows and outflows of resources associated with the activities are reported. Fund equity is classified as net position.

Governmental fund types are accounted for on a spending or financial flow measurement focus. Accordingly, only current assets and current liabilities are included on the Governmental Funds Balance Sheet, and the reported fund balances provide an indication of available spendable or appropriable resources. Operating statements of governmental fund types report increases and decreases in available spendable resources. Fund balances in governmental funds are classified using the following hierarchy:

Nonspendable: amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact.

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.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 217
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2024

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus (Continued)

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.

Accounting Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3. LONG-TERM DEBT

General Bonds and Direct Placement Bonds

	<u>Series 2020</u>
Amount Outstanding – September 30, 2024	\$ 2,450,000
Interest Rates	2.00%-3.00%
Maturity Dates – Beginning/Ending	April 1, 2025/2048
Interest Payment Dates	October 1/April 1
Callable Dates	April 1, 2025*

* Or any date thereafter, at the option of the District, in whole or in part, callable at par plus accrued interest to the date of redemption. The Series 2020 term bonds maturing April 1, 2032, 2034, 2036, 2038, 2040, 2044, and 2048 are subject to mandatory redemption beginning April 1, 2031, 2033, 2035, 2037, 2039, 2041, and 2045.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 217
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2024

NOTE 3. LONG-TERM DEBT (Continued)

The following is a summary of transactions regarding bonds payable for the year ended September 30, 2024:

	October 1, 2023	Additions	Retirements	September 30, 2024
Bonds Payable	\$ 3,170,000	\$ -0-	\$ 720,000	\$ 2,450,000
			Amount Due Within One Year	\$ 75,000
			Amount Due After One Year	2,375,000
			Bonds Payable	\$ 2,450,000

As of September 30, 2024, the District had authorized but unissued bonds in the amount of \$3,750,000 for utility facilities, \$6,735,000 for refunding bonds and \$160,000 for parks and recreational facilities.

As of September 30, 2024, the debt service requirements on the bonds outstanding were as follows:

Fiscal Year	Principal	Interest	Total
2025	\$ 75,000	\$ 62,750	\$ 137,750
2026	75,000	61,250	136,250
2027	75,000	59,750	134,750
2028	75,000	58,250	133,250
2029	75,000	56,750	131,750
2030-2034	475,000	257,375	732,375
2035-2039	500,000	200,875	700,875
2040-2044	600,000	130,125	730,125
2045-2048	500,000	37,500	537,500
	<u>\$ 2,450,000</u>	<u>\$ 924,625</u>	<u>\$ 3,374,625</u>

The bonds are payable from the proceeds of an ad valorem tax levied upon all property subject to taxation within the District, without limitation as to rate or amount.

During the year ended September 30, 2024, the District levied an ad valorem debt service tax at the rate of \$0.20 per \$100 of assessed valuation, which resulted in a tax levy of \$352,805 on the adjusted taxable valuation of \$176,402,607 for the 2023 tax year. The bond orders require the District to levy and collect an ad valorem debt service tax sufficient to pay interest and principal on bonds when due and the cost of assessing and collecting taxes. See Note 7 for maintenance tax levies.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 217
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2024

NOTE 3. LONG-TERM DEBT (Continued)

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

NOTE 4. SIGNIFICANT BOND ORDER AND LEGAL REQUIREMENTS

- A. The bond orders state that the District is required to provide annually to the Municipal Securities Rulemaking Board through its Electronic Municipal Market Access System (“EMMA”) continuing disclosure of financial information and operating data with respect to the District of the general type included in the annual audit report and the final Official Statement for the bonds. This information must be filed within six months after the end of each fiscal year of the District.
- B. The District has covenanted that it will take all necessary steps to comply with the requirement that rebatable arbitrage earnings on the investment of the gross proceeds of the bonds, within the meaning of section 148(f) of the Internal Revenue Code, be rebated to the federal government. The minimum requirement for determination of the rebatable amount is on each 5th year anniversary of each issue.

NOTE 5. DEPOSITS AND INVESTMENTS

Deposits

Custodial credit risk is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. The District’s deposit policy for custodial credit risk requires compliance with the provisions of Texas statutes.

Texas statutes require that any cash balance in any fund shall, to the extent not insured by the Federal Deposit Insurance Corporation or its successor, be continuously secured by a valid pledge to the District of securities eligible under the laws of Texas to secure the funds of the District, having an aggregate market value, including accrued interest, at all times equal to the uninsured cash balance in the fund to which such securities are pledged. At fiscal year-end, the carrying amount of the District’s deposits was \$83,432 and the bank balance was \$229,993. The bank balance was fully covered by federal depository insurance.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 217
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2024

NOTE 5. DEPOSITS AND INVESTMENTS (Continued)

Deposits (Continued)

The carrying value of the deposits is included in the Governmental Funds Balance Sheet and the Statement of Net Position at September 30, 2024, as listed below:

	Cash
GENERAL FUND	\$ 40,453
DEBT SERVICE FUND	42,044
CAPITAL PROJECTS FUND	935
TOTAL DEPOSITS	<u>\$ 83,432</u>

Investments

Under Texas law, the District is required to invest its funds under written investment policies that primarily emphasize safety of principal and liquidity and that address investment diversification, yield, maturity, and the quality and capability of investment management, and all District funds must be invested in accordance with the following investment objectives: understanding the suitability of the investment to the District's financial requirements, first; preservation and safety of principal, second; liquidity, third; marketability of the investments if the need arises to liquidate the investment before maturity, fourth; diversification of the investment portfolio, fifth; and yield, sixth. The District's investments must be made "with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived." No person may invest District funds without express written authority from the Board of Directors.

Texas statutes include specifications for and limitations applicable to the District and its authority to purchase investments as defined in the Public Funds Investment Act. The District has adopted a written investment policy to establish the guidelines by which it may invest. This policy is reviewed annually. The District's investment policy may be more restrictive than the Public Funds Investment Act.

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

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 217

NOTES TO FINANCIAL STATEMENTS

SEPTEMBER 30, 2024

NOTE 5. DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

The District also invests in Texas Cooperative Liquid Assets Securities System Trust ("Texas CLASS"), an external public funds investment pool that is not SEC-registered. Public Trust Advisors, LLC serves as the pool's administrator and investment advisor. The pool is subject to the general supervision of the Board of Trustees and its Advisory Board. UMB Bank, N.A. serves as custodian for the pool. Investments held by Texas CLASS are priced to market on a weekly basis. The investments are considered to be Level I investments because their fair value is measured by quoted prices in active markets. The fair value of the District's position in the pool is the same as the value of the pool shares. There are no limitations or restrictions on withdrawals from Texas CLASS.

As of September 30, 2024, the District had the following investments and maturities:

Fund and Investment Type	Fair Value	Maturities in Years			
		Less Than 1	1-5	6-10	More Than 10
<u>GENERAL FUND</u>					
TexPool	\$ 3,659,064	\$ 3,659,064	\$	\$	\$
<u>DEBT SERVICE FUND</u>					
TexPool	1,788	1,788			
<u>CAPITAL PROJECTS FUND</u>					
Texas CLASS	1,044,270	1,044,270			
TOTAL INVESTMENTS	\$ 4,705,122	\$ 4,705,122	\$ - 0 -	\$ - 0 -	\$ - 0 -

Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. At September 30, 2024, the District's investments in TexPool and Texas CLASS were rated "AAAm" by Standard and Poor's.

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The District considers the investments in TexPool and Texas CLASS to have a maturity of less than one year due to the fact the share position can usually be redeemed each day at the discretion of the District, unless there has been a significant change in value.

Restrictions

All cash and investments of the Debt Service Fund are restricted for the payment of debt service and the costs of assessing and collecting taxes. All cash and investments of the Capital Projects Fund are restricted for the purchase of capital assets.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 217
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2024

NOTE 6. CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2024:

	October 1, 2023	Increases	Decreases	September 30, 2024
Capital Assets Not Being Depreciated				
Land and Land Improvements	\$ 410,451	\$	\$	\$ 410,451
Construction in Progress	<u>32,509</u>	<u>160,076</u>	<u>192,585</u>	<u></u>
Total Capital Assets Not Being Depreciated				
Depreciated	<u>\$ 442,960</u>	<u>\$ 160,076</u>	<u>\$ 192,585</u>	<u>\$ 410,451</u>
Capital Assets Subject to Depreciation				
Buildings and Improvements	\$ 1,152,957	\$ 192,585	\$	\$ 1,345,542
Water System	4,244,958			4,244,958
Wastewater System	2,496,994			2,496,994
Wastewater Treatment Plant Capacity	1,318,264			1,318,264
Drainage System	1,657,879			1,657,879
Parks and Recreation	<u>1,331,696</u>			<u>1,331,696</u>
Total Capital Assets Subject to Depreciation	<u>\$ 12,202,748</u>	<u>\$ 192,585</u>	<u>\$ - 0 -</u>	<u>\$ 12,395,333</u>
Less Accumulated Depreciation				
Buildings and Improvements	\$ 480,542	\$ 48,364	\$	\$ 528,906
Water System	2,618,704	149,329		2,768,033
Wastewater System	1,145,669	59,499		1,205,168
Wastewater Treatment Plant Capacity	1,242,740	2,960		1,245,700
Drainage System	419,913	59,099		479,012
Parks and Recreation	<u>937,017</u>	<u>33,742</u>		<u>970,759</u>
Total Accumulated Depreciation	<u>\$ 6,844,585</u>	<u>\$ 352,993</u>	<u>\$ - 0 -</u>	<u>\$ 7,197,578</u>
Total Depreciable Capital Assets, Net of Accumulated Depreciation	<u>\$ 5,358,163</u>	<u>\$ (160,408)</u>	<u>\$ - 0 -</u>	<u>\$ 5,197,755</u>
Total Capital Assets, Net of Accumulated Depreciation	<u>\$ 5,801,123</u>	<u>\$ (332)</u>	<u>\$ 192,585</u>	<u>\$ 5,608,206</u>

The District has financed drainage facilities which have been conveyed to other entities for maintenance.

NOTE 7. MAINTENANCE TAX

On August 8, 1981, the voters of the District approved the levy and collection of a maintenance tax not to exceed \$0.50 per \$100 of assessed valuation of taxable property within the District. During the year ended September 30, 2024, the District levied an ad valorem maintenance tax at the rate of \$0.50 per \$100 of assessed valuation, which resulted in a tax levy of \$882,013 on the adjusted taxable valuation of \$176,402,607 for the 2023 tax year. This maintenance tax is to be used by the General Fund to pay expenditures of operating the District's waterworks and sanitary sewer system.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 217
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2024

NOTE 7. MAINTENANCE TAX (Continued)

At an election held in the District on February 7, 2004, the voters authorized an ad valorem tax not to exceed \$0.10 per \$100 of assessed valuation for parks and recreational facilities. During the year ended September 30, 2024, the District levied an ad valorem maintenance tax at the rate of \$0.10 per \$100 of assessed valuation, which resulted in a tax levy of \$176,402 on the adjusted taxable valuation of \$176,402,607 for the 2023 tax year. This parks and recreation facilities tax is to be used by the General Fund to pay expenditures of operating the District's parks and recreation facilities.

NOTE 8. JOINT VENTURE FOR WASTE DISPOSAL

On April 15, 1981, the District's developer entered into a waste disposal contract with Harris County Municipal Utility District No. 150 ("District No. 150") which extends for a term of 40 years. The contract was assigned to the District on December 27, 1983. Under the terms of project contract, the districts share both construction and operating costs on a pro-rata basis using gallons-per-day ("gpd") of capacity acquired as the determining factor. Construction of the 1,300,000 gpd plant was completed in March 1982. A rehabilitation/plant upgrade project was completed in 2005 and increased the capacity to 1,640,000 gpd. The District's proportionate share of the 1,640,000-capacity plant is 13.71% or 224,844 gallons-per-day.

District No. 150 operates the plant and invoices the District monthly for its share of operating costs based on ownership. The District incurred operating costs of \$92,433 for the current fiscal year and maintained an operating reserve of \$18,352.

The following summary financial data on the plant is presented for the fiscal year ended April 30, 2024. Separate financial statements are not issued on the plant.

	Joint Venture
Total Assets	\$ 196,516
Total Liabilities	<u>171,516</u>
Total Fund Balance	<u>\$ 25,000</u>
Total Revenues	\$ 636,026
Total Expenditures	<u>636,026</u>
Net Change in Fund Balance	\$ -0-
Fund Balance – May 1, 2023	<u>25,000</u>
Fund Balance – April 30, 2024	<u>\$ 25,000</u>

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 217
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2024

NOTE 9. CONTRACTS WITH OTHER DISTRICTS

Harris County Municipal Utility District No. 5

On September 15, 1982, the District entered into an agreement with Harris County Municipal Utility District No. 5 (“District No. 5”) to provide both temporary and emergency water supply services. This contract was amended and restated on January 1, 2015. All necessary costs of connection were borne by the District. The supplying district may receive payment in kind or in dollars. If paid in dollars, the charge for emergency water services is the surface water rate established by the Central Harris County Regional Water Authority per 1,000 gallons of water delivered. The term of this contract is 35 years.

Harris County Municipal Utility District No. 304

On August 24, 2000, the District and Harris County Municipal Utility District No. 304 (“District No. 304”) entered into an emergency water supply contract. The interconnect facilities for District No. 304 will be constructed and paid for by District No. 304. The price to be paid for water furnished under the agreement will be the resupply of water in kind. If the water cannot be repaid in kind within two years, the water may be paid for at a rate of \$0.75 per 1,000 gallons of water used. The term of the agreement is 50 years.

NOTE 10. CENTRAL HARRIS COUNTY REGIONAL WATER AUTHORITY

On December 13, 2002, the District, Fallbrook Utility District, Harris County Municipal Utility District No. 33 (“District No. 33”), Harris County Municipal Utility District No. 150, Harris County Municipal Utility District No. 200, Harris County Municipal Utility District No. 205, Harris County Municipal Utility District No. 215, Harris County Municipal Utility District No. 304, Harris County Utility District No. 16, and Rankin Road West Municipal Utility District entered into a water consortium agreement and formed the Central Harris County Water Users Consortium (the “Consortium”). In October of 2004, the agreement was amended to include Harris County Municipal Utility District No. 399.

Effective June 17, 2005, the Central Harris County Regional Water Authority (the “Authority”) was created to assume the duties of the Consortium. The Authority was created under Article 16, Section 59 of the Texas Constitution by House Bill 3181, as passed by the Seventy-ninth Texas Legislature. The Authority encompasses essentially the same entities as the Consortium. The Consortium assigned its agreements and transferred its assets to the Authority. The purpose of the Authority is to assure that its participants comply with the Harris-Galveston Subsidence District (“HGSD”) pumpage requirements, which mandate that districts within HGSD boundaries, including the District, convert a percentage of their water use to surface water over a period of time.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 217
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2024

NOTE 10. CENTRAL HARRIS COUNTY REGIONAL WATER AUTHORITY
(Continued)

The Authority charges a fee, based on the amount of water pumped from a well, to the owner of wells located within the boundaries of the Authority, unless exempted, and also charges for surface water supplied to member districts. This fee enables the Authority to fulfill its purpose and regulatory functions and is subject to change at any time by the Authority. The current rate is \$3.51 per 1,000 gallons of water pumped from each well and \$3.85 per 1,000 gallons of surface water received. The District recorded an expenditure of \$249,318 for water received from the Authority during the current fiscal year.

NOTE 11. RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters. The District carries commercial insurance for its fidelity bonds and participates in the Texas Municipal League Intergovernmental Risk Pool (TML) to provide property, general liability, automobile liability, pollution liability, law enforcement liability, boiler and machinery, errors and omissions and workers compensation coverage. The District, along with other participating entities, contributes annual amounts determined by TML's management. As claims arise they are submitted and paid by TML. There have been no significant reductions in coverage from the prior year and settlements have not exceeded coverage in the past three years.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 217

REQUIRED SUPPLEMENTARY INFORMATION

SEPTEMBER 30, 2024

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 217
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Original Budget	Final Amended Budget	Actual	Variance Positive (Negative)
REVENUES				
Property Taxes	\$ 955,000	\$ 967,500	\$ 1,061,535	\$ 94,035
Water Service	270,000	276,250	278,763	2,513
Wastewater Service	375,000	381,250	380,619	(631)
Regional Water Authority Fees	240,000	240,000	253,075	13,075
Penalty and Interest	36,000	36,000	50,854	14,854
Tap Connection and Inspection Fees	450	450	26,771	26,321
Investment Revenues	170,080	170,080	199,502	29,422
Miscellaneous Revenues	40,000	40,000	38,165	(1,835)
TOTAL REVENUES	<u>\$ 2,086,530</u>	<u>\$ 2,111,530</u>	<u>\$ 2,289,284</u>	<u>\$ 177,754</u>
EXPENDITURES				
Services Operations:				
Professional Fees	\$ 179,500	\$ 179,500	\$ 174,111	\$ 5,389
Contracted Services	463,000	463,000	481,075	(18,075)
Purchased Water Service	240,000	240,000	249,318	(9,318)
Purchased Wastewater Service	90,000	90,000	92,433	(2,433)
Utilities	64,500	64,500	59,548	4,952
Repairs and Maintenance	215,000	215,000	98,056	116,944
Parks and Recreation	150,000	150,000	145,308	4,692
Other	298,200	298,200	424,790	(126,590)
Capital Outlay	135,000	185,000	183,035	1,965
TOTAL EXPENDITURES	<u>\$ 1,835,200</u>	<u>\$ 1,885,200</u>	<u>\$ 1,907,674</u>	<u>\$ (22,474)</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>\$ 251,330</u>	<u>\$ 226,330</u>	<u>\$ 381,610</u>	<u>\$ 155,280</u>
OTHER FINANCING SOURCES(USES)				
Transfers In (Out)	\$ (225,000)	\$ (225,000)	\$ (225,000)	\$ -0-
NET CHANGE IN FUND BALANCE	<u>\$ 26,330</u>	<u>\$ 1,330</u>	<u>\$ 156,610</u>	<u>\$ 155,280</u>
FUND BALANCE - OCTOBER 1, 2023	<u>3,530,691</u>	<u>3,530,691</u>	<u>3,530,691</u>	
FUND BALANCE - SEPTEMBER 30, 2024	<u>\$ 3,557,021</u>	<u>\$ 3,532,021</u>	<u>\$ 3,687,301</u>	<u>\$ 155,280</u>

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 217

SUPPLEMENTARY INFORMATION REQUIRED BY THE

WATER DISTRICT FINANCIAL MANAGEMENT GUIDE

SEPTEMBER 30, 2024

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 217
SERVICES AND RATES
FOR THE YEAR ENDED SEPTEMBER 30, 2024

2. RETAIL SERVICE PROVIDERS (Continued)

b. WATER AND WASTEWATER RETAIL CONNECTIONS: (Unaudited)

<u>Meter Size</u>	<u>Total Connections</u>	<u>Active Connections</u>	<u>ESFC Factor</u>	<u>Active ESFCs</u>
Unmetered			x 1.0	
≤¾"	<u>830</u>	<u>817</u>	x 1.0	<u>817</u>
1"			x 2.5	
1½"	<u>3</u>	<u>3</u>	x 5.0	<u>15</u>
2"	<u>6</u>	<u>6</u>	x 8.0	<u>48</u>
3"			x 15.0	
4"	<u>2</u>	<u>2</u>	x 25.0	<u>50</u>
6"			x 50.0	
8"	<u>2</u>	<u>2</u>	x 80.0	<u>160</u>
10"			x 115.0	
Total Water Connections	<u>843</u>	<u>830</u>		<u>1,090</u>
Total Wastewater Connections	<u>820</u>	<u>807</u>	x 1.0	<u>807</u>

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

		Water Accountability Ratio: 94.28% (Gallons billed and sold/Gallons pumped and purchased)
Gallons purchased:	62,540,000	From: Central Harris County Regional Water Authority
Gallons purchased:	660,000	From: Harris County MUD No. 304
Gallons billed to customers:	59,585,000	

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 217
SERVICES AND RATES
FOR THE YEAR ENDED SEPTEMBER 30, 2024

4. STANDBY FEES (authorized only under TWC Section 49.231):

Does the District have Debt Service standby fees? Yes ☐ No ☒

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

5. LOCATION OF DISTRICT:

Is the District located entirely within one county?

Yes ☒ No ☐

County or Counties in which District is located:

Harris County, Texas

Is the District located within a city?

Entirely ☐ Partly ☐ Not at all ☒

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

Entirely ☒ Partly ☐ Not at all ☐

ETJ's in which District is located:

City of Houston, Texas

Are Board Members appointed by an office outside the District?

Yes ☐ No ☒

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 217
GENERAL FUND EXPENDITURES
FOR THE YEAR ENDED SEPTEMBER 30, 2024

PROFESSIONAL FEES:

Auditing	\$ 18,500
Engineering	28,603
Legal	<u>127,008</u>

TOTAL PROFESSIONAL FEES	<u>\$ 174,111</u>
-------------------------	-------------------

PURCHASED SERVICES FOR RESALE:

Purchased Water Service	\$ 249,318
Purchased Wastewater Service	<u>92,433</u>

TOTAL PURCHASED SERVICES FOR RESALE	<u>\$ 341,751</u>
-------------------------------------	-------------------

CONTRACTED SERVICES:

Bookkeeping	\$ 86,551
Operations and Billing	48,000
Security	131,539
Solid Waste Disposal	<u>214,985</u>

TOTAL CONTRACTED SERVICES	<u>\$ 481,075</u>
---------------------------	-------------------

UTILITIES:

Electricity	\$ 11,288
Telephone	<u>48,260</u>

TOTAL UTILITIES	<u>\$ 59,548</u>
-----------------	------------------

REPAIRS AND MAINTENANCE	<u>\$ 98,056</u>
-------------------------	------------------

ADMINISTRATIVE EXPENDITURES:

Community Awareness	\$ 50,168
Communications and Media	39,336
Director Fees	34,100
District Building, (Including Utilities)	162,622
Insurance	27,996
Office Supplies and Postage	56,618
Payroll Taxes	2,609
Travel and Meetings	23,121
Other	<u>4,488</u>

TOTAL ADMINISTRATIVE EXPENDITURES	<u>\$ 401,058</u>
-----------------------------------	-------------------

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 217
GENERAL FUND EXPENDITURES
FOR THE YEAR ENDED SEPTEMBER 30, 2024

CAPITAL OUTLAY	\$ 183,035
PARKS AND RECREATION	\$ 145,308
OTHER EXPENDITURES:	
Chemicals	\$ 11,676
Laboratory Fees	4,340
Permit Fees	3,980
Inspection Fees	492
Commission Regulatory Assessments	3,244
TOTAL OTHER EXPENDITURES	\$ 23,732
TOTAL EXPENDITURES	\$ 1,907,674

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 217
INVESTMENTS
SEPTEMBER 30, 2024

<u>Funds</u>	<u>Identification or Certificate Number</u>	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Balance at End of Year</u>	<u>Accrued Interest Receivable at End of Year</u>
<u>GENERAL FUND</u>					
TexPool	XXXX0001	Varies	Daily	\$ 2,383,594	\$
TexPool	XXXX0005	Varies	Daily	176,819	
TexPool	XXXX0007	Varies	Daily	1,098,651	
TOTAL GENERAL FUND				<u>\$ 3,659,064</u>	<u>\$ - 0 -</u>
<u>DEBT SERVICE FUND</u>					
TexPool	XXXX0004	Varies	Daily	<u>\$ 1,788</u>	<u>\$ - 0 -</u>
<u>CAPITAL PROJECTS FUND</u>					
Texas CLASS	XXXX0001	Varies	Daily	<u>\$ 1,044,270</u>	<u>\$ - 0 -</u>
TOTAL - ALL FUNDS				<u><u>\$ 4,705,122</u></u>	<u><u>\$ - 0 -</u></u>

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 217
TAXES LEVIED AND RECEIVABLE
FOR THE YEAR ENDED SEPTEMBER 30, 2024

	<u>Maintenance Taxes</u>		<u>Park Taxes</u>		<u>Debt Service Taxes</u>	
TAXES RECEIVABLE -						
OCTOBER 1, 2023	\$ 29,929		\$ 5,547		\$ 30,024	
Adjustments to Beginning						
Balance	<u>(903)</u>	\$ 29,026	<u>(180)</u>	\$ 5,367	<u>(542)</u>	\$ 29,482
Original 2023 Tax Levy	\$ 828,235		\$ 165,647		\$ 331,294	
Adjustment to 2023 Tax Levy	<u>53,778</u>	<u>882,013</u>	<u>10,755</u>	<u>176,402</u>	<u>21,511</u>	<u>352,805</u>
TOTAL TO BE						
ACCOUNTED FOR		\$ 911,039		\$ 181,769		\$ 382,287
TAX COLLECTIONS:						
Prior Years	\$ 10,615		\$ 2,130		\$ 6,533	
Current Year	<u>873,992</u>	<u>884,607</u>	<u>174,798</u>	<u>176,928</u>	<u>349,597</u>	<u>356,130</u>
TAXES RECEIVABLE -						
SEPTEMBER 30, 2024		<u>\$ 26,432</u>		<u>\$ 4,841</u>		<u>\$ 26,157</u>
TAXES RECEIVABLE BY						
YEAR:						
2023		\$ 8,021		\$ 1,604		\$ 3,208
2022		3,931		786		2,201
2021		2,009		402		1,527
2020		765		174		869
2019		1,513		315		1,765
2018 and Prior		<u>10,193</u>		<u>1,560</u>		<u>16,587</u>
TOTAL		<u>\$ 26,432</u>		<u>\$ 4,841</u>		<u>\$ 26,157</u>

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 217
TAXES LEVIED AND RECEIVABLE
FOR THE YEAR ENDED SEPTEMBER 30, 2024

	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
PROPERTY VALUATIONS:				
Land	\$ 40,522,735	\$ 28,244,597	\$ 23,032,789	\$ 23,032,789
Improvements	186,259,531	177,103,564	142,784,431	135,284,046
Personal Property	2,839,864	3,346,579	1,954,297	2,152,844
Exemptions	<u>(53,219,523)</u>	<u>(48,858,784)</u>	<u>(29,253,960)</u>	<u>(32,807,326)</u>
TOTAL PROPERTY VALUATIONS	<u>\$ 176,402,607</u>	<u>\$ 159,835,956</u>	<u>\$ 138,517,557</u>	<u>\$ 127,662,353</u>
TAX RATES PER \$100 VALUATION:				
Debt Service	\$ 0.20	\$ 0.28	\$ 0.38	\$ 0.50
Maintenance**	0.50	0.50	0.50	0.44
Parks and Recreation**	<u>0.10</u>	<u>0.10</u>	<u>0.10</u>	<u>0.10</u>
TOTAL TAX RATES PER \$100 VALUATION	<u>\$ 0.80</u>	<u>\$ 0.88</u>	<u>\$ 0.98</u>	<u>\$ 1.04</u>
ADJUSTED TAX LEVY*	<u>\$ 1,411,220</u>	<u>\$ 1,406,556</u>	<u>\$ 1,357,472</u>	<u>\$ 1,327,688</u>
PERCENTAGE OF TAXES COLLECTED TO TAXES LEVIED	<u>99.09 %</u>	<u>99.51 %</u>	<u>99.71 %</u>	<u>99.86 %</u>

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

** Maintenance Tax – Maximum tax rate of \$0.50 per \$100 of assessed valuation approved by voters on August 8, 1981 for the waterworks and sanitary sewer system. On February 7, 2004, the voters authorized an ad valorem tax not to exceed \$0.10 per \$100 of assessed valuation for parks and recreational facilities.

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 217
LONG-TERM DEBT SERVICE REQUIREMENTS
SEPTEMBER 30, 2024

S E R I E S - 2 0 2 0			
Due During Fiscal Years Ending September 30	Principal Due April 1	Interest Due October 1/ April 1	Total
2025	\$ 75,000	\$ 62,750	\$ 137,750
2026	75,000	61,250	136,250
2027	75,000	59,750	134,750
2028	75,000	58,250	133,250
2029	75,000	56,750	131,750
2030	75,000	55,250	130,250
2031	100,000	53,750	153,750
2032	100,000	51,625	151,625
2033	100,000	49,500	149,500
2034	100,000	47,250	147,250
2035	100,000	45,000	145,000
2036	100,000	42,625	142,625
2037	100,000	40,250	140,250
2038	100,000	37,750	137,750
2039	100,000	35,250	135,250
2040	100,000	32,625	132,625
2041	125,000	30,000	155,000
2042	125,000	26,250	151,250
2043	125,000	22,500	147,500
2044	125,000	18,750	143,750
2045	125,000	15,000	140,000
2046	125,000	11,250	136,250
2047	125,000	7,500	132,500
2048	125,000	3,750	128,750
	<u>\$ 2,450,000</u>	<u>\$ 924,625</u>	<u>\$ 3,374,625</u>

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 217
CHANGE IN LONG-TERM BOND DEBT
FOR THE YEAR ENDED SEPTEMBER 30, 2024

Description	Original Bonds Issued	Bonds Outstanding October 1, 2023
Harris County Municipal Utility District No. 217 Unlimited Tax Refunding Bonds - Series 2014	\$ 2,180,000	\$ 720,000
Harris County Municipal Utility District No. 217 Unlimited Tax and Revenue Bonds - Series 2020	<u>2,450,000</u>	<u>2,450,000</u>
TOTAL	<u><u>\$ 4,630,000</u></u>	<u><u>\$ 3,170,000</u></u>

Bond Authority:	New Issue Bonds	Refunding Bonds	Parks and Recreation Bonds
Amount Authorized by Voters	\$ 16,665,000	\$ 10,000,000	\$ 1,070,000
Amount Issued	<u>12,915,000</u>	<u>3,265,000</u>	<u>910,000</u>
Remaining to be Issued	<u><u>\$ 3,750,000</u></u>	<u><u>\$ 6,735,000</u></u>	<u><u>\$ 160,000</u></u>

Debt Service Fund cash, investments and cash with paying agent balances as of
September 30, 2024: \$ 75,207

Average annual debt service payment (principal and interest) for remaining term
of all debt: \$ 140,609

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

* Included in amount authorized by voters for tax bonds.

See accompanying independent auditor's report.

Current Year Transactions				
Bonds Sold	Retirements		Bonds Outstanding September 30, 2024	Paying Agent
	Principal	Interest		
\$	\$ 720,000	\$ 16,272	\$ - 0 -	The Independent Bankers Bank Irving, TX
		62,750	2,450,000	The Bank of New York Mellon Trust Company, N.A. Dallas, TX
<u>\$ - 0 -</u>	<u>\$ 720,000</u>	<u>\$ 79,022</u>	<u>\$ 2,450,000</u>	

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 217
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES
GENERAL FUND - FIVE YEARS

	Amounts		
	2024	2023	2022
REVENUES			
Property Taxes	\$ 1,061,535	\$ 949,182	\$ 826,215
Water Service	278,763	275,757	278,575
Wastewater Service	380,619	376,930	387,686
Regional Water Authority Fees	253,075	238,966	226,441
Penalty and Interest	50,854	38,542	39,270
Tap Connection and Inspection Fees	26,771	420	385
Investment Revenues	199,502	169,900	26,917
Miscellaneous Revenues	38,165	41,169	35,292
TOTAL REVENUES	\$ 2,289,284	\$ 2,090,866	\$ 1,820,781
EXPENDITURES			
Professional Fees	\$ 174,111	\$ 161,186	\$ 149,335
Contracted Services	481,075	437,410	336,422
Purchased Water Service	249,318	238,677	224,504
Purchased Wastewater Service	92,433	84,865	75,834
Utilities	59,548	50,258	37,498
Repairs and Maintenance	98,056	101,308	151,208
Parks and Recreation	145,308	114,203	113,515
Other	424,790	413,105	355,085
Capital Outlay	183,035	321,775	219,298
TOTAL EXPENDITURES	\$ 1,907,674	\$ 1,922,787	\$ 1,662,699
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	\$ 381,610	\$ 168,079	\$ 158,082
OTHER FINANCING SOURCES (USES)			
Transfers In(Out)	\$ (225,000)	\$ (380,000)	\$ (140,000)
NET CHANGE IN FUND BALANCE	\$ 156,610	\$ (211,921)	\$ 18,082
BEGINNING FUND BALANCE	3,530,691	3,742,612	3,724,530
ENDING FUND BALANCE	\$ 3,687,301	\$ 3,530,691	\$ 3,742,612

See accompanying independent auditor's report.

		Percentage of Total Revenues				
2021	2020	2024	2023	2022	2021	2020
\$ 691,787	\$ 661,605	46.3 %	45.5 %	45.4 %	42.3 %	38.9 %
266,076	309,585	12.2	13.2	15.3	16.2	18.2
406,150	414,424	16.6	18.0	21.3	24.8	24.3
242,547	252,873	11.1	11.4	12.4	14.8	14.8
16,524	13,952	2.2	1.8	2.2	1.0	0.8
420	420	1.2				
3,457	32,432	8.7	8.1	1.5	0.2	1.9
10,688	18,983	1.7	2.0	1.9	0.7	1.1
<u>\$ 1,637,649</u>	<u>\$ 1,704,274</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>
\$ 150,821	\$ 136,674	7.6 %	7.7 %	8.2 %	9.2 %	8.0 %
316,201	319,524	21.0	20.9	18.5	19.3	18.7
225,606	245,954	10.9	11.4	12.3	13.8	14.4
78,188	87,947	4.0	4.1	4.2	4.8	5.2
23,556	18,617	2.6	2.4	2.1	1.4	1.1
145,946	129,766	4.3	4.8	8.3	8.9	7.6
105,618	124,109	6.3	5.5	6.2	6.4	7.3
375,623	285,057	18.6	19.8	19.5	22.9	16.7
15,691	605,498	8.0	15.4	12.0	1.0	35.5
<u>\$ 1,437,250</u>	<u>\$ 1,953,146</u>	<u>83.3 %</u>	<u>92.0 %</u>	<u>91.3 %</u>	<u>87.7 %</u>	<u>114.5 %</u>
\$ 200,399	\$ (248,872)	16.7 %	8.0 %	8.7 %	12.3 %	(14.5) %
\$ - 0 -	\$ 11,000					
\$ 200,399	\$ (237,872)					
<u>3,524,131</u>	<u>3,762,003</u>					
<u>\$ 3,724,530</u>	<u>\$ 3,524,131</u>					

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 217
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES
DEBT SERVICE FUND - FIVE YEARS

	Amounts		
	2024	2023	2022
REVENUES			
Property Taxes	\$ 356,130	\$ 444,888	\$ 524,679
Penalty and Interest	22,316	13,510	13,292
Investment Revenues	9,178	12,705	778
Miscellaneous Revenues	7,867	5,379	1,067
TOTAL REVENUES	<u>\$ 395,491</u>	<u>\$ 476,482</u>	<u>\$ 539,816</u>
EXPENDITURES			
Tax Collection Expenditures	\$ 45,236	\$ 36,997	\$ 29,851
Debt Service Principal	720,000	640,000	625,000
Debt Service Interest and Fees	79,847	94,586	109,061
TOTAL EXPENDITURES	<u>\$ 845,083</u>	<u>\$ 771,583</u>	<u>\$ 763,912</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>\$ (449,592)</u>	<u>\$ (295,101)</u>	<u>\$ (224,096)</u>
OTHER FINANCING SOURCES (USES)			
Proceeds from the Sale of Bonds	\$	\$	\$
Transfers Out	225,000	380,000	140,000
TOTAL OTHER FINANCING SOURCES (USES)	<u>\$ 225,000</u>	<u>\$ 380,000</u>	<u>\$ 140,000</u>
NET CHANGE IN FUND BALANCE	\$ (224,592)	\$ 84,899	\$ (84,096)
BEGINNING FUND BALANCE	261,299	176,400	260,496
ENDING FUND BALANCE	<u>\$ 36,707</u>	<u>\$ 261,299</u>	<u>\$ 176,400</u>
TOTAL ACTIVE RETAIL WATER CONNECTIONS	<u>830</u>	<u>836</u>	<u>832</u>
TOTAL ACTIVE RETAIL WASTEWATER CONNECTIONS	<u>807</u>	<u>837</u>	<u>814</u>

See accompanying independent auditor's report.

		Percentage of Total Revenues				
2021	2020	2024	2023	2022	2021	2020
\$ 640,987	\$ 639,107	90.1 %	93.4 %	97.2 %	97.1 %	96.7 %
19,038	17,032	5.6	2.8	2.5	2.9	2.6
202	4,482	2.3	2.7	0.1		0.7
		2.0	1.1	0.2		
\$ 660,227	\$ 660,621	100.0 %	100.0 %	100.0 %	100.0 %	100.0 %
\$ 34,549	\$ 35,539	11.4 %	7.8 %	5.5 %	5.2 %	5.4 %
615,000	595,000	182.1	134.3	115.8	93.1	90.1
115,802	73,537	20.2	19.9	20.2	17.5	11.1
\$ 765,351	\$ 704,076	213.7 %	162.0 %	141.5 %	115.8 %	106.6 %
\$ (105,124)	\$ (43,455)	(113.7) %	(62.0) %	(41.5) %	(15.8) %	(6.6) %
\$	\$ 62,750					
\$ - 0 -	\$ 62,750					
\$ (105,124)	\$ 19,295					
365,620	346,325					
\$ 260,496	\$ 365,620					
834	840					
815	822					

See accompanying independent auditor's report.

District Mailing Address - Harris County Municipal Utility District No. 217
c/o Mitchell, Zientek & Scruggs, LLP
24624 Interstate 45 N., Suite 200
The Woodlands, TX 77386

Board Members	Term of Office (Elected or Appointed)	Fees of Office for the year ended September 30, 2024	Expense Reimbursements for the year ended September 30, 2024	Title
Cordelia Brown	05/21 05/25 (Elected)	\$ 7,200	\$ 1,194	President
Debra Johnson	05/21 05/25 (Elected)	\$ 7,125	\$ 1,442	Vice President
Marian Henderson	05/23 05/27 (Elected)	\$ 7,175	\$ 351	Secretary
Sonnier Washington	05/23 05/27 (Elected)	\$ 5,400	\$ -0-	Assistant Secretary
Jerry L. Ewing	05/21 05/23 (Elected)	\$ 7,200	\$ 328	Director

Submission date of most recent District Registration Form: June 21, 2023.

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 217
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS
SEPTEMBER 30, 2024

Consultants:	Date Hired	Fees for the year ended September 30, 2024	Title
Mitchell, Zientek & Scruggs, LLP	08/17/20	\$ 127,008	General Counsel
McCall Gibson Swedlund Barfoot Ellis PLLC	8/31/99	\$ 18,500	Auditor
Municipal Accounts & Consulting LP	10/23/18	\$ 90,190	Bookkeeper
Perdue, Brandon, Fielder, Collins & Mott, L.L.P.	01/24/97	\$ 5,982	Delinquent Tax Attorney
Langford Engineering, Inc.	07/03	\$ 30,515	Engineer
The GMS Group, L.L.C.	02/18/17	\$ -0-	Financial Advisor
WWWMS, Inc.	11/01/03	\$ 165,931	Operator
Bob Leared Interest	12/20/18	\$ 17,820	Tax Assessor/ Collector
TXMGMT, LLC	08/29/16	\$ 115,781	Administrative Building Manager
Triton Consulting Group LLC	02/01/18	\$ 39,336	Communications Consultant

See accompanying independent auditor's report.