HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 480 RECONCILIATION OF THE GOVERNMENTAL FUND BALANCE SHEET TO THE STATEMENT OF NET POSITION NOVEMBER 30, 2014

Total Fund Balance - Governmental Fund	\$ 114,047
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets used in governmental activities are not current financial resources and, therefore, are not reported as assets in the governmental funds.	4,461,246
Deferred tax revenues and deferred penalty and interest revenues on delinquent taxes for the 2013 and prior tax levies became part of recognized revenue in the governmental activities of the District.	12,258
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:	
Due to Developer	 (5,224,515)
Total Net Position - Governmental Activities	\$ (636,964)

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 480 STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES FOR THE YEAR ENDED NOVEMBER 30, 2014

	Geı	neral Fund	A	ljustments		tement of Activities
REVENUES					_	
Property Taxes	\$	331,055	\$	(1,624)	\$	329,431
Water Service		71,928				71,928
Wastewater Service		56,930				56,930
Regional Water Authority Fees		35,333		(222)		35,333
Penalty and Interest		13,019		(338)		12,681
Tap Connection and Inspection Fees		50,480				50,480
Miscellaneous Revenues		4,210				4,210
TOTAL REVENUES	\$	562,955	<u>\$</u>	(1,962)	\$	560,993
EXPENDITURES/EXPENSES						
Service Operations:						
Professional Fees	\$	120,340	\$		\$	120,340
Contracted Services		58,902				58,902
Utilities		18,301				18,301
Regional Water Authority Assessment, Note 11		36,522				36,522
Repairs and Maintenance		95,089				95,089
Operating Leases, Note 10		57,600				57,600
Depreciation, Note 4				78,370		78,370
Other		74,325				74,325
TOTAL EXPENDITURES/EXPENSES	\$	461,079	\$	78,370	<u>\$</u>	539,449
NET CHANGE IN FUND BALANCE	\$	101,876	\$	(101,876)	\$	
CHANGE IN NET POSITION				21,544		21,544
FUND BALANCE/NET POSITION -						
DECEMBER 1, 2013		12,171		(670,679)		(658,508)
FUND BALANCE/NET POSITION -						
NOVEMBER 30, 2014	\$	114,047	\$	(751,011)	\$	(636,964)

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

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 480 RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES TO THE STATEMENT OF ACTIVITIES FOR THE YEAR ENDED NOVEMBER 30, 2014

Net Change in Fund Balance - Governmental Fund	\$ 101,876
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report tax revenues when collected. However, in the Statement of Activities, revenue is recorded in the accounting period for which the taxes are levied.	(1,624)
Governmental funds report penalty and interest revenue on property taxes when collected. However, in the Statement of Activities, revenue is recorded when penalties and interest are assessed.	(338)
Governmental funds do not account for depreciation. However, in the Statement of Net Position, capital assets are depreciated and depreciation expense is recorded in the Statement of Activities.	(78,370)
Change in Net Position - Governmental Activities	\$ 21,544

NOTES TO THE FINANCIAL STATEMENTS NOVEMBER 30, 2014

NOTE 1. CREATION OF DISTRICT

Harris County Municipal Utility District No. 480 (the "District") was created effective January 30, 2007, by an Order of the Texas Commission on Environmental Quality, (the "Commission"). Pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code, the District is empowered to purchase, operate and maintain all facilities, plants and improvements necessary to provide water, sanitary sewer service, storm sewer drainage, irrigation, solid waste collection and disposal, including recycling, and to construct parks and recreational facilities for the residents of the District. The Board of Directors held its first meeting on February 28, 2007.

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 or not 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 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:

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 480 NOTES TO THE FINANCIAL STATEMENTS NOVEMBER 30, 2014

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial Statement Presentation (Continued)

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

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

Government-Wide Financial Statements

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

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

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

NOTES TO THE FINANCIAL STATEMENTS NOVEMBER 30, 2014

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Fund Financial Statements

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

Governmental Fund

The District has one governmental fund and considers it to be a major fund.

<u>General Fund</u> - To account for property tax revenues, customer service revenues, costs and general expenditures.

Basis of Accounting

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

Property taxes considered available by the District and included in revenue include the 2013 tax levy collections during the period October 1, 2013, to November 30, 2014, and taxes collected from December 1, 2013, to November 30, 2014, for the 2012 and prior tax levies. The 2014 tax levy has been fully deferred.

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.

NOTES TO THE FINANCIAL STATEMENTS NOVEMBER 30, 2014

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

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 expenditures in the governmental fund incurred and as an expense in the government-wide Statement of Activities. Capital asset additions, improvements and preservation costs that extend the life of an asset are capitalized and depreciated over the estimated useful life of the asset. Interest costs, including developer interest, engineering fees and certain other costs are capitalized as part of the asset.

Assets are capitalized, including infrastructure assets, if they have an original cost greater than \$5,000 and a useful life over two years. Depreciation is calculated on each class of depreciable property using the straight-line method of depreciation. 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	

Budgeting

In compliance with governmental accounting principles, the Board of Directors annually adopts an unappropriated budget for the General Fund. The budget was 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.

NOTES TO THE FINANCIAL STATEMENTS NOVEMBER 30, 2014

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus

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

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

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

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. The District does not have any restricted fund balances.

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 has not adopted a formal policy regarding the assignment of fund balances and does not have any assigned Fund Balances.

Unassigned: all other spendable amounts in the General Fund.

When expenditures are incurred for which restricted, committed, assigned or unassigned fund balances are available, the District considers amounts to have been spent first out of restricted funds, then committed funds, then assigned funds, and finally unassigned funds.

NOTES TO THE FINANCIAL STATEMENTS NOVEMBER 30, 2014

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Accounting Estimates

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

NOTE 3. 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 \$160,541 and the bank balance was \$167,403. The bank balance was fully covered by federal depository insurance. The carrying values of the deposits are included in the Governmental Fund Balance Sheet and the Statement of Net Position at November 30, 2014, as listed below:

GENERAL FUND

\$ 160,541

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

NOTES TO THE FINANCIAL STATEMENTS NOVEMBER 30, 2014

NOTE 3. DEPOSITS AND INVESTMENTS (Continued)

<u>Investments</u> (Continued)

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. Authorized investments are summarized as follows: (1) obligations of the United States or its agencies and instrumentalities, (2) direct obligations of the State of Texas or its agencies and instrumentalities, (3) certain collateralized mortgage obligations, (4) other obligations, the principal of and interest on which are unconditionally guaranteed or insured by the State of Texas or the United States or its agencies and instrumentalities, including obligation that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States, (5) certain A rated or higher obligations of states, agencies, counties, cities, and other political subdivisions of any state, (6) bonds issued, assumed or guaranteed by the State of Israel, (7) insured or collateralized certificates of deposit, (8) certain fully collateralized repurchase agreements secured by delivery, (9) certain bankers' acceptances with limitations, (10) commercial paper rated A-1 or P-1 or higher and a maturity of 270 days or less, (11) no-load money market mutual funds and no-load mutual funds with limitations, (12) certain guaranteed investment contracts, (13) certain qualified governmental investment pools and (14) a qualified securities lending program. As of November 30, 2014, the District had no investments.

NOTE 4. CAPITAL ASSETS

Capital asset activity for the year ended November 30, 2014:

	December 1,			November 30,
	2013	Increases	Decreases	2014
Capital Assets Not Being Depreciated				
Land and Land Improvements	\$ 1,145,908	<u>\$ -0-</u>	<u>\$ -0-</u>	\$ 1,145,908
Capital Assets Subject				
to Depreciation				
Water System	\$ 211,706	\$ 83,861	\$	\$ 295,567
Wastewater System	927,274	218,839		1,146,113
Drainage System	1,830,504	575,170		2,405,674
Total Capital Assets				
Subject to Depreciation	\$ 2,969,484	\$ 877,870	\$ -0-	\$ 3,847,354

NOTES TO THE FINANCIAL STATEMENTS NOVEMBER 30, 2014

NOTE 4. CAPITAL ASSETS (Continued)

	D	ecember 1,					No	vember 30,
		2013	I	ncreases	1	Decreases		2014
Less Accumulated Depreciation								٠,
Water System	\$	31,077	\$	5,322	\$		\$	36,399
Wastewater System		145,120		24,606				169,726
Drainage System		277,449		48,442				325,891
Total Accumulated Depreciation	\$	453,646	\$	78,370	\$	- 0 -	\$	532,016
Total Depreciable Capital Assets, Net of								
Accumulated Depreciation	<u>\$</u>	2,515,838	\$	799,500	<u>\$</u>	- 0 -	\$	3,315,338
Total Capital Assets, Net of Accumulated								
Depreciation	\$	3,661,746	\$	799,500	\$	- 0 -	\$	4,461,246

NOTE 5. MAINTENANCE TAX

On May 12, 2007, the voters of the District approved the levy and collection of a maintenance tax in an amount not to exceed \$1.50 per \$100 of assessed valuation of taxable property within the District. The maintenance tax is to be used by the General Fund to pay expenditures of operating the District's water and wastewater system. During the year ended November 30, 2014, the District levied an ad valorem maintenance tax of \$1.48 per \$100 of assessed valuation, which resulted in a tax levy of \$491,298 on the adjusted taxable valuation of \$33,195,742 for the 2014 tax year.

Levy Date

- October 1, or as soon thereafter as practicable.

Lien Date

- January 1.

Due Date

- Not later than January 31.

Delinquent Date

- February 1, at which time the taxpayer is liable for penalty and interest.

NOTE 6. DEVELOPER ADVANCES

The District has entered into agreements with Developers to advance funds to the District sufficient to pay for creation and organizational costs as well as operating expenses until other sufficient revenues become available to the District. The District intends to reimburse the Developers for such advances from a future bond issue. Since inception, the Developers have made operating advances totaling \$231,253 to the District which have been recorded as liabilities in the Statement of Net Position.

NOTES TO THE FINANCIAL STATEMENTS NOVEMBER 30, 2014

NOTE 7. UNREIMBURSED COSTS

The District has entered into certain financing and reimbursement agreements with Developers within the District which provide for the Developers to make payments on behalf of the District for various projects. The District has an obligation to reimburse the Developers for these costs from future bond issues to the extent approved by the Commission. The District has recorded a liability to the Developers of \$4,993,262 for completed projects as of November 30, 2014.

NOTE 8. 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 general liability, automobile, and errors and omissions 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.

NOTE 9. BONDS VOTED

At an election held within the District on May 12, 2007, voters approved for the District to issue water, sewer and drainage bonds up to a maximum amount of \$41,100,000 and park bonds up to a maximum amount of \$5,000,000.

NOTE 10. OPERATING LEASES

Interim Wastewater Treatment Plant

On June 26, 2006, a developer for the District entered into a 36-month lease agreement with AUC Group, L.P. to lease an 80,000 gallons-per-day (gpd) prepackaged wastewater treatment plant with an oversized clarifier for future expansion to 300,000 gpd commencing on the first day of the month following substantial completion of the installation and start-up of the leased equipment. Lease payments began in May, 2007 at a rate of \$7,300 per month. After the conclusion of the initial 36-month lease, the District extended the lease on a month-to-month basis at \$4,800 per month. The District made lease payments of \$57,600 during the current fiscal year.

Water Well and Water Treatment Plant

On June 1, 2006, a developer for the District entered into an Equipment Lease and Purchase Option Agreement with Bussell & Sons, LLC (Lessor) for the lease of a potable water well and water treatment plant. The Developer purchased the facilities in the current fiscal year

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 480 NOTES TO THE FINANCIAL STATEMENTS NOVEMBER 30, 2014

NOTE 11. NORTH HARRIS COUNTY REGIONAL WATER AUTHORITY

The District is located within the boundaries of the North Harris County Regional Water Authority (the "Authority"). The Authority was created under Article 16, Section 59 of the Texas Constitution by House Bill 2965 (the "Act"), as passed by the 75th Texas Legislature, in 1999. The Act empowers the Authority to provide for the conservation, preservation, protection, recharge and prevention of waste of groundwater, and for the reduction of groundwater withdrawals. The Authority currently charges a fee of \$2.00 per 1,000 gallons of water pumped from each well. The District made payments of \$36,522 to the Authority during the current fiscal year.

NOTE 12. EMERGENCY WATER SUPPLY AGREEMENT

On April 1, 2014, the District entered into an Emergency Water Supply Agreement (Agreement) with Dowdell Public Utility District (Dowdell). Each party will fund one-half of the design and construction of the interconnect facilities with Dowdell's share not to exceed \$25,000. Costs to maintain the point of connection facilities will be borne equally by both districts, with the costs to be billed by the District to Dowdell. The cost of water will be equal to the base rate per 1,000 gallons charged by the supplying district for single family residential users within its district at 5,000 gallons usage during a month, plus any pumpage fee, unless the fee is already included in the rate. The term of the agreement is 20 years, with automatic successive five-year renewals.

NOTE 13. AGREEMENTS FOR WATER AND WASTEWATER SERVICE

On September 24, 2014, the District entered into an agreement with Aqua Texas, Inc. (Aqua) for the provision of water services. Water supplied will be billed to the District at the volumetric rate established for wholesale water users as provided in the applicable tariff approved by the State agency with jurisdiction, currently \$5.01 per 1,000 gallons of water. The agreement expires May 1, 2054.

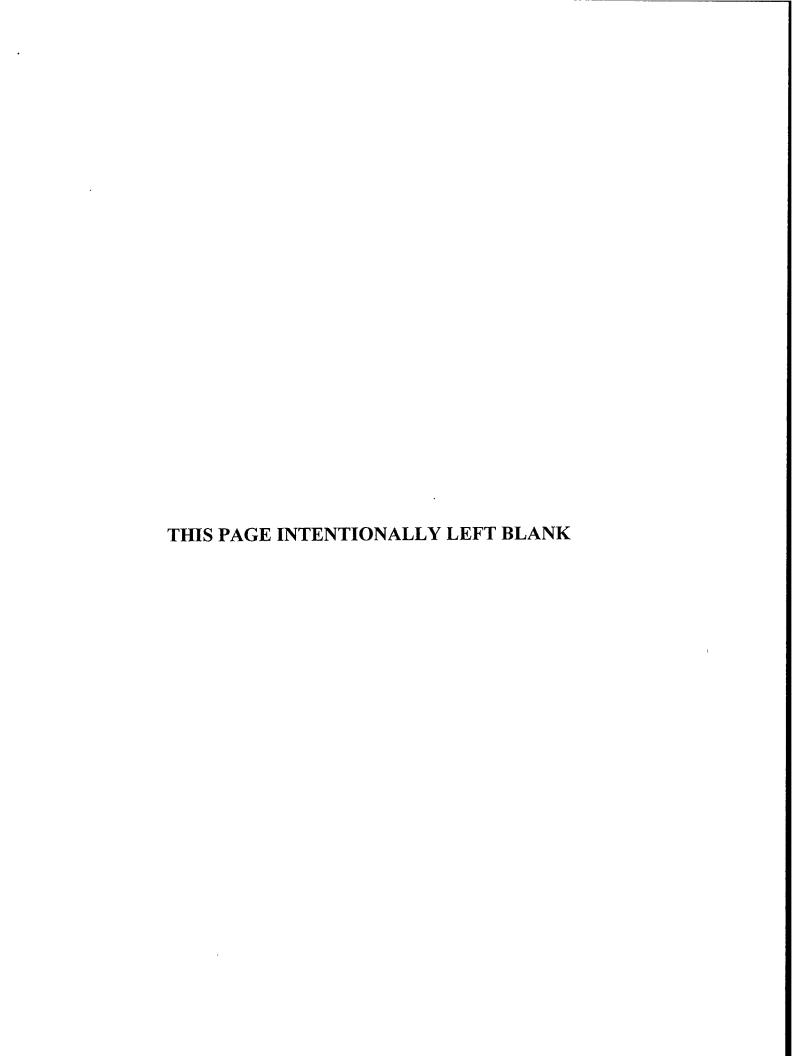
On September 24, 2014, the District entered into an agreement with Aqua Texas, Inc. (Aqua) for the provision of wastewater services. Wastewater treatment will be billed to the District based on the number of active single family connections for the preceding month at the rate established for retail residential wastewater users as provided in the applicable tariff approved by the State agency with jurisdiction, currently \$63.80 per single family equivalent connection. The agreement expires May 1, 2054.

REQUIRED SUPPLEMENTARY INFORMATION

NOVEMBER 30, 2014

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 480 SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND FOR THE YEAR ENDED NOVEMBER 30, 2014

	Original Budget		Final Amended Budget		Actual]	Variance Positive Vegative)
REVENUES							
Property Taxes	\$ 187,711	\$	264,150	\$	331,055	\$	66,905
Water Service	55,000		57,000		71,928		14,928
Wastewater Service	35,000		35,000		56,930		21,930
Regional Water Authority Fee	18,000		21,000		35,333		14,333
Penalty and Interest	1,700		1,700		13,019		11,319
Tap Connection and Inspection Fees	90,000		90,000		50,480		(39,520)
Miscellaneous Revenues	 100		100		4,210		4,110
TOTAL REVENUES	\$ 387,511	\$	468,950	<u>\$</u>	562,955	\$	94,005
EXPENDITURES							
Services Operations:							
Professional Fees	\$ 87,500	\$	87,500	\$	120,340	\$	(32.840)
Contracted Services	31,000		31,000		58,902		(27,902)
Utilities	18,000		18,000		18,301		(301)
Regional Water Authority Assessment	24,000		24,000		36,522		(12,522)
Repairs and Maintenance	78,000		104,000		95,089		8,911
Operating Leases	118,000		118,000		57,600		60,400
Other	 50,840		50,840		74,325		(23,485)
TOTAL EXPENDITURES	\$ 407,340	<u>\$</u>	433,340	\$	461,079	\$	(27,739)
NET CHANGE IN FUND BALANCE	\$ (19,829)	\$	35,610	\$	101,876	\$	66,266
FUND BALANCE - DECEMBER 1, 2013	 12,171		12,171		12,171		
FUND BALANCE - NOVEMBER 30, 2014	\$ (7,658)	\$	47,781	\$	114,047	\$	66,266



HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 480 SUPPLEMENTARY INFORMATION – REQUIRED BY THE WATER DISTRICT FINANCIAL MANAGEMENT GUIDE NOVEMBER 30, 2014

SERVICES AND RATES FOR THE YEAR ENDED NOVEMBER 30, 2014

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

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

2. RETAIL SERVICE PROVIDERS

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

Based on the rate order effective June 25, 2014.

	Minimum Charge	Minimum Usage	Flat Rate Y/N	Rate per 1,000 Gallons over Minimum Use	Usage Leve	els
WATER:	\$ 23.85	8,000	Ν	\$ 1.50 \$ 2.00 \$ 2.50 \$ 3.50	8,001 to 15,0 15,001 to 20,0 20,001 to 30,0 30,001 and to	000 000
WASTEWATER:	\$ 24.00		Y			
SURCHARGE: Commission Regulatory Assessments Regional Water Authority Fee	0.5% of actual water and sewer bill \$2.20 per 1,000 gallons					
District employs wint	er averaging for wa	astewater usage?				х
					Yes	No

Total monthly charges per 10,000 gallons usage: Water: \$26.85 Wastewater: \$24.00 Surcharge: \$22.25

SERVICES AND RATES FOR THE YEAR ENDED NOVEMBER 30, 2014

2. RETAIL SERVICE PROVIDERS (Continued)

b. WATER AND WASTEWATER RETAIL CONNECTIONS: (Unaudited)

Meter Size	Total Connections	Active Connections	ESFC Factor	Active ESFCs
Unmetered			x 1.0	
≤ ³ ⁄₄"	227	222	x 1.0	222
1"	2	2	x 2.5	5
1½"			x 5.0	***
2"	1	1	x 8.0	8
3"		*****	x 15.0	·····
4"			x 25.0	
6"			x 50.0	
8"			x 80.0	
10"			x 115.0	
Total Water Connections	230	225		235
Total Wastewater Connections	224	224	x 1.0	224

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

Gallons pumped into the system:

17,778,000

Water Accountability Ratio: 93.8%

(Gallons billed/Gallons pumped)

Gallons billed to customers:

16,674,000

SERVICES AND RATES FOR THE YEAR ENDED NOVEMBER 30, 2014

4.	STANDBY FEES (authorize	d only und	er TWC Section	1 49.231):		
	Does the District have Debt S	Service stan	dby fees?		Yes	No X
	Does the District have Operate	tion and Ma	intenance stand	lby fees?	Yes	No X
5.	LOCATION OF DISTRIC	Γ:				
	Is the District located entirely	within one	county?			
	Yes X	No				
	County in which District is lo	cated:				N.
	Harris County, Texas					
	Is the District located within a	a city?				
	Entirely	Partly		Not at all	<u>X</u>	
	Is the District located within a	a city's extr	a territorial juri	sdiction (ETJ)?		
	Entirely X	Partly		Not at all		
	ETJ in which the District is lo	cated:				
	City of Houston, Texa	as				
	Are Board Members appointe	d by an offi	ce outside the I	District?		
	Yes	No	X			

GENERAL FUND EXPENDITURES FOR THE YEAR ENDED NOVEMBER 30, 2014

PROFESSIONAL FEES:		
Auditing	\$	8,000
Engineering		18,058
Legal		94,282
TOTAL PROFESSIONAL FEES	<u>\$</u>	120,340
CONTRACTED SERVICES:		
Appraisal District	\$	2,412
Bookkeeping		5,663
Operations and Billing		14,485
Tax Collector		3,743
TOTAL CONTRACTED SERVICES	\$	26,303
UTILITIES:		
Electricity	\$	18,301
REPAIRS AND MAINTENANCE	\$	95,089
ADMINISTRATIVE EXPENDITURES:		
Director Fees	\$	5,700
Dues		565
Insurance		4,507
Legal Notices		846
Office Supplies and Postage Payroll Taxes and Administration		10,085 367
Travel and Meetings		788
Other		622
TOTAL ADMINISTRATIVE EXPENDITURES	\$	23,480
	Ψ	23,400
TAP CONNECTIONS	\$	20,190
SOLID WASTE DISPOSAL	\$	32,599
OTHER EXPENDITURES:		
Chemicals	\$	4,460
Laboratory Fees		11,025
Permit Fees		1,425
Reconnection Fees		675
Inspection Fees		9,560
Regulatory Assessment		533
Regional Water Authority Assessments		36,522
Sludge Hauling		2,977
Operating Leases TOTAL OTHER EXPENDITURES	<u> </u>	57,600
	\$	124,777
TOTAL EXPENDITURES	\$	461,079

See accompanying independent auditor's report.

TAXES LEVIED AND RECEIVABLE FOR THE YEAR ENDED NOVEMBER 30, 2014

	 Maintenance Taxes						
TAXES RECEIVABLE - DECEMBER 1, 2013 Adjustments to Beginning	\$ 269,663						
Balance	 61,521	\$	331,184				
Original 2014 Tax Levy	\$ 463,118						
Adjustment to 2014 Tax Levy TOTAL TO BE	 28,180		491,298				
ACCOUNTED FOR		\$	822,482				
TAX COLLECTIONS:							
Prior Years	\$ 321,486						
Current Year	 12,124		333,610				
TAXES RECEIVABLE -							
NOVEMBER 30, 2014		\$	488,872				
TAXES RECEIVABLE BY							
YEAR: 2014		\$	470 174				
2013		Þ	479,174 5,799				
2012			2,100				
2011			1,799				
			,				
TOTAL		\$.	488,872				

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HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 480 TAXES LEVIED AND RECEIVABLE FOR THE YEAR ENDED NOVEMBER 30, 2014

		2014		2013		2012		2011
PROPERTY VALUATIONS: Land Improvements Personal Property Exemptions TOTAL PROPERTY VALUATIONS	\$ \$	11,157,324 21,915,465 342,963 (220,010) 33,195,742	\$ 	8,762,905 10,718,744 338,202 (1,717,837)	\$ \$	8,231,084 6,021,980 248,460 (1,567,329) 12,934,195	\$ \$	8,715,339 4,532,357 62,486 (27,243) 13,282,939
MAINTENANCE TAX RATES PER \$100 VALUATION ADJUSTED TAX LEVY*	<u>\$</u>	1.48 491,298	<u>\$</u> \$	1.48 267,910	<u>\$</u> \$	1.50 194,013	<u>\$</u> \$	1.50 199,244
PERCENTAGE OF TAXES COLLECTED TO TAXES LEVIED	¥	2.47 %	-	97.84 %	50/00/2	98.92 %	aucacom.	99.1 <u>0</u> %

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

Maintenance Tax - Maximum tax rate of \$1.50 per \$100 of assessed valuation approved by voters on May 12, 2007.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 480 COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES GENERAL FUND - FIVE YEARS

		····				Amounts
	2014			2013		2012
REVENUES						
Property Taxes	\$	331,055	\$	181,991	\$	225,653
Water Service		71,928		59,442		29,379
Wastewater Service		56,930		40,441		24,481
Regional Water Authority Fee		35,333		24,727		17,134
Penalty and Interest		13,019		7,713		30,913
Tap Connection and Inspection Fees		50,480		75,600		40,075
Miscellaneous Revenues		4,210		3,717		1,304
TOTAL REVENUES	\$	562,955	\$	393,631	\$	368,939
EXPENDITURES						
Professional Fees	\$	120,340	\$	87,318	\$	56,883
Contracted Services		58,902		39,058		22,977
Utilities		18,301		15,457		16,807
Regional Water Authority Assessment		36,522		22,286		19,156
Repairs and Maintenance		95,089		46,494		78,795
Operating Leases		57,600		101,339		101,339
Other		74,325		53,552		39,072
TOTAL EXPENDITURES	\$	461,079	\$	365,504	\$	335,029
EXCESS (DEFICIENCY) OF REVENUES						
OVER EXPENDITURES	\$	101,876	\$	28,127	\$	33,910
OTHER FINANCING SOURCES (USES)						
Developer Advances	\$	- 0 -	\$	- 0 -	\$	- 0 -
NET CHANGE IN FUND BALANCE	\$	101,876	\$	28,127	\$	33,910
BEGINNING FUND BALANCE		12,171		(15,956)		(49,866)
ENDING FUND BALANCE	\$	114,047	\$	12,171	\$	(15,956)
I I I I I I I I I I I I I I I I I I I	<u> </u>	117,077	Ψ	12,171		(13,500)
TOTAL ACTIVE RETAIL WATER				•		
CONNECTIONS		225		177		102
TOTAL ACTIVE RETAIL WASTEWATER						
CONNECTIONS		224		171		61
COMPECHONS		224		171		61

		Percentage of Total Revenue									
2011	 2010	2014		2013		2012	·	2011		2010	_
\$ 171,904	\$ 208,281	58.8	%	46.2	%	61.2	%	66.4	%	75.5	%
21,728	17,775	12.8		15.1		8.0		8.4		6.5	
14,495	12,597	10.1		10.3		6.6		5.6		4.6	
18,182	12,267	6.3		6.3		4.6		7.0		4.5	
18,406	13,296	2.3		2.0		8.4		7.1		4.8	
13,475	10,500	9.0		19.2		10.9		5.2		3.8	
 827	 856	0.7		0.9		0.3		0.3		0.3	
\$ 259,017	\$ 275,572	100.0	%	100.0	%	100.0	%	100.0	%	100.0	%
\$ 58.445	\$ 41,402	21.4	%	22.2	%	15.4	%	22.6	%	15.2	%
17,600	18,176	10.5		9.9		6.2		6.8		6.6	
19,030	30,550	3.3		3.9		4.6		7.3		11.1	
19,049	12,801	6.5		5.7		5.2		7.4		4.6	
56,829	71,545	16.9		11.8		21.4		21.9		26.0	
101,339	78,494	10.2		25.7		27.5		39.1		28.5	
 21,809	 14,642	13.2		13.6		10.6		8.4		5.3	
\$ 294,101	\$ 267,610	82.0	% .	92.8	% .	90.9	%	113.5	%	97.3	%
\$ (35,084)	\$ 7,962	18.0	% :	7.2	% .	9.1	%	(13.5)	%	2.7	%
\$ 25,093	\$ 45,000										
\$ (9,991)	\$ 52,962										
 (39,875)	 (92,837)										
\$ (49,866)	\$ (39,875)										
 67	 50										

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HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 480 BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS **NOVEMBER 30, 2014**

District Mailing Address

- Harris County Municipal Utility District No. 480 c/o Allen Boone Humphries Robinson LLP 3200 Southwest Freeway, Suite 2600 Houston, TX 77027

District Telephone Number - (713) 860-6400

Board Members	Term of Office (Elected or Appointed)	Fees of Office for the year ended November 30, 2014	Expense Reimbursements for the year ended November 30, 2014	Title
Josh Hawes	05/14 - 05/18 (Elected)	\$ 1,500	\$ -0-	President
William Ehler	05/14 - 05/18 (Elected)	\$ 1,050	\$ -0-	Vice President
April Konopka	05/12 – 05/16 (Elected)	\$ 1,050	\$ -0-	Assistant Vice President
Gina Laroche	05/12 05/16 (Elected)	\$ 1,200	\$ 165	Secretary
Tony Garza	05/14 - 05/18 (Elected)	\$ 900	\$ -0-	Assistant Secretary

Notes:

No Director has any business or family relationships (as defined by the Texas Water Code) with major landowners in the District, with the District's developers or with any of the District's consultants.

The submission date of the most recent District Registration Form was (TWC Sections 36.054 and 49.054): May 28, 2014.

The limit on Fees of Office that a Director may receive during a fiscal year is \$7,200 as set by Board Resolution (TWC Section 49.060) on February 28, 2007. Fees of Office are the amounts actually paid to a Director during the District's current fiscal year.

See accompanying independent auditor's report.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 480 BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS NOVEMBER 30, 2014

Consultants:	Fees for the year ended			
Consultants:	Date Hired	Novem	ber 30, 2014	Title
Allen Boone Humphries Robinson LLP	02/28/07	\$	90,288	Attorney
McCall Gibson Swedlund Barfoot PLLC	01/29/08	\$	8,000	Auditor
Myrtle Cruz, Inc.	04/12/07	\$	6,661	Bookkeeper
Perdue, Brandon, Fielder, Collins & Mott, L.L.P.	05/08/08	\$	3,994	Delinquent Tax Attorney
R.G. Miller Engineers, Inc.	04/12/07	\$	15,693	Engineer
The GMS Group, LLC	05/23/07	\$	-0-	Financial Advisor
Mary Jarmon	02/26/14	\$	-0-	Investment Officer
Water District Management	04/12/07	\$	91,075	Operator
Assessments of the Southwest	04/12/07	\$	4,199	Tax Assessor/ Collector