

**HARRIS COUNTY MUNICIPAL  
UTILITY DISTRICT NO. 213B**  
**(Harris County, Texas)**

**PRELIMINARY OFFICIAL STATEMENT**  
**DATED: JANUARY 8, 2026**

**\$1,350,000  
UNLIMITED TAX ROAD BONDS  
SERIES 2026**

**BIDS DUE: 10:00 A.M., HOUSTON TIME  
BONDS AWARDED: 12:00 NOON, HOUSTON TIME  
WEDNESDAY, FEBRUARY 11, 2026  
HOUSTON, TEXAS**





# PRELIMINARY OFFICIAL STATEMENT DATED JANUARY 8, 2026

*IN THE OPINION OF BOND COUNSEL, UNDER EXISTING LAW, THE BONDS ARE VALID OBLIGATIONS OF THE DISTRICT AND INTEREST ON THE BONDS IS EXCLUDABLE FROM GROSS INCOME FOR FEDERAL INCOME TAX PURPOSES AND IS NOT SUBJECT TO THE ALTERNATIVE MINIMUM TAX ON INDIVIDUALS; HOWEVER, SUCH INTEREST IS TAKEN INTO ACCOUNT IN DETERMINING THE ANNUAL ADJUSTED FINANCIAL STATEMENT INCOME OF APPLICABLE CORPORATIONS FOR THE PURPOSE OF DETERMINING THE ALTERNATIVE MINIMUM TAX IMPOSED ON CORPORATIONS. SEE "LEGAL MATTERS" FOR A DISCUSSION OF THE OPINION OF BOND COUNSEL.*

*The District will designate the Bonds as "qualified tax-exempt obligations" for financial institutions. See "LEGAL MATTERS - Qualified Tax-Exempt Obligations."*

## NEW ISSUE - Book-Entry Only

Moody's Investors Service (Underlying) "Baa3"  
See "SALE AND DISTRIBUTION OF THE BONDS -  
Municipal Bond Insurance and Ratings" herein

## **\$1,350,000 HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 213B (A Political Subdivision of the State of Texas located within Harris County, Texas) UNLIMITED TAX ROAD BONDS, SERIES 2026**

**Dated: March 1, 2026**

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

**Interest Accrual Date: Date of Delivery**

Principal of the above bonds (the "Bonds") is payable to the registered owner thereof (the "Registered Owner") at the principal payment office of the paying agent/registrar, initially, The Bank of New York Mellon Trust Company, N. A., currently in Houston, Texas, or any successor paying agent/registrar (the "Paying Agent," "Registrar" or "Paying Agent/Registrar"). Interest on the Bonds accrues from the initial date of delivery (expected March 11, 2026) (the "Date of Delivery"), and is payable on September 1, 2026, and on each March 1 and September 1 thereafter until the earlier of maturity or prior redemption. The Bonds are issued in denominations of \$5,000 or any integral multiple thereof.

The Bonds will be registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York ("DTC"), which will act as securities depository for the Bonds. Beneficial owners of the Bonds will not receive physical certificates representing the Bonds, but will receive a credit balance on the books of the nominees of such beneficial owners. So long as Cede & Co. is the registered owner of the Bonds, the principal of and interest on the Bonds will be paid by the Paying Agent directly to DTC, which will, in turn, remit such principal and interest to its participants for subsequent disbursement to the beneficial owners of the Bonds as described herein. See "THE BONDS - Book-Entry-Only System."

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### **See Maturity Schedule on the inside cover**

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The Bonds are subject to redemption prior to maturity at the option of Harris County Municipal Utility District No. 213B (the "District"), as a whole or in part, on September 1, 2031, or any date thereafter, at a price equal to the principal amount thereof plus accrued interest to the date fixed for redemption. If fewer than all of the Bonds are redeemed at any time, the particular maturities and amounts of the Bonds to be redeemed shall be selected by the District in integral multiples of \$5,000 within any one maturity. If fewer than all of the Bonds of any given maturity are to be redeemed at any time, the particular Bonds to be redeemed shall be selected by such method of random selection as determined by the Registrar (or by DTC in accordance with its procedures while the Bonds are in book-entry-only form). The Registered Owner of any Bond, all or a portion of which has been called for redemption, shall be required to present same to the Registrar for payment of the redemption price on the portion of the Bond so called for redemption and issuance of a new Bond in the principal amount equal to the portion of such Bond not redeemed.

The Bonds constitute the second series of bonds issued by the District for the purpose of acquiring and constructing a road system (the "Road System") to serve the District. Following the issuance of the Bonds, the total of the District's direct bonded indebtedness, consisting of the Outstanding Bonds (defined in this Official Statement under the caption "THE BONDS - Outstanding Bonds and Payment Record") and the Bonds, will be \$14,390,000. THE BONDS ARE SUBJECT TO SPECIAL INVESTMENT CONSIDERATIONS DESCRIBED HEREIN. SEE "INVESTMENT CONSIDERATIONS." Voters in the District authorized a total of \$21,346,000 principal amount of bonds for the purpose of acquiring and constructing components of the water supply and distribution, wastewater collection and treatment and storm drainage/detention system (the "Utility System") and one and one-half times the amount of bonds previously issued for the Utility System for refunding such bonds, and \$11,530,000 for the construction of the Road System and one and one-half times the amount of bonds previously issued for the Road System for refunding such bonds. Following the issuance of the Bonds, \$11,321,000 for the Utility System and \$6,200,000 for the Road System will remain authorized but unissued. See "THE BONDS - Issuance of Additional Debt." The Bonds, when issued, constitute valid and legally binding obligations of the District, payable from the proceeds of an ad valorem tax, without legal limitation as to rate or amount, levied against all taxable property within the District. See "THE BONDS - Source of Payment."

Neither the State of Texas, the City of Baytown, Texas, Harris County, Texas, nor any political subdivision other than the District shall be obligated to pay the principal of and interest on the Bonds. Neither the full faith and credit nor the taxing power of the State of Texas, the City of Baytown, Texas, or Harris County, Texas, is pledged to the payment of the principal of and interest on the Bonds.

The Bonds are offered when, as and if issued by the District and accepted by the Underwriter, subject among other things to the approval of the Attorney General of Texas; and Coats Rose, P.C., Houston, Texas, Bond Counsel. Delivery of the Bonds through the facilities of DTC is expected on or about March 11, 2026.

## MATURITY SCHEDULE

CUSIP Prefix (a): 41424J

<u>Principal Amount</u>	<u>Maturity (Due September 1)</u>	<u>Interest Rate</u>	<u>Initial Reoffering Yield (b)</u>	<u>CUSIP Suffix (a)</u>
\$140,000	2049(c)	%	%	
145,000	2050(c)			
150,000	2051(c)			
155,000	2052(c)			
160,000	2053(c)			
165,000	2054(c)			
435,000	2055(c)			

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- (a) CUSIP is a registered trademark of the American Bankers Association. CUSIP data is provided by CUSIP Global Services, managed by FactSet Research Systems Inc. on behalf of the American Bankers Association. CUSIP numbers have been assigned to this issue by the CUSIP Global Services and are included solely for the convenience of the owners of the Bonds. This data is not intended to create a database and does not serve in any way as a substitute for the CUSIP services. Neither the District (hereinafter defined), the Financial Advisor (defined herein), nor the Underwriter (defined herein) take any responsibility for the accuracy of CUSIP numbers.
- (b) Information with respect to the initial reoffering yields of the Bonds is the responsibility of the Underwriter. Initial reoffering yields represent the initial offering price to the public which has been established by the Underwriter for public offerings, and which subsequently may be changed.
- (c) Subject to optional redemption as described on the front cover.

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## USE OF INFORMATION IN OFFICIAL STATEMENT

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

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

All of the summaries of the statutes, orders, resolutions, contracts, audits, and engineering and other related reports set forth in the Official Statement are made subject to all of the provisions of such documents. These summaries do not purport to be complete statements of such provisions, and reference is made to such documents, copies of which are available from the Financial Advisor.

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

Neither the District nor the Underwriter makes any representations as to the accuracy, completeness, or adequacy of the information supplied by The Depository Trust Company for use in this Official Statement.

This Official Statement contains "forward-looking" statements within the meaning of Section 21E of the Securities Exchange Act of 1934, as amended, which generally can be identified with words or phrases such as "anticipates," "believes," "could," "estimates," "expects," "foresees," "may," "predict," "should," "will," or other words or phrases of similar import. All statements included in this Official Statement that any person expects or anticipates will, should or may occur in the future are forward-looking statements. These statements are based on assumptions and analyses made in light of experience and perceptions of historical trends, current conditions, and expected future developments as well as other factors the District believes are appropriate in the circumstances. However, whether actual results and developments conform with expectations and predictions is subject to a number of risks and uncertainties, including, without limitation, the information discussed under "INVESTMENT CONSIDERATIONS" in this Official Statement, as well as additional factors beyond the District's control. The important investment considerations and assumptions described under that caption and elsewhere herein could cause actual results to differ materially from those expressed in any forward-looking statement. All of the forward-looking statements made in this Official Statement are qualified by these cautionary statements.

## SALE AND DISTRIBUTION OF THE BONDS

### Award of the Bonds

After requesting competitive bids for the Bonds, the District has accepted the bid resulting in the lowest net interest cost to the District, which was tendered by \_\_\_\_\_ (referred to herein as the "Underwriter" or the "Initial Purchaser") to purchase the Bonds bearing the interest rates shown under "MATURITY SCHEDULE" at a price of \_\_\_\_\_ % of the principal amount thereof, which resulted in a net effective interest rate of \_\_\_\_\_ %, as calculated pursuant to Chapter 1204, Texas Government Code, as amended.

## **Prices and Marketability**

The delivery of the Bonds is conditioned upon the receipt by the District of a certificate executed and delivered by the Underwriter on or before the date of delivery of the Bonds stating the prices at which a substantial amount of the Bonds of each maturity have been sold to the public. For this purpose the term "public" shall not include any person who is a bond house, broker or similar person acting in the capacity of underwriter or wholesaler. The District has no control over trading of the Bonds after a bona fide offering of the Bonds is made by the Underwriter at the yields specified on the cover page. Information concerning reoffering yields or prices is the responsibility of the Underwriter.

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

The prices and other terms respecting the offering and sale of the Bonds may be changed from time to time by the Underwriter after the Bonds are released for sale, and the Bonds may be offered and sold at prices other than the initial offering price, including sales to dealers who may sell the Bonds into investment accounts.

IN CONNECTION WITH THE OFFERING OF THE BONDS, THE UNDERWRITER MAY OVER-ALLOT OR EFFECT TRANSACTIONS WHICH STABILIZE OR MAINTAIN THE MARKET PRICE OF THE BONDS AT A LEVEL ABOVE THAT WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME.

## **Securities Laws**

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

## **Municipal Bond Insurance and Ratings**

Applications have been made to Assured Guaranty Inc. ("AG") and Build America Mutual Assurance Company ("BAM") to issue a commitment for municipal bond guaranty insurance on the Bonds. The purchase of such insurance, if available, and payment of all associated costs, including the premium charged by the insurer, and fees charged by any rating companies other than Moody's Investors Service, Inc. ("Moody's"), will be at the option and expense of the Underwriter. The Underwriter understands, by submission of its bid, that the Underwriter is solely responsible for the selection of any insurer and for all negotiations with (i) the insurer as to the premium to be paid, and (ii) the insurer and any and all rating companies as to selection of such rating companies, the ratings to be assigned the Bonds as a consequence of the issuance of the municipal bond insurance policy, and the payment of fees in connection with such ratings except the Moody's rating fees as described below. Moody's has assigned an underlying rating of "Baa3" to the Bonds. If the Underwriter chooses to purchase municipal bond insurance on the Bonds, separate rating(s), including a rating by Moody's, may at the election of the Underwriter be assigned the Bonds based upon the understanding that upon delivery of the Bonds an insurance policy insuring the timely payment of the principal of and interest on the Bonds will be issued by the insurer. The District will pay the cost of both the underlying rating of Moody's and the Moody's rating associated with the insurance policy issued relating to the Bonds, if the latter is elected to be used by the Underwriter. As is stated in this Preliminary Official Statement under the caption "LEGAL MATTERS - No Material Adverse Change," if the Underwriter elects to purchase municipal bond guaranty insurance on the Bonds, the rating of the insurer's creditworthiness by any rating agency does not and will not in

any manner affect the District's financial condition, and thus any change to such rating, including a downgrade thereof, at any time, does not and will not constitute a change, material or otherwise, in the District's financial condition, and therefore cannot be a basis for termination by the Underwriter of its obligations to take up and pay for the Bonds.

### **BOND INSURANCE RISK FACTORS**

As is stated above under the caption "Municipal Bond Insurance and Ratings," applications have been made to insurers to issue a commitment for municipal bond guaranty insurance on the Bonds. If the Underwriters purchase such municipal bond guaranty insurance on the Bonds as set forth under such caption, in the event of default of the payment of principal of or interest on the Bonds when all or some become due, any owner of the Bonds shall have a claim under the municipal bond guaranty insurance policy (the "Policy") for such payments.

In the event that an insurer is unable to make payment of principal and interest on the Bonds as such payments become due under the Policy, the Bonds are payable solely from the moneys received pursuant to the applicable bond documents. In the event that an insurer becomes obligated to make payments with respect to the Bonds, no assurance is given that such event would not adversely affect the market price of the Bonds or the marketability (liquidity) for the Bonds.

The long-term ratings on the Bonds are dependent in part on the financial strength of any such insurer and its claims paying ability. An insurer's financial strength and claims paying ability are predicated upon a number of factors which could change over time. No assurance is given that the long-term ratings of an insurer and the ratings on bonds insured by any such insurer, including the Bonds, would not be subject to downgrade. Such event could adversely affect the market price of the Bonds or the marketability (liquidity) for the Bonds.

The obligations of an insurer are contractual obligations and in an event of default by any such insurer, the remedies available may be limited by applicable bankruptcy law or state law related to insolvency of insurance companies.

Neither the District, nor to the knowledge of the District the Underwriter, has made independent investigation into the claims paying ability of any potential insurer of the Bonds and no assurance or representation regarding the financial strength or projected financial strength of any potential insurer is made by either the District or the Underwriter. Therefore, when making an investment decision, potential investors should carefully consider the ability of the District to pay the principal of and interest on the Bonds and the claims paying ability of any potential insurer, particularly over the life of the investment. See "SALE AND DISTRIBUTION OF THE BONDS - Municipal Bond Insurance and Ratings" above for further information regarding the District's application for municipal bond guaranty insurance on the Bonds.

## OFFICIAL STATEMENT SUMMARY

The following summary of certain information contained herein is qualified in its entirety by the detailed information and financial statements appearing elsewhere in this Official Statement.

### THE BONDS

The Issuer.....

Harris County Municipal Utility District No. 213B (the “District”), a political subdivision of the State of Texas, is located in Harris County, Texas. See “THE DISTRICT.”

The Issue .....

The \$1,350,000 Unlimited Tax Road Bonds, Series 2026 (the “Bonds”), are dated March 1, 2026, and mature on September 1 in each of the years and in the principal amounts indicated on the inside cover page of this Official Statement. Interest on the Bonds accrues from the Date of Delivery (as defined herein), at the rates shown on the inside cover hereof, and is payable on September 1, 2026, and on each March 1 and September 1 thereafter until the earlier of stated maturity or redemption. The Bonds are subject to redemption, in whole or from time to time in part, on September 1, 2031, or on any date thereafter, at a price equal to the principal amount thereof plus accrued interest to the date fixed for redemption. See “THE BONDS - General.” The Bonds will be issued pursuant to a Bond Order (the “Bond Order”) adopted by the Board of Directors of the District. The Bonds are being issued under the authority of Chapters 49 and 54, Texas Water Code, as amended.

Book-Entry-Only System.....

The definitive Bonds will be initially registered and delivered only to Cede & Co., the nominee of DTC (as defined herein), pursuant to the Book-Entry-Only System described herein. Beneficial ownership of the Bonds may be acquired in denominations of \$5,000 or integral multiples thereof. No physical delivery of the Bonds will be made to the beneficial owners thereof. Principal of and interest on the Bonds will be payable by the Paying Agent/Registrar to Cede & Co., which will make distribution of the amounts so paid to the participating members of DTC for subsequent payment to the beneficial owners of the Bonds (see “THE BONDS - Book-Entry-Only System”).

Source of Payment .....

The Bonds are payable from an annual ad valorem tax, without legal limitation as to rate or amount, levied against all taxable property within the District. See “THE BONDS - Source of Payment.”

Principal Use of Bond Proceeds.....

Proceeds of the sale of the Bonds will be used by the District to (i) finance the District’s cost of land acquisition (right-of-way only) for road facilities (the “Road System”) to serve Goose Creek Landing, Sections 1 through 5; (ii) pay certain engineering costs related to the aforementioned projects; (iii) pay developer interest on the Bonds; and (iv) pay for administrative and issuance costs, legal fees, fiscal agent fees, fees to the Attorney General of Texas, and certain financing costs related to the issuance of the Bonds. See “THE BONDS - Use and Distribution of Bond Proceeds.”

Payment Record .....

The Bonds constitute the second series of unlimited tax bonds to be issued by the District for the purpose of acquiring or constructing road facilities (the “Road System”). The District has previously issued Unlimited Tax Bonds, Series 2019 (the “Series 2019 Bonds”),

Unlimited Tax Bonds, Series 2020 (the “Series 2020 Bonds”), Unlimited Tax Bonds, Series 2022 (the “Series 2022 Bonds”) and Unlimited Tax Bonds, Series 2023 (the “Series 2023 Bonds”) to finance the acquisition or construction of components of the water supply and distribution, wastewater collection and treatment and storm drainage/detention system (the “Utility System”); and Unlimited Tax Road Bonds, Series 2024 (the “Series 2024 Road Bonds”) to finance the Road System. Collective reference is made in this Official Statement to all of such bonds previously issued by the District as the “Prior Bonds.” Collective reference is made in this Official Statement to the Road System and the Utility System as the “Systems.” The District has never defaulted in the timely payment of principal of and interest on the Prior Bonds. As of the date of issuance of the Bonds, the aggregate principal amount of the Prior Bonds, which will not have been defeased or otherwise paid by the District, will be \$13,040,000 (the “Outstanding Bonds”), and the aggregate principal amount of the District’s total direct bonded indebtedness, including the Bonds, will be \$14,390,000. See “DISTRICT DEBT - Debt Service Requirement Schedule.” In addition to the components of the Systems that the District has financed with the proceeds of the sale of the Prior Bonds and the components of the Road System that the District is financing with the proceeds of the sale of the Bonds, the District expects to finance additional components of the Systems with the proceeds of the sale of bonds, if any, that the District expects to issue in the future. See “THE BONDS - Issuance of Additional Debt,” and - “Use and Distribution of Bond Proceeds,” “THE SYSTEM - Description,” and “INVESTMENT CONSIDERATIONS - Future Debt.”

Authorized but Unissued Bonds.....

\$11,321,000 bonds for the Utility System and one and one-half times the amount of bonds previously issued for the Utility System for refunding such bonds, and \$6,200,000 for the Road System and one and one-half times the amount of bonds previously issued for the Road System for refunding such bonds will remain authorized but unissued after issuance of the Bonds. See “THE BONDS - Authority for Issuance” and “Issuance of Additional Debt.”

Municipal Bond Insurance and Ratings .....

Applications have been made to Assured Guaranty Inc. (“AG”) and Build America Mutual Assurance Company (“BAM”) to issue a commitment for municipal bond guaranty insurance on the Bonds. The purchase of such insurance, if available, and payment of all associated costs, including the premium charged by the insurer, and fees charged by any rating companies other than Moody’s Investors Service, Inc. (“Moody’s”), will be at the option and expense of the Underwriter. The Underwriter understands, by submission of its bid, that the Underwriter is solely responsible for the selection of any insurer and for all negotiations with (i) the insurer as to the premium to be paid, and (ii) the insurer and any and all rating companies as to selection of such rating companies, the ratings to be assigned the Bonds as a consequence of the issuance of the municipal bond insurance policy, and the payment of fees in connection with such ratings except the Moody’s rating fees as described below. Moody’s has assigned an underlying rating of “Baa3” to the Bonds. If the Underwriter chooses to purchase municipal bond insurance on the Bonds, separate rating(s), including a rating by Moody’s, may at the election of the Underwriter be assigned the Bonds based upon the understanding that upon delivery of the Bonds an insurance policy insuring the timely payment of the principal of and interest on the Bonds will be issued by the insurer. The District will pay

the cost of both the underlying rating of Moody's and the Moody's rating associated with the insurance policy issued relating to the Bonds, if the latter is elected to be used by the Underwriter. As is stated in this Preliminary Official Statement under the caption "LEGAL MATTERS - No Material Adverse Change," if the Underwriter elects to purchase municipal bond guaranty insurance on the Bonds, the rating of the insurer's creditworthiness by any rating agency does not and will not in any manner affect the District's financial condition, and thus any change to such rating, including a downgrade thereof, at any time, does not and will not constitute a change, material or otherwise, in the District's financial condition, and therefore cannot be a basis for termination by the Underwriter of its obligations to take up and pay for the Bonds.

Qualified Tax-Exempt Obligations .....

The District will designate the Bonds as "qualified tax-exempt obligations" pursuant to Section 265 (b) of the Internal Revenue Code of 1986, as amended. See "LEGAL MATTERS - Qualified Tax-Exempt Obligations."

Legal Opinion.....

Coats Rose, P.C., Houston, Texas, Bond Counsel. See "LEGAL MATTERS" and "TAX EXEMPTION."

Disclosure Counsel.....

McCall, Parkhurst & Horton L.L.P., Houston, Texas.

## THE DISTRICT

Description .....

Harris County Municipal Utility District No. 213B, a political subdivision of the State of Texas, was created by House Bill 3925, 83rd Legislature of the State of Texas, Regular Session, codified at Chapter 8479, Texas Special District Local Laws Code, effective September 1, 2013. The District contains approximately 111.82 acres of land. The District is located entirely within the corporate limits of the City of Baytown, Texas, approximately 25 miles east of the central business district of the City of Houston, Texas. The District is bounded on the north by the San Jacinto River Authority canal, on the west by a Houston Lighting & Power easement, on the east by Garth Road and on the south by Wallisville Road. The District is located entirely within Harris County, Texas. See "THE DISTRICT - Description" and "APPENDIX A - LOCATION MAP."

Authority .....

The rights, powers, privileges, authority and functions of the District are established by Article XVI, Section 59 and Article III, Section 52 of the Constitution of the State of Texas and the general laws of the State of Texas pertaining to municipal utility districts, particularly Chapters 49 and 54 of the Texas Water Code, as amended. See "THE DISTRICT - Authority."

Development of the District .....

As of January 1, 2026, the District contained 380 homes. According to the District's Engineer, underground water distribution, wastewater collection, and storm drainage/detention facilities and street paving have been completed to serve 380 fully-developed single family residential lots located in Goose Creek Landing, Sections 1 through 5 (approximately 106.84 of the District's total of approximately 111.82 acres) as is delineated in the chart that appears in this Official Statement under the caption "DEVELOPMENT OF THE DISTRICT." In addition, a Stripes gasoline service station and convenience store has been constructed on approximately 1.62 acres

located within the District, and an AutoZone automotive store has been constructed on approximately 1.61 acres located within the District.

The primary developer of the District, Castlerock Communities, L.P. (“Castlerock” or the “Developer”) (defined under the caption “DEVELOPER”) has completed the development of the aforementioned 380 single family residential lots that have been subdivided as Goose Creek Landing, Sections 1 through 5. Castlerock owns no additional land located within the District. Preferred Properties Partnership (“PPP”) (defined under the caption “DEVELOPER”) owns approximately 1.75 acres of currently undeveloped land located within the District that are expected to be used for future commercial development. The District cannot represent whether, or when, the development of any of the aforementioned currently undeveloped acres might occur. Easements, rights of way, detention ponds, and areas otherwise not available for future development are contained within the plats of Goose Creek Landing, Sections 1 through 5. See “DEVELOPER,” “FUTURE DEVELOPMENT,” “TAX DATA - Principal 2025 Property Owners” and “INVESTMENT CONSIDERATIONS - Factors Affecting Taxable Values and Tax Payments.”

In addition to the components of the Systems that the District has financed with the proceeds of the sale of the Prior Bonds and the components of the Road System that the District is financing with the proceeds of the sale of the Bonds, the District expects to finance additional components of the Systems with the proceeds of the sale of bonds, if any, that the District expects to issue in the future. See “THE BONDS - Issuance of Additional Debt,” and – “Use and Distribution of Bond Proceeds,” “THE SYSTEM” and “INVESTMENT CONSIDERATIONS - Future Debt.”

Developer.....

The primary developer of land within the District is Castlerock Communities, L.P., a Texas limited partnership (“Castlerock” or the “Developer”) whose general partner is YW Holdings, LLC, and whose principal limited partners are Kirk Breitenwicher, Greg Yakin and Lance Wright. As is described in this Official Statement above under the caption “DEVELOPMENT OF THE DISTRICT,” the Developer has completed the development of 380 single family residential lots (approximately 106.84 total acres) within the District that have been subdivided as Goose Creek Landing, Sections 1 through 5. The Developer owns no additional land located within the District.

Preferred Properties Partnership (“PPP”) owns approximately 1.75 acres of currently undeveloped land located within the District that is expected to be used for future commercial development. Since PPP is not under any obligation to the District to develop its currently undeveloped acres according to any plan, timetable, or at all, the District cannot represent that the development thereof will be undertaken.

## INVESTMENT CONSIDERATIONS

THE BONDS ARE SUBJECT TO SPECIAL INVESTMENT CONSIDERATIONS AS SET FORTH IN THIS OFFICIAL STATEMENT. PROSPECTIVE PURCHASERS SHOULD CAREFULLY EXAMINE THE ENTIRE OFFICIAL STATEMENT BEFORE MAKING THEIR INVESTMENT DECISIONS, ESPECIALLY THE PORTION OF THE OFFICIAL STATEMENT ENTITLED “INVESTMENT CONSIDERATIONS.”

**SELECTED FINANCIAL INFORMATION**  
**(Unaudited)**

2025 Assessed Valuation.....	\$ 121,038,340 (a)
(As of January 1, 2025)	
See "TAX DATA" and "TAXING PROCEDURES"	
 Direct Debt:	
Outstanding Bonds.....	\$ 13,040,000
The Bonds .....	<u>1,350,000</u>
Total .....	\$ 14,390,000 (b)
Estimated Overlapping Debt .....	\$ <u>9,102,552</u>
Total Direct and Estimated Overlapping Debt .....	\$ <u>23,492,552</u>
 Ratio of Direct Debt	
: as a percentage of 2025 Assessed Valuation.....	11.89 %
 Ratio of Direct and Estimated Overlapping Debt	
: as a percentage of 2025 Assessed Valuation.....	19.41 %
Utility System Debt Service Fund Balance as of November 20, 2025 .....	\$ 842,406 (c)
Road System Debt Service Fund Balance as of November 20, 2025 .....	\$ 279,978 (c)
General Fund Balance as of November 20, 2025 .....	\$ 545,886
 2025 Tax Rate per \$100 of Assessed Valuation	
Debt Service Tax – Utilities .....	\$0.455
Debt Service Tax – Roads.....	0.195
Maintenance Tax .....	<u>0.100</u>
Total .....	\$ 0.75 (d)
Average Percentage of Total Tax Collections (2016-2024) as of December 31, 2025.....	99.75 %
Average Annual Debt Service Requirements on the Bonds and the Outstanding Bonds (2026-2046) .....	\$ 900,087 (d)
Maximum Annual Debt Service Requirements on the Bonds and the Outstanding Bonds (2043) .....	\$ 908,656 (d)
 Tax Rate per \$100 of Assessed Valuation Required to Pay Average Annual Debt Service Requirements on the Bonds and the Outstanding Bonds (2025-2046) at 95% Tax Collections	
Based Upon 2025 Assessed Valuation.....	\$ 0.79 (d)
Tax Rate per \$100 of Assessed Valuation Required to Pay Maximum Annual Debt Service Requirements on the Bonds and the Outstanding Bonds (2026) at 95% Tax Collections	
Based Upon 2025 Assessed Valuation.....	\$ 0.80 (d)

Number of Single-Family Homes as of November 1, 2025 ..... 380

Taxable Commercial Improvements Located within the District:

Completed:

Stripes Gasoline Service Station and Convenience Store  
AutoZone Automotive Store

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- (a) As of January 1, 2025, and comprises the District's 2025 tax roll. Such sum includes an uncertified component of \$5,150,769, which is included in the amount of \$121,038,340. The District's ultimate 2025 Assessed Valuation will not be determined until such uncertified values are certified by the Appraisal Review Board, and thus may vary from such sum of \$121,038,340. See "TAXING PROCEDURES."
- (b) See "DISTRICT DEBT." In addition to the components of the Systems that the District has financed with the proceeds of the sale of the Prior Bonds and the components of the Road System that the District is financing with the proceeds of the sale of the Bonds, the District expects to finance additional components of the Systems with the proceeds of the sale of bonds, if any, that the District expects to issue in the future. See "THE BONDS - Issuance of Additional Debt," and - "Use and Distribution of Bond Proceeds," "THE SYSTEM" and "INVESTMENT CONSIDERATIONS - Future Debt."
- (c) Neither Texas law nor the Bond Order requires the District to maintain any particular sum in the Utility System Debt Service Fund or Road System Debt Service Fund. Such fund balances reflect the timely payment by the District of the entirety its debt service payments that were due for 2025 on the Outstanding Bonds. The District's initial debt service requirement on the Bonds, consisting of an interest payment thereon, is due on September 1, 2026. Monies in the Road System Debt Service Fund cannot be used to pay debt service on bonds issued by the District for the Utility System, nor may monies in the Utility System Debt Service Fund be used to pay debt service on bond issued by the District for the Road System, such as the Bonds.
- (d) The District levied a debt service tax rate for utilities of \$0.455 per \$100 of Assessed Valuation, a debt service tax rate for roads of \$0.195 per \$100 of Assessed Valuation and a maintenance tax of \$0.10 per \$100 of Assessed Valuation for 2025. As is described in this Official Statement under the caption "TAX DATA - Estimated Overlapping Taxes," the aggregate of the 2025 tax levies of all units of government which levy taxes against the property located within the District, including the District's 2025 total tax rate of \$0.75 per \$100 of Assessed Valuation, is \$3.3340185 per \$100 of Assessed Valuation. Such aggregate levies are higher than the aggregate tax levies of most municipal utility districts in the Houston metropolitan area, including the area of the District, but are within the range of the aggregate levies of some municipal utility districts in the Houston metropolitan area and the area of the District which are in stages of development comparable with the District. See "TAX DATA" and "INVESTMENT CONSIDERATIONS - Factors Affecting Taxable Values and Tax Payments."

## OFFICIAL STATEMENT

**\$1,350,000**  
**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 213B**  
**UNLIMITED TAX ROAD BONDS**  
**SERIES 2026**

### THE BONDS

#### General

This Official Statement provides certain information with respect to the issuance by Harris County Municipal Utility District No. 213B (the “District”) of its \$1,350,000 Unlimited Tax Road Bonds, Series 2026 (the “Bonds”).

The following is a description of some of the terms and conditions of the Bonds, which description is qualified in its entirety by reference to the order (the “Bond Order”) of the Board of Directors of the District (the “Board”) authorizing the issuance of the Bonds. A copy of the Bond Order may be obtained from the District upon written request made to the District’s Bond Counsel, Coats Rose, P.C., 9 Greenway Plaza, Suite 1000, Houston, Texas 77046.

The Bonds are dated March 1, 2026, with interest payable on September 1, 2026, and on each March 1 and September 1 thereafter until the earlier of maturity or redemption. Interest on the Bonds initially accrues from the initial date of delivery (the “Date of Delivery”), and thereafter, from the most recent Interest Payment Date. The Bonds are fully registered bonds maturing on September 1 as shown under “MATURITY SCHEDULE” on the inside cover page of this Official Statement. Principal of the Bonds will be payable to the registered owners (the “Registered Owners”) at maturity or redemption upon presentation to the principal payment office of the paying agent/registrar, initially The Bank of New York Mellon Trust Company, N.A., in Houston, Texas, or any successor paying agent/registrar (the “Paying Agent,” “Registrar” or “Paying Agent/Registrar”). Interest on the Bonds is based on a 360-day year of twelve 30-day months. The Bonds will be registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York (“DTC”), which will act as securities depository for the Bonds. Beneficial owners of the Bonds will not receive physical certificates representing the Bonds, but will receive a credit balance on the books of the nominees of such beneficial owners. So long as Cede & Co. is the registered owner of the Bonds, the principal of and interest on the Bonds will be paid by the Paying Agent directly to DTC, which will, in turn, remit such principal and interest to its participants for subsequent disbursement to the beneficial owners of the Bonds as described below under “Book-Entry-Only System.”

#### Book-Entry-Only System

*This section describes how ownership of the Bonds is to be transferred and how the principal of and interest on the Bonds are to be paid to and credited by The Depository Trust Company, New York, New York, (“DTC”) while the Bonds are registered in its nominee name. The information in this section concerning DTC and the Book-Entry-Only System has been provided by DTC for use in disclosure documents such as this Official Statement. The District and the Financial Advisor believe the source of such information to be reliable, but neither the District or the Financial Advisor takes any responsibility for the accuracy or completeness thereof.*

*The District cannot and does not give any assurance that (1) DTC will distribute payments of debt service on the Bonds, or redemption or other notices, to DTC Participants, (2) DTC Participants or others will distribute debt service payments paid to DTC or its nominee (as the registered owner of the Bonds), or redemption or other notices, to the Beneficial Owners, or that they will do so on a timely basis, or (3) DTC will serve and act in the manner described in this Official Statement. The current rules applicable to DTC are on file with the Securities and Exchange Commission, and the current procedures of DTC to be followed in dealing with DTC Participants are on file with DTC.*

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

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

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

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

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

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

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

& Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the District or the Paying Agent/Registrar, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

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

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

### **Use of Certain Terms in Other Sections of this Official Statement**

In reading this Official Statement it should be understood that while the Bonds are in the Book-Entry-Only System, references in other sections of this Official Statement to registered owners should be read to include the person for which the Participant acquires an interest in the Bonds, but (i) all rights of ownership must be exercised through DTC and the Book-Entry-Only System, and, (ii) except as described above, notices that are to be given to registered owners under the Bond Order will be given only to DTC.

### **Record Date**

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

### **Assignments, Transfers and Exchanges**

In the event the book-entry-only system is discontinued, the Bonds may be transferred, registered and assigned only on the registration books of the Registrar, and such registration and transfer shall be without expense or service charge to the Registered Owner, except for any tax or other governmental charges required to be paid with respect to such registration and transfer. A Bond may be assigned by the execution of an assignment form on the Bonds or by other instrument of transfer and assignment acceptable to the Registrar. At any time after the date of delivery of the Bonds to the Initial Purchaser (the "Initial Delivery"), any Bond may be transferred or exchanged upon its presentment and surrender at the office of the Registrar, duly endorsed for transfer or accompanied by an assignment duly executed by the Registered Owner. To the extent possible, new Bonds issued in an exchange or transfer of Bonds will be delivered to the Registered Owner or assignee of the owner in not more than three business days after the receipt of the request in proper form to transfer or exchange the Bonds. New Bonds registered and delivered in an exchange or transfer shall be in denominations of \$5,000 or any integral multiple thereof for any one maturity and for a like aggregate principal amount as the Bond or Bonds surrendered for exchange or transfer. Neither the District nor the Registrar is required (1) to transfer or exchange any Bond during a period beginning at the opening of business on a Record Date and ending at the close of business on the next succeeding interest payment date, or (2) to transfer or exchange any Bond selected for redemption in whole or in part within thirty (30) calendar days of the redemption date. The District has agreed to replace mutilated, destroyed, lost or stolen Bonds upon surrender of the mutilated Bonds, or on receipt of satisfactory evidence of such destruction, loss or theft and receipt by the District and the Registrar of security or indemnity to keep them harmless. The District will require payment of taxes, governmental charges and other expenses in connection with any such replacement.

### **Redemption Provisions**

The Bonds are subject to redemption and payment at the option of the District, in whole or from time to time in part, on September 1, 2031, or on any date thereafter, at a price equal to the principal amount thereof plus accrued interest to the date fixed for redemption. Notice of the exercise of the reserved right of redemption will be given by the Registrar at least thirty (30) days prior to the redemption date by sending such notice by first class mail to the Registered Owner of each Bond to be redeemed in whole or in part at the address shown on the bond register. If fewer than all of the Bonds are optionally redeemed at any time, the particular maturities and amounts of Bonds to be redeemed shall be selected by the District in integral multiples of \$5,000 within any one maturity. If fewer than all of the Bonds within one maturity are to

be redeemed, the Registrar shall select the Bonds to be redeemed by lot or other method of random selection (or by DTC in accordance with its procedures while the Bonds are in book-entry-only form). The Registered Owner of any Bond, all or a portion of which has been called for redemption, shall be required to present same to the Registrar for payment of the redemption price on the portion of the Bonds so called for redemption and issuance of a new Bond in the principal amount equal to the portion of such Bond not redeemed.

### **Replacement of Registrar**

Provision is made in the Bond Order for replacement of the Paying Agent/Registrar. If the Paying Agent/Registrar is replaced by the District, the new paying agent/registrar shall act in the same capacity as the previous Paying Agent/Registrar. In order to act as Paying Agent/Registrar for the Bonds, any paying agent/registrar selected by the District shall be a national or state banking institution, organized and doing business under the laws of the United States of America or of any State, authorized under such laws to exercise trust powers, and subject to supervision or examination by federal or state authority.

### **Authority for Issuance**

At an election held within the District on November 4, 2014, the voters of the District authorized \$21,346,000 unlimited tax bonds for acquiring or constructing water, sanitary sewer and drainage facilities (the “Utility System”), \$11,530,000 unlimited tax bonds for acquiring or constructing roads (the “Road System”), refunding bonds in an amount not in excess of one and one-half times the amount of bonds previously issued by the District for the Utility System and refunding bonds in an amount not in excess of one and one-half times the amount of bonds previously issued by the District for the Road System. Following the issuance of the Bonds, \$11,321,000 bonds for the Utility System and one and one-half times the amount of bonds previously issued for the Utility System for refunding such bonds, and \$6,200,000 for the Road System and one and one-half times the amount of bonds previously issued for the Road System for refunding such bonds will remain authorized but unissued. See “Issuance of Additional Debt” below.

The Bonds are issued pursuant to the Bond Order, and Chapters 49 and 54 of the Texas Water Code, as amended, and Article III, Section 52 of the Texas Constitution.

### **Outstanding Bonds and Payment Record**

The Bonds constitute the second series of unlimited tax bonds to be issued by the District for the purpose of acquiring or constructing road facilities (the “Road System”). The District has previously issued Unlimited Tax Bonds, Series 2019 (the “Series 2019 Bonds”), Unlimited Tax Bonds, Series 2020 (the “Series 2020 Bonds”), Unlimited Tax Bonds, Series 2022 (the “Series 2022 Bonds”) and Unlimited Tax Bonds, Series 2023 (the “Series 2023 Bonds”) to finance the acquisition or construction of components of the water supply and distribution, wastewater collection and treatment and storm drainage/detention system (the “Utility System”); and Unlimited Tax Road Bonds, Series 2024 (the “Series 2024 Road Bonds”) to finance the Road System. Collective reference is made in this Official Statement to all of such bonds previously issued by the District as the “Prior Bonds.” Collective reference is made in this Official Statement to the Road System and the Utility System as the “Systems.” The District has never defaulted in the timely payment of principal of and interest on the Prior Bonds. As of the date of issuance of the Bonds, the aggregate principal amount of the Prior Bonds, which will not have been defeased or otherwise paid by the District, will be \$13,040,000 (the “Outstanding Bonds”), and the aggregate principal amount of the District’s total direct bonded indebtedness, including the Bonds, will be \$14,390,000. See “DISTRICT DEBT - Debt Service Requirement Schedule.” In addition to the components of the Systems that the District has financed with the proceeds of the sale of the Prior Bonds and the components of the Road System that the District is financing with the proceeds of the sale of the Bonds, the District expects to finance additional components of the Systems with the proceeds of the sale of bonds, if any, that the District expects to issue in the future. See “Issuance of Additional Debt” and “Use and Distribution of Bond Proceeds” below, “THE SYSTEM - Description,” and “INVESTMENT CONSIDERATIONS - Future Debt.”

## **Source of Payment**

The Outstanding Bonds and the Bonds are payable from the proceeds of separate annual ad valorem taxes as to the Utility System and the Road System, each without legal limitation as to rate or amount, levied against all taxable property located within the District. In the Bond Order, the District covenants to levy a sufficient tax to pay principal of and interest on the Bonds, with full allowance being made for delinquencies, costs of collections, Registrar fees, and Appraisal District fees. Tax proceeds, after deduction for collection costs, will be placed in the Road System Debt Service Fund (defined below) and used solely to pay principal of and interest on the Bonds, any Outstanding Bonds issued for the Road System, and on additional Road System bonds payable from taxes which may hereafter be issued, and Registrar fees.

Bonds issued for the Road System and the Utility System are each supported by a separate unlimited tax levied by the District. Amounts on deposit in the Utility System Debt Service Fund may not be used to pay debt service on bonds issued by the District for the Road System, including the Bonds. Amounts on deposit in the District's debt service fund established for bonds issued for the Road System may not be used to pay debt service on bonds issued for the Utility System.

The Bonds are obligations of the District and are not the obligations of the State of Texas, Harris County, the City of Baytown, Texas, or any entity other than the District.

## **Issuance of Additional Debt**

The District has reserved the right in the Bond Order to issue additional bonds. Following the issuance of the Bonds, the District will have the right to issue \$11,321,000 bonds for the Utility System and one and one-half times the amount of bonds previously issued for the Utility System for refunding such bonds, and \$6,200,000 for the Road System and one and one-half times the amount of bonds previously issued for the Road System, as approved by the District's voters at the election held on November 4, 2014.

The District has the right to issue the aforementioned bonds without the necessity of further voter authorization. Before issuing any additional bonds for waterworks, sanitary sewer, and drainage facilities, the District would have to obtain approval of the Texas Commission on Environmental Quality (the "TCEQ") for the issuance of such bonds and the projects to be financed thereby. Since the District has not financed all components of the Utility System which it currently expects to finance, the District anticipates issuing additional bonds for such purposes as future development in the District necessitates. The District expects to finance additional components of the Utility System with the proceeds of the sale of bonds, if any, that the District expects to issue in the future. See "THE SYSTEM" and AINVESTMENT CONSIDERATIONS - Future Debt." Based on present engineering cost estimates, in the opinion of the District's consulting engineer, Cobb, Fendley & Associates, Inc. (the "Engineer"), the aforementioned \$11,321,000 authorized but unissued bonds for the Utility System will be adequate to finance the extension of waterworks, wastewater and drainage facilities to serve all of the remaining undeveloped portions of the District. If additional bonds are issued in the future and property values have not increased proportionally, such issuance may increase gross debt to property valuation ratios and thereby adversely affect the investment quality or security of the Bonds. See AINVESTMENT CONSIDERATIONS - Future Debt."

The District has the right to issue such additional tax bonds, revenue bonds, or combination tax and revenue bonds as may be hereafter approved by the voters of the District. The District also has the right to issue revenue notes, bond anticipation notes and tax anticipation notes without the necessity of voter approval. In addition, the District has the right to enter into contracts and to pledge its taxing power to secure any payments the District is required to make under such a contract, provided the provisions of the contract are approved by the voters of the District. The District further has the right to issue refunding bonds, in addition to the refunding bonds described above, with additional voter approval. The Bond Order places no limitation on the amount of additional bonds which may be issued by the District.

The District also is authorized by statute to develop parks and recreational facilities, including the issuing of bonds payable from taxes for such purpose. Before the District could issue park bonds payable from taxes, the following actions would be required: (a) preparation of a detailed park plan; (b) authorization of park bonds by the qualified voters in the District; (c) approval of the park project and bonds by the TCEQ; and (d) approval of the bonds by the Attorney General of Texas. If the District issues park bonds, the outstanding principal amount of such bonds may not exceed an amount equal to one percent of the value of the taxable property in the District, unless the District meets certain financial feasibility requirements

under the TCEQ rules, in which case the outstanding principal amount of such bonds issued by the District may exceed an amount equal to one percent but not more than three percent of the value of the taxable property in the District.

The District has entered into a Facilities and Operating Costs Reimbursement Agreement (the “Reimbursement Agreement”) with the Developer dated November 13, 2014, to reimburse the costs of constructing the Utility System and the Road System through the issuance of ad valorem tax bonds to the maximum extent allowed under the laws of the state of Texas and the rules of the TCEQ. As expressed in the Reimbursement Agreement, the District cannot be required to initiate the process of issuing bonds unless the subject bond issue can be amortized with a total District tax rate of \$1.00 per \$100 valuation of land, based upon the taxable value of the land developed by the Developer in the District. See “TAX DATA – Tax Rate Distribution.”

The District also is authorized by statute to engage in fire-fighting activities, including the issuing of bonds payable from taxes for such purpose. Before the District could issue fire-fighting bonds payable from taxes, the following actions would be required: (a) authorization of a detailed master plan and bonds for such purpose by the qualified voters in the District; (b) approval of the master plan and issuance of bonds by the TCEQ; and (c) approval of bonds by the Attorney General of Texas. The District does not provide fire protection service, and the Board has not considered calling such an election at this time. Issuance of bonds for fire-fighting activities could dilute the investment security for the Bonds.

Under certain circumstances the District also is authorized to construct roads. As approved by the District's voters at the election held on November 4, 2014, the District has currently has \$6,200,000 in bonds to construct roads authorized but unissued. The Bonds are the second issuance of bonds from such authorization. If additional debt obligations are issued in the future by the District for road purposes, such issuance will increase the debt/property ratios and might adversely affect the investment security of the Bonds.

## **Funds**

The Bond Order creates the District's fund for debt service on the Bonds and any additional unlimited tax bonds issued by the District for the Road System (the “Road System Debt Service Fund”). The Road System Debt Service Fund, which constitutes a trust fund for the benefit of the owners of the Bonds and any additional unlimited tax bonds issued by the District for the Road System, is to be kept separate from all other funds of the District, and is to be used for payment of debt service on the Bonds and any of the District's other duly authorized bonds issued for the Road System payable in whole or in part from taxes. Amounts on deposit in the Road System Debt Service Fund may also be used to pay the fees and expenses of the Paying Agent/ Registrar, to defray the expenses of assessing and collecting taxes levied for payment of interest on and principal of the Bonds and any additional bonds for the Road System payable in whole or in part from taxes, and to pay any tax anticipation notes issued, together with interest thereon, as such tax anticipation notes become due. Amounts on deposit in the Road System Debt Service Fund may not be used to pay debt service on bonds issued by the District for the Utility System and parks. Similarly, amounts on deposit in the District's Utility System Debt Service Fund may not be used to pay debt service on bonds issued for the Road System, including the Bonds.

## **No Arbitrage**

The District will certify that based upon all facts and estimates now known or reasonably expected to be in existence on the date the Bonds are delivered and paid for, the District reasonably expects that the proceeds of the Bonds will not be used in a manner that would cause the Bonds, or any portion of the Bonds, to be “arbitrage bonds” under the Internal Revenue Code of 1986, as amended (the “Code”), and the regulations prescribed thereunder. Furthermore, all officers, employees and agents of the District have been authorized and directed to provide certifications of facts and estimates that are material to the reasonable expectations of the District as of the date the Bonds are delivered and paid for. In particular, all or any officers of the District are authorized to certify to the facts and circumstances and reasonable expectations of the District on the date the Bonds are delivered and paid for regarding the amount and use of the proceeds of the Bonds. Moreover, the District covenants that it shall make such use of the proceeds of the Bonds, regulate investment of proceeds of the Bonds and take such other and further actions and follow such procedures, including, without limitation, calculating the yield on the Bonds, as may be required so that the Bonds shall not become “arbitrage bonds” under the Code and the regulations prescribed from time to time thereunder.

## **Dissolution**

Under existing Texas law, since the District lies wholly within the corporate limits of the City of Baytown, Texas, the District may be dissolved by the City of Baytown, without the District's consent, subject to compliance by the City of Baytown with various requirements of Chapter 43 of the Texas Local Government Code, as amended. If the District is dissolved, the City of Baytown must assume the District's assets and obligations (including the Bonds) and abolish the District within 90 days of the date of dissolution. Dissolution of the District by the City of Baytown is a policy-making matter within the discretion of the Mayor and City Council of the City of Baytown; therefore, the District makes no representation that the City of Baytown will ever dissolve the District and assume its obligations. Moreover, no representation is made concerning the ability of the City of Baytown to make debt service payments should dissolution occur.

## **Consolidation**

The District has the legal authority to consolidate with other districts and, in connection therewith, to provide for the consolidation of its assets (such as cash and any portion of the System not conveyed to the City of Baytown), and liabilities (such as the Bonds), with the assets and liabilities of the district or districts with which it is consolidating. Although no consolidation is presently contemplated by the District, no representation is made concerning the likelihood of consolidation in the future.

## **Registered Owners' Remedies**

Pursuant to Texas law, the Bond Order provides that in the event the District defaults in the payment of the principal of or interest on any of the Bonds when due, fails to make payments required by the Bond Order into the Debt Service Fund, or defaults in the observance or performance of any of the other covenants, conditions or obligations set forth in the Bond Order, any Registered Owner shall be entitled to seek a writ of mandamus from a court of competent jurisdiction compelling and requiring the District to make such payments or to observe and perform such covenants, obligations or conditions, including requiring the District to levy adequate taxes to make payments on the Bonds. Such right is in addition to other rights the Registered Owners may be provided by the laws of the State of Texas.

Except for the remedy of mandamus, the Bond Order does not specifically provide for remedies to a Registered Owner in the event of a District default, nor does it provide for the appointment of a trustee to protect and enforce the interests of the Registered Owners. There is no acceleration of maturity of the Bonds in the event of default and, consequently, the remedy of mandamus may have to be relied upon from year to year. Even if the Registered Owners could obtain a judgment against the District, such a judgment could not be enforced by direct levy and execution against the District's property. Further, the Registered Owners cannot themselves foreclose on the property of the District or sell property within the District in order to pay the principal of or interest on the Bonds. In addition, certain traditional legal remedies also may not be available. The enforceability of the rights and remedies of the Registered Owners may be further limited by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions such as the District. For example, a Chapter 9 bankruptcy proceeding by the District could delay or eliminate payment of principal or interest to the Registered Owners. See "Bankruptcy Limitation to Registered Owners' Rights" below and "INVESTMENT CONSIDERATIONS - Registered Owners' Remedies and Bankruptcy."

## **Bankruptcy Limitation to Registered Owners' Rights**

The enforceability of the rights and remedies of the Registered Owners may be limited by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions such as the District. Subject to the requirements of Texas law, the District may voluntarily proceed under Chapter 9 of the Federal Bankruptcy Code, 11 U.S.C. §§901-946, if the District: (1) is generally authorized to file for federal bankruptcy protection by State law; (2) is insolvent or unable to meet its debts as they mature; (3) desires to effect a plan to adjust such debts; and (4) has either obtained the agreement of or negotiated in good faith with its creditors or is unable to negotiate with its creditors because negotiation is impracticable. Under Texas law, a municipal utility district such as the District must obtain the approval of the TCEQ prior to filing for bankruptcy. The TCEQ must investigate the financial condition of the District and will authorize the District to proceed only if the TCEQ determines that the District has fully exercised its rights and powers under Texas law and remains unable to meet its debts and other obligations as they mature.

If the District decides in the future to proceed voluntarily under the Federal Bankruptcy Code, the District would develop and file a plan for the adjustment of its debts and the Bankruptcy Court would confirm the District's plan if: (1) the plan complies with the applicable provisions of the Federal Bankruptcy Code; (2) all payments to be made in connection with the plan are fully disclosed and reasonable; (3) the District is not prohibited by law from taking any action necessary to carry out the plan; (4) administrative expenses are paid in full; and (5) the plan is in the best interests of creditors and is feasible. If such a plan were confirmed by the bankruptcy court, it could, among other things, affect a Registered Owner by reducing or eliminating the amount of indebtedness, deferring or rearranging the debt service schedule, reducing or eliminating the interest rate, modifying or abrogating collateral or security arrangements, substituting (in whole or in part) other securities, and otherwise compromising and modifying the rights and remedies of such Registered Owner's claim against the District.

The District may not be placed into bankruptcy involuntarily.

### **Legal Investment and Eligibility to Secure Public Funds in Texas**

The following is quoted from Section 49.186 of the Texas Water Code, and is applicable to the District:

“(a) All bonds, notes, and other obligations issued by a district shall be legal and authorized investments for all banks, trust companies, building and loan associations, savings and loan associations, insurance companies of all kinds and types, fiduciaries, and trustees, and for all interest and sinking funds and other public funds of the state, and all agencies, subdivisions, and instrumentalities of the state, including all counties, cities, towns, villages, school districts, and all other kinds and types of districts, public agencies, and bodies politic.

(b) A district's bonds, notes, and other obligations are eligible and lawful security for all deposits of public funds of the state, and all agencies, subdivisions, and instrumentalities of the state, including all counties, cities, towns, villages, school districts, and all other kinds and types of districts, public agencies, and bodies politic, to the extent of the market value of the bonds, notes, and other obligations when accompanied by any unmatured interest coupons attached to them.” The Public Funds Collateral Act (Chapter 2257, Texas Government Code) also provides that bonds of the District (including the Bonds) are eligible as collateral for public funds.

No representation is made that the Bonds will be suitable for or acceptable to financial or public entities for investment or collateral purposes. No representation is made concerning other laws, rules, regulations, or investment criteria which apply to or which might be utilized by any of such persons or entities to limit the acceptability or suitability of the Bonds for any of the foregoing purposes. Prospective purchasers are urged to carefully evaluate the investment quality of the Bonds as to the suitability or acceptability of the Bonds for investment or collateral purposes.

### **Defeasance**

The Bond Order provides that the District may discharge its obligations to the Registered Owners of any or all of the Bonds to pay principal, interest and redemption price thereon in any manner permitted by law. Under current Texas law, such discharge may be accomplished either (i) by depositing with the Comptroller of Public Accounts of the State of Texas a sum of money equal to the principal of, premium, if any, and all interest to accrue on the Bonds to maturity or redemption or (ii) by depositing with any place of payment (paying agent) of the Bonds or other obligations of the District payable from revenues or from ad valorem taxes or both, or with a commercial bank or trust company designated in the proceedings authorizing such discharge, amounts sufficient to provide for the payment and/or redemption of the Bonds; provided that such deposits may be invested and reinvested only in (a) direct noncallable obligations of the United States of America, including obligations that are unconditionally guaranteed by the United States of America, (b) noncallable obligations of an agency or instrumentality of the United States, including obligations that are unconditionally guaranteed or insured by the agency or instrumentality and that, on the date the governing body of the District adopts or approves the proceedings authorizing the issuance of refunding bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent, and (c) non-callable obligations of a state or an agency or a county, municipality, or other political subdivision of a state that have been refunded and that, on the date the governing body of the District adopts or approves the proceedings authorizing the issuance of refunding bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent. The foregoing obligations may be in book entry form and shall mature and/or bear interest payable at such times and in such amounts as will be sufficient to provide for the scheduled payment and/or redemption of the Bonds. If any of such Bonds are to be redeemed prior to their

respective dates of maturity, provision must have been made for giving notice of redemption as provided in the Bond Order.

Upon such deposit as described above, such Bonds shall no longer be regarded as outstanding or unpaid. After firm banking and financial arrangements for the discharge and final payment or redemption of the Bonds have been made as described above, all rights of the District to initiate proceedings to call the Bonds for redemption or take any other action amending the terms of the Bonds are extinguished; provided, however, that the right to call the Bonds for redemption is not extinguished if the District: (i) in the proceedings providing for the firm banking and financial arrangements, expressly reserves the right to call the Bonds for redemption; (ii) gives notice of the reservation of that right to the owners of the Bonds immediately following the making of the firm banking and financial arrangements; and (iii) directs that notice of the reservation be included in any redemption notices that it authorizes.

There is no assurance that the current law will not be changed in the future in a manner which would permit investments other than those described above to be made with amounts deposited to defease the Bonds. Because the Bond Order does not contractually limit such investments, Registered Owners may be deemed to have consented to defeasance with such other investments, notwithstanding the fact that such investments may not be of the same investment quality of those currently permitted under Texas law.

### **Use and Distribution of Bond Proceeds**

Proceeds of the sale of the Bonds will be used by the District to (i) finance the District's cost of land acquisition (right-of-way only) for road facilities (the "Road System") to serve Goose Creek Landing, Sections 1 through 5; (ii) pay certain engineering costs related to the aforementioned projects; (iii) pay developer interest on the Bonds; and (iv) pay for administrative and issuance costs, legal fees, fiscal agent fees, fees to the Attorney General of Texas, and certain financing costs related to the issuance of the Bonds.

#### **I. Construction Costs**

	<u>District's Share</u>
A. Developer Contribution Items <sup>(a)</sup>	
1. Land Acquisition (Right-of-Way)	
a. Section 1	\$162,982
b. Section 2	132,204
c. Section 3	127,657
d. Section 4	82,890
e. Section 5	<u>84,988</u>
<b>TOTAL CONSTRUCTION COSTS</b>	<b>\$590,721</b>

#### **II. Non-Construction Costs**

A. Legal Fees	\$40,500
B. Fiscal Advisor Fees	27,000
C. Developer Interest	575,223
D. Bond Discount	40,500
E. Bond Issuance Expenses	35,456
G. Non-Construction Engineering Costs	39,250
H. Attorney General Fee	1,350
I. Contingencies <sup>(b)</sup>	<u>0</u>
<b>TOTAL NON-CONSTRUCTION COSTS</b>	<b>\$759,279</b>
<b>TOTAL BOND ISSUE REQUIREMENTS</b>	<b><u>\$1,350,000</u></b>

(a) Reimbursement of eligible road improvement costs is made pursuant to Chapter 8479, Texas Special District Local Laws Code, and Chapter 49, Texas Water Code. The TCEQ has not established rules regarding district reimbursement of road costs to developers; however, the District has engaged an independent auditor to perform certain agreed-upon procedures on the Developer's documentation of the payments of eligible road improvement costs.

(b) Represents surplus funds, if any, resulting from sale of the Bonds at a lower underwriter's discount and interest rate than estimated.

In the instance that approved estimated amounts exceed actual costs, the difference comprises a surplus which may be expended for lawful uses. In the instance that actual costs exceed previously approved estimated amounts and contingencies, additional approval and the issuance of additional bonds may be required. The Engineer has advised the District that the proceeds of the sale of the Bonds should be sufficient to cover the costs of the above described facilities. However, the District cannot and does not guarantee the sufficiency of such funds for such purposes.

## THE DISTRICT

### Authority

Harris County Municipal Utility District No. 213B, a political subdivision of the State of Texas, was created by House Bill 3925, 83rd Legislature of the State of Texas, Regular Session, codified at Chapter 8479, Texas Special District Local Laws Code, effective September 1, 2013. The District was created pursuant to the authority of Chapter 54, Texas Water Code, Article XVI, Section 59 and Article III, Section 52 of the Texas Constitution. The rights, powers, privileges, authority, and functions of the District are established by the general laws of the State of Texas pertaining to municipal utility districts, particularly Chapters 49 and 54, Texas Water Code, as amended. The principal functions of the District are to finance, construct, own, and operate waterworks, wastewater, and drainage facilities and roads, and to provide such facilities and services to the customers of the District. The District, if approved by the voters within the District, the TCEQ, and other governmental entities having jurisdiction, may establish, operate, and maintain a fire department, independently or with one or more other conservation and reclamation districts, and provide such facilities and services to the customers of the District. Under certain circumstances the District also is authorized to construct, develop and maintain park and recreational facilities and to construct roads. The District is subject to the continuing supervision of the TCEQ in certain matters.

### Description

The District contains approximately 111.82 acres of land. The District is located entirely within the corporate limits of the City of Baytown, Texas, approximately 25 miles east of the central business district of the City of Houston, Texas. The District is bounded on the north by the San Jacinto River Authority canal, on the west by a Houston Lighting & Power easement, on the east by Garth Road and on the south by Wallisville Road. The District is located entirely within Harris County, Texas. See "APPENDIX A - LOCATION MAP."

### Management of the District

The District is governed by the Board of Directors, consisting of five directors. The Board of Directors has control over and management supervision of all affairs of the District. Directors serve four-year staggered terms, and elections are held within the District in May in odd numbered years. The current members and officers of the Board, along with their respective terms of office, are listed below. None of the Directors currently reside within the District. The Directors own separate parcels of land subject to separate non-recourse promissory notes secured by deeds of trust in favor of the Developer (hereinafter defined).

<u>Name</u>	<u>Position</u>	<u>Term Expires in May</u>
Mark Prause	President	2026
Stacy Lord	Vice President	2026
Jimmy C. Flowers	Secretary	2028
John Denning	Assistant Secretary	2028
Daniel Stillman	Assistant Secretary	2026

The District does not have a general manager, but has contracted for services, or employs directly, as follows:

**Bookkeeper** - The District's bookkeeper is L&S District Services, LLC.

**Tax Assessor/Collector** - The District has engaged Assessments of the Southwest, Houston, Texas, as the District's Tax Assessor/Collector. The Tax Assessor/Collector applies the District's tax levy to tax rolls prepared by the Harris Central Appraisal District and bills and collects such levy.

**Consulting Engineers** - The District has engaged Cobb, Fendley & Associates, Inc., Houston, Texas, as Consulting Engineer on a contract basis to provide engineering services to the District.

**Auditor** - The District has engaged McGrath and Co., PLLC, to audit its financial statements for the year ending June 30, 2025. A copy of the District's audit for the fiscal year ended June 30, 2025, is included as "APPENDIX B" to this Official Statement.

**Financial Advisor** - The District has engaged Rathmann & Associates, L.P. as financial advisor (the "Financial Advisor") to the District. The fee paid to the Financial Advisor for services rendered in connection with the issuance of the Bonds is based on a percentage of the Bonds actually issued and sold. Therefore, the payment of such fee is contingent upon the sale and delivery of the Bonds. Rathmann & Associates, L.P. is an independent municipal advisor registered with the United States Securities and Exchange Commission (the "SEC") and the Municipal Securities Rulemaking Board (the "MSRB"). Rathmann & Associates, L.P.'s SEC registration number is 867-00217 and its MSRB registration number is K0161. Rathmann & Associates, L.P.'s SEC registration Forms MA and MA-1's, which constitute Rathmann & Associates, L.P.'s registration filings, may be accessed through <http://www.sec.gov/edgar/searchedgar/companysearch.html>.

**Disclosure Counsel** - McCall, Parkhurst & Horton L.L.P., Houston, Texas, serves as Disclosure Counsel to the District. The fees to be paid Disclosure Counsel for services rendered in connection with the issuance of the Bonds are contingent on the sale and delivery of the Bonds.

**Attorney** - The District has engaged Coats Rose, P.C., Houston, Texas, as general counsel to the District and as bond counsel ("Bond Counsel") in connection with the issuance of the Bonds. The fees to be paid to Bond Counsel in connection with the issuance of the Bonds are based on a percentage of the Bonds actually issued and sold. Therefore, the payment of such fees is contingent upon the sale and delivery of the Bonds. See "LEGAL MATTERS."

## DEVELOPMENT OF THE DISTRICT

As of January 1, 2026, the District contained 380 homes. According to the District's Engineer, underground water distribution, wastewater collection, and storm drainage/detention facilities and street paving have been completed to serve 380 fully-developed single family residential lots located in Goose Creek Landing, Sections 1 through 5 (approximately 106.84 of the District's total of approximately 111.82 acres) as is delineated in the chart that appears below. In addition, a Stripes gasoline service station and convenience store has been constructed on approximately 1.62 acres located within the District, and an AutoZone automotive store has been constructed on approximately 1.61 acres located within the District.

The primary developer of the District, Castlerock Communities, L.P. ("Castlerock" or the "Developer") (defined below under the caption "DEVELOPER") has completed the development of the aforementioned 380 single family residential lots that have been subdivided as Goose Creek Landing, Sections 1 through 5. Castlerock owns no additional land located within the District. Preferred Properties Partnership ("PPP") (defined below under the caption "DEVELOPER") owns approximately 1.75 acres of currently undeveloped land located within the District that are expected to be used for future commercial development. The District cannot represent whether, or when, the development of any of the aforementioned currently undeveloped acres might occur. Easements, rights of way, detention ponds, and areas otherwise not available for future development are contained within the plats of Goose Creek Landing, Sections 1 through 5. See "DEVELOPER," "FUTURE DEVELOPMENT," "TAX DATA - Principal 2025 Property Owners" and "INVESTMENT CONSIDERATIONS - Factors Affecting Taxable Values and Tax Payments."

As of January 1, 2026, the status of residential development and home construction in the District was as follows:

**Residential Units:**

Subdivision	LOTS				HOMES					
	Fully Developed	Acres	Under Development	Acres	Under Construction Sold*	Unsold	Completed Sold*	Unsold	Models	Totals
<b>Goose Creek Landing</b>										
Section 1	84	42.63			0	0	84	0	0	84
Section 2	68	16.95			0	0	68	0	0	68
Section 3	78	17.96			0	0	78	0	0	78
Section 4	73	14.61			0	0	73	0	0	73
Section 5	77	14.69			0	0	77	0	0	77
<b>TOTALS</b>	<b>380</b>	<b>106.84</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>380</b>	<b>0</b>	<b>0</b>	<b>380</b>

\* Includes homes sold and contracted for sale. Homes under contract for sale are, in some instances, subject to conditions of appraisal, loan application, approval, and inspection.

**DEVELOPER**

**General**

In general, the activities of a developer in a municipal utility district such as the District include purchasing the land within the District, designing the subdivision, designing the utilities and streets to be emplaced in the subdivision, designing any community facilities to be built, defining a marketing program and building schedule, securing necessary governmental approvals and permits for development, arranging for the construction of roads and the installation of utilities (including, in some cases, water, sewer, and drainage facilities pursuant to the rules of the TCEQ, as well as gas, telephone, and electric service) and selling improved lots and commercial reserves to builders, developers, or other third parties. In some instances, the developer will be required to pay up to thirty percent (30%) of the cost of emplacing certain of the water, wastewater and drainage facilities in the utility district pursuant to the rules of the TCEQ, although the District requested exemptions from such developer participation requirement with respect to the facilities financed with the proceeds of the Prior Bonds on the basis of qualification for such exemption under the rules of the TCEQ, and the TCEQ granted such exemption in its Orders authorizing the sale of the Prior Bonds issued for the Utility System. The relative success or failure of a developer to perform such activities in development of the property within a utility district may have a profound effect on the security of the unlimited tax bonds issued by a district. A developer is generally under no obligation to a district to develop the property which it owns in a district. Furthermore, there is no restriction on the developer's right to sell any or all of the land which the developer owns within a district. See "FUTURE DEVELOPMENT" below.

**Description of the Developer**

The primary developer of land within the District is Castlerock Communities, L.P., a Texas limited partnership ("Castlerock" or the "Developer") whose general partner is YW Holdings, LLC, and whose principal limited partners are Kirk Breitenwicher, Greg Yakin and Lance Wright. As is described in this Official Statement above under the caption "DEVELOPMENT OF THE DISTRICT," the Developer has completed the development of 380 single family residential lots (approximately 106.84 total acres) within the District that have been subdivided as Goose Creek Landing, Sections 1 through 5. The Developer owns no additional land located within the District.

Preferred Properties Partnership ("PPP") owns approximately 1.75 acres of currently undeveloped land located within the District that is expected to be used for future commercial development. Since PPP is not under any obligation to the District to develop its currently undeveloped acres according to any plan, timetable, or at all, the District cannot represent that the development thereof will be undertaken.

## **FUTURE DEVELOPMENT**

The development of approximately 106.84 acres of the District's total of approximately 111.82 acres has been completed into an aggregate of 380 single-family residential lots (Goose Creek landing, Sections 1 through 5) as is described above under the caption "DEVELOPMENT OF THE DISTRICT." In addition, a Stripes gasoline service station and convenience store has been constructed on approximately 1.62 acres located within the District, and an AutoZone automotive store has been constructed on approximately 1.61 acres located within the District. Preferred Properties Partnership ("PPP") owns approximately 1.75 acres of currently undeveloped land located within the District that is expected to be used for future commercial development. Since PPP is not under any obligation to the District to develop its currently undeveloped acres according to any plan, timetable, or at all, the District cannot represent that the development thereof will be undertaken. Easements, rights-of-way, detention ponds, and areas otherwise not available for future development are contained within the plats of Goose Creek Landing, Sections 1 through 5.

The District's Engineer estimates that the \$11,321,000 authorized bonds which remain unissued after the sale of the Bonds will be adequate to finance the construction of such facilities to provide service to all of the undeveloped portions of the District. See "THE BONDS - Issuance of Additional Debt," "THE SYSTEM - Description," and "INVESTMENT CONSIDERATIONS - Future Debt." No party is under any obligation to initiate development of any of the currently undeveloped land located within the District or to complete any development, if begun, and any party initiating any future development thereon could modify or discontinue development plans, or may sell any of such land at its sole discretion at any time. Accordingly, the District makes no representation that future development will occur. See "INVESTMENT CONSIDERATIONS - Factors Affecting Taxable Values and Tax Payments."

AERIAL PHOTOGRAPH OF THE DISTRICT  
(taken October 2025)



HARRIS COUNTY MUNICIPAL  
UTILITY DISTRICT No. 213B

**PHOTOGRAPHS TAKEN WITHIN THE DISTRICT  
(taken October 2025)**



## DISTRICT DEBT

### Debt Service Requirement Schedule

The following schedule sets forth the debt service requirements of the Outstanding Bonds and the principal and estimated interest requirements of the Bonds.

Year Ending December 31	Current Total Debt Service	Plus: The Bonds		New Total Debt Service
		Principal	Interest*	
2025	\$741,090			\$741,090
2026	842,056	\$50,625		892,681
2027	836,331	67,500		903,831
2028	835,119	67,500		902,619
2029	833,091	67,500		900,591
2030	832,700	67,500		900,200
2031	827,313	67,500		894,813
2032	827,278	67,500		894,778
2033	826,794	67,500		894,294
2034	827,150	67,500		894,650
2035	827,019	67,500		894,519
2036	831,206	67,500		898,706
2037	829,809	67,500		897,309
2038	832,822	67,500		900,322
2039	830,344	67,500		897,844
2040	831,694	67,500		899,194
2041	837,338	67,500		904,838
2042	837,056	67,500		904,556
2043	841,156	67,500		908,656
2044	838,931	67,500		906,431
2045	836,719	67,500		904,219
2046	839,281	67,500		906,781
2047	650,619	67,500		718,119
2048	648,394	67,500		715,894
2049	249,863	\$140,000	67,500	457,363
2050	251,819	145,000	60,500	457,319
2051	253,363	150,000	53,250	456,613
2052	254,494	155,000	45,750	455,244
2053	260,213	160,000	38,000	458,213
2054	260,313	165,000	30,000	455,313
2055		435,000	21,750	456,750
	\$21,071,375	\$1,350,000	\$1,852,375	\$24,273,750
Average Annual Requirements: (2026-2046) .....				\$900,087
Maximum Annual Requirement: (2043).....				\$908,656

\* Interest is estimated at 5.00% per annum for purposes of illustration.

## Bonded Indebtedness

2025 Assessed Valuation.....	\$	121,038,340	(a)
(As of January 1, 2025)			
See "TAX DATA" and "TAXING PROCEDURES"			
Direct Debt:			
Outstanding Bonds.....	\$	13,040,000	
The Bonds .....		<u>1,350,000</u>	
Total .....	\$	14,390,000	(b)
Estimated Overlapping Debt .....	\$	<u>9,102,552</u>	
Total Direct and Estimated Overlapping Debt .....	\$	<u>23,492,552</u>	
Ratio of Direct Debt			
: as a percentage of 2025 Assessed Valuation.....		11.89	%
Ratio of Direct and Estimated Overlapping Debt			
: as a percentage of 2025 Assessed Valuation.....		19.41	%
Utility System Debt Service Fund Balance as of November 20, 2025 .....	\$	842,406	(c)
Road System Debt Service Fund Balance as of November 20, 2025 .....	\$	279,978	(c)
General Fund Balance as of November 20, 2025 .....	\$	545,886	
2025 Tax Rate per \$100 of Assessed Valuation			
Debt Service Tax – Utilities .....	\$	0.455	
Debt Service Tax – Roads.....		0.195	
Maintenance Tax .....		<u>0.100</u>	
Total .....	\$	0.75	(d)

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(a) As of January 1, 2025, and comprises the District's 2025 tax roll. Such sum includes an uncertified component of \$5,150,769, which is included in the amount of \$121,038,340. The District's ultimate 2025 Assessed Valuation will not be determined until such uncertified values are certified by the Appraisal Review Board, and thus may vary from such sum of \$121,038,340. See "TAXING PROCEDURES."

(b) See "DISTRICT DEBT." In addition to the components of the Systems that the District has financed with the proceeds of the sale of the Prior Bonds and the components of the Road System that the District is financing with the proceeds of the sale of the Bonds, the District expects to finance additional components of the Systems with the proceeds of the sale of bonds, if any, that the District expects to issue in the future. See "THE BONDS - Issuance of Additional Debt," and - "Use and Distribution of Bond Proceeds," "THE SYSTEM" and "INVESTMENT CONSIDERATIONS - Future Debt."

(c) Neither Texas law nor the Bond Order requires the District to maintain any particular sum in the Utility System Debt Service Fund or Road System Debt Service Fund. Such fund balances reflect the timely payment by the District of the entirety its debt service payments that were due for 2025 on the Outstanding Bonds. The District's initial debt service requirement on the Bonds, consisting of an interest payment thereon, is due on September 1, 2026. Monies in the Road System Debt Service Fund cannot be used to pay debt service on bonds issued by the District for the Utility System, nor may monies in the Utility System Debt Service Fund be used to pay debt service on bond issued by the District for the Road System, such as the Bonds.

(d) The District levied a debt service tax rate for utilities of \$0.455 per \$100 of Assessed Valuation, a debt service tax rate for roads of \$0.195 per \$100 of Assessed Valuation and a maintenance tax of \$0.10 per \$100 of Assessed Valuation for 2025. As is described in this Official Statement under the caption “TAX DATA - Estimated Overlapping Taxes,” the aggregate of the 2025 tax levies of all units of government which levy taxes against the property located within the District, including the District’s 2025 total tax rate of \$0.75 per \$100 of Assessed Valuation, is \$3.3340185 per \$100 of Assessed Valuation. Such aggregate levies are higher than the aggregate tax levies of most municipal utility districts in the Houston metropolitan area, including the area of the District, but are within the range of the aggregate levies of some municipal utility districts in the Houston metropolitan area and the area of the District which are in stages of development comparable with the District. See “TAX DATA” and “INVESTMENT CONSIDERATIONS - Factors Affecting Taxable Values and Tax Payments.”

## Estimated Direct and Overlapping Debt Statement

The following statement indicates the direct and estimated overlapping debt of the District. The table includes the estimated amount of indebtedness of governmental entities overlapping the District, defined as outstanding bonds payable from ad valorem taxes, and the estimated percentages and amounts of such indebtedness attributable to property located within the District. This information is based upon data secured from the individual jurisdictions and/or the Texas Municipal Reports published by the Municipal Advisory Council of Texas. The calculations by which the statement was derived were made in part by comparing the reported assessed valuation of the property in the overlapping taxing jurisdictions with the Assessed Valuation of property within the District. No effect has been given to the tax burden levied by any applicable taxing jurisdiction for maintenance and operational or other purposes.

<u>Taxing Jurisdiction</u>	<u>Debt as of October 1, 2025</u>	<u>Estimated Overlapping Percent</u>	<u>Estimated Overlapping Amount</u>
Harris County <sup>(a)</sup>	\$2,257,734,736	0.0176%	397,070
Harris County Department of Education	28,960,000	0.0176%	5,093
Harris County Flood Control District	937,165,000	0.0176%	164,820
Harris County Hospital District	867,820,000	0.0176%	152,624
Port of Houston Authority	406,509,397	0.0176%	71,493
Goose Creek Consolidated Independent School District	573,205,572	0.5803%	3,326,544
Lee College District	23,990,000	0.5329%	127,853
City of Baytown	282,425,000	1.7198%	<u>4,857,054</u>
 TOTAL ESTIMATED OVERLAPPING DEBT			\$9,102,552
 TOTAL DIRECT DEBT <sup>(b)</sup>			<u>14,390,000</u>
 TOTAL DIRECT AND ESTIMATED OVERLAPPING DEBT			\$23,492,552
 Ratio of Total Direct and Estimated Overlapping Debt to:			
		<u>% of 2025 Assessed Valuation</u>	
Direct Debt.....		11.89%	
Direct and Overlapping Debt .....		19.41%	

(a) Harris County Toll Road Bonds are considered to be self-supporting and are not included in this schedule.

(b) See "Bonded Indebtedness" above.

Under Texas law ad valorem taxes levied by each taxing authority other than the District create a lien which is on a parity with the lien in favor of the District on all taxable property within the District. In addition to the ad valorem taxes required to retire the foregoing direct and overlapping debt, the various taxing authorities mentioned above also are authorized by Texas law to assess, levy and collect ad valorem taxes for operation, maintenance, administration and/or general revenue purposes. Certain of the jurisdictions have in the past levied such taxes. The District has the power to assess, levy and collect ad valorem taxes for operation and maintenance purposes in an amount not to exceed \$1.25 per \$100 of Assessed Valuation, and such taxes have been authorized by the duly qualified voters of the District. The District has levied a maintenance tax of \$0.10 per \$100 of Assessed Valuation for 2025. See "TAX DATA - Maintenance Tax" and - "Tax Rate Distribution."

## TAX DATA

### **Debt Service Tax**

All taxable property within the District is subject to the assessment, levy and collection by the District of an annual ad valorem tax, without legal limitation as to rate or amount, sufficient to pay principal of and interest on the Outstanding Bonds, the Bonds and any future tax-supported bonds which may be issued from time to time as authorized. Taxes are levied by the District each year against the District's assessed valuation at January 1 of that year. The Board covenants in the Bond Order to assess and levy, for each year that all or any part of the Bonds remain outstanding and unpaid, a tax ample and sufficient to produce funds to pay the principal of and interest on the Bonds when due. The actual rate of such tax will be determined from year to year as a function of the District's tax base, its debt service requirements and available funds. The District levied a debt service tax rate for utilities of \$0.455 per \$100 of Assessed Valuation and a debt service tax rate for roads of \$0.195 per \$100 of Assessed Valuation for 2025.

### **Maintenance Tax**

The Board of Directors of the District has the statutory authority to levy and collect an annual ad valorem tax for maintenance of the District's improvements, if such maintenance tax is authorized by a vote of the District's electorate. The District voters have authorized the levy of such a maintenance tax for operation and maintenance of the System in an amount not to exceed \$1.25 per \$100 of Assessed Valuation. Such tax is in addition to taxes which the District is authorized to levy for paying principal of and interest on the Bonds, and any tax supported bonds which may be issued in the future. The District has levied a maintenance tax of \$0.10 per \$100 of Assessed Valuation for 2025. See "Tax Rate Distribution" below.

### **Tax Rate Distribution**

	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>
Debt Service – Utilities	\$0.455	\$0.63	\$0.54	\$0.69	\$0.65
Debt Service – Roads	0.195	0.00	0.00	0.00	0.00
Maintenance & Operations	<u>0.100</u>	<u>0.10</u>	<u>0.19</u>	<u>0.11</u>	<u>0.15</u>
Total	\$0.750	\$0.73	\$0.73	\$0.80	\$0.80

## Analysis of Tax Base

The following table illustrates the composition of property located within the District for the past five years.

<b>Type of Property</b>	<b>2025</b>		<b>2024</b>		<b>2023</b>	
	<b>Assessed Valuation</b>	<b>%</b>	<b>Assessed Valuation</b>	<b>%</b>	<b>Assessed Valuation</b>	<b>%</b>
Land	\$20,968,314	17.32%	\$22,087,803	18.61%	\$21,448,150	17.93%
Improvements	98,926,483	81.73%	100,960,559	85.08%	108,105,078	90.40%
Personal Property	2,337,201	1.93%	2,446,726	2.06%	2,215,537	1.85%
Uncertified	5,150,769	4.26%	0	0.00%	0	0.00%
Exemptions	<u><b>-6,344,427</b></u>	<u><b>-5.24%</b></u>	<u><b>-6,823,533</b></u>	<u><b>-5.75%</b></u>	<u><b>-12,179,837</b></u>	<u><b>-10.18%</b></u>
<b>TOTAL</b>	<b>\$121,038,340*</b>	<b>100.00%</b>	<b>\$118,671,555</b>	<b>100.00%</b>	<b>\$119,588,928</b>	<b>100.00%</b>

<b>Type of Property</b>	<b>2022</b>		<b>2021</b>	
	<b>Assessed Valuation</b>	<b>%</b>	<b>Assessed Valuation</b>	<b>%</b>
Land	\$21,547,397	21.52%	\$20,719,685	26.84%
Improvements	89,151,099	89.03%	58,811,559	76.19%
Personal Property	1,061,897	1.06%	926,315	1.20%
Exemptions	<u><b>-11,625,044</b></u>	<u><b>-11.61%</b></u>	<u><b>-3,265,842</b></u>	<u><b>-4.23%</b></u>
<b>TOTAL</b>	<b>\$100,135,349</b>	<b>100.00%</b>	<b>\$77,191,717</b>	<b>100.00%</b>

\* Such sum includes an uncertified component of \$5,150,769, which is included in the amount of \$121,038,340. The District's ultimate 2025 Assessed Valuation will not be determined until such uncertified values are certified by the Appraisal Review Board, and thus may vary from such sum of \$121,038,340.

## Historical Values and Tax Collection History

The following statement of tax collections sets forth, in condensed form, the historical Assessed Valuation and tax collections of the District. Such summary has been prepared for inclusion herein based upon information obtained from District records. Reference is made to such records, including the District's annual audited financial statements, for more complete information.

<b>Tax Year</b>	<b>Assessed Valuation</b>	<b>Tax Rate<sup>(a)</sup></b>	<b>Total Levy</b>	<b>% Collections</b>	
				<b>Current &amp; Prior Years<sup>(b)</sup></b>	<b>Year Ended 09/30</b>
2016	\$3,999,703	\$0.80	\$31,998	100.00%	2017
2017	18,127,583	\$0.80	145,021	100.00	2018
2018	33,006,896	\$0.80	264,055	100.00	2019
2019	47,567,016	\$0.80	380,536	100.00	2020
2020	61,116,777	\$0.80	488,934	100.00	2021
2021	77,191,717	\$0.80	617,534	99.05	2022
2022	100,135,349	\$0.80	800,801	99.60	2023
2023	119,588,928	\$0.73	876,032	99.68	2024
2024	118,671,555	\$0.73	876,032	99.45	2025
2025	121,038,340(c)	\$0.75(d)	907,788(d)	10.12(d)	2026

(a) Per \$100 of Assessed Valuation.

(b) Such percentages reflect cumulative total collections for each year from the time each respective annual tax was levied through December 31, 2025.

(c) Such sum includes an uncertified component of \$5,150,769, which is included in the amount of \$121,038,340. The District's ultimate 2025 Assessed Valuation will not be determined until such uncertified values are certified by the Appraisal Review Board, and thus may vary from such sum of \$121,038,340.

(d) The District has levied a debt service tax rate for utilities of \$0.455 per \$100 of Assessed Valuation, a debt service tax rate for roads of \$0.195 per \$100 of Assessed Valuation and a maintenance tax of \$0.10 per \$100 of Assessed Valuation for 2025.

## Tax Rate Calculations

The tax rate calculations set forth below are presented to indicate the tax rates per \$100 of Assessed Valuation which would be required to meet certain debt service requirements if no growth in the District occurs beyond the 2025 Assessed Valuation. The calculations also assume collection of 95% of taxes levied, no use of other legally available District funds on hand, and the sale of no additional bonds by the District. As outlined above under the caption "Historical Values and Tax Collection History," the District has, as of December 31, 2025, collected an average annual percentage of its property taxes of 99.75% for the period 2016 through 2024.

Average Annual Debt Service Requirements (2026-2046).....	\$900,087
Tax Rate of \$0.79 on the 2025 Assessed Valuation (\$121,038,340) produces.....	\$908,392
Maximum Annual Debt Service Requirement (2043) .....	\$908,656
Tax Rate of \$0.80 on the 2025 Assessed Valuation (\$121,038,340) produces .....	\$919,891

The District levied a debt service tax rate for utilities of \$0.455 per \$100 of Assessed Valuation, a debt service tax rate for roads of \$0.195 per \$100 of Assessed Valuation and a maintenance tax of \$0.10 per \$100 of Assessed Valuation for 2025. As the above table indicates, the 2025 combined debt service tax rate of \$0.65 per \$100 of Assessed Valuation will not be sufficient to pay the Average Annual Debt Service Requirements and the Maximum Annual Debt Service Requirement on the Bonds and the Outstanding Bonds assuming taxable values in the District at the level of the 2025 Assessed Valuation, assuming collection of 95% of taxes levied, the use of no other legally available District funds on hand, and the issuance of no additional bonds by the District. However, as is illustrated in this Official Statement under the caption "TAX DATA - Historical Values Tax Collection History," the District has collected an average of 99.75% of its 2016 through 2024 tax levies as of December 31, 2025. Moreover, the District's Utility System Debt Service Fund balance was \$842,406 as of November 20, 2025, and the District's Road Utility Debt Service Fund balance was \$279,978 as of such date. Although neither Texas law nor the Bond Order requires that any specific amount be retained in the Debt Service Fund at any time, the District has in the past applied earnings from the investment of monies held in the Debt Service Fund to meet the debt service requirements of the Prior Bonds (see "APPENDIX B - FINANCIAL REPORT OF THE DISTRICT"). Therefore, the District anticipates that it will be able to meet the debt service requirements on the Bonds and the Outstanding Bonds without increasing the tax rate for debt service above the combined debt service rate which the District has levied for 2025 - \$0.65 per \$100 of Assessed Valuation. However, the District can make no representation that the taxable property values in the District will increase in the future or will maintain a value sufficient to support the aforementioned tax rate or to justify continued payment of taxes by property owners. See "TAXING PROCEDURES" and "INVESTMENT CONSIDERATIONS - Factors Affecting Taxable Values and Tax Payments."

## Principal 2025 Property Owners

Based upon information supplied by the District's Tax Assessor/Collector, the following table lists principal District taxpayers, type of property owned by such taxpayers, and the assessed valuation of such property as of January 1, 2025. The information reflects the composition of property ownership reflected on the District's 2025 tax roll.

<u>Taxpayer</u>	<u>Type of Property</u>	<u>Assessed Valuation</u>	<u>% of 2025 Tax Roll</u>
		<u>2025 Tax Roll</u>	<u>Tax Roll</u>
MDC Coast 9 LLC	Land and Improvements	\$2,239,366	1.85%
Autozone #05149	Personal Property	669,546	0.55%
Homeowner	Land and Improvements	667,077	0.55%
Preferred Properties Partnership *	Land	611,128	0.50%
Homeowner	Land and Improvements	511,302	0.42%
Homeowner	Land and Improvements	473,766	0.39%
Homeowner	Land and Improvements	471,778	0.39%
Centerpoint Energy Houston	Utilities	455,040	0.38%
Homeowner	Land and Improvements	444,718	0.37%
Homeowner	Land and Improvements	436,276	0.36%
		\$6,979,997	5.77%

\* See "DEVELOPER."

## Estimated Overlapping Taxes

Property located within the District is subject to taxation by several taxing authorities in addition to the District. Set forth below is a compilation of all 2025 taxes levied upon property located within the District plus the District's 2025 tax rate. Under Texas law, ad valorem taxes levied by each taxing authority other than the District entitled to levy taxes against property located within the District create a lien which is on a parity with the tax lien of the District. In addition to the ad valorem taxes required to make the debt service payments on bonded debt of the District and of such other jurisdictions (see "DISTRICT DEBT - Estimated Direct and Overlapping Debt Statement"), certain taxing jurisdictions are authorized by Texas law to assess, levy and collect ad valorem taxes for operation, maintenance, administrative and/or general revenue purposes.

<u>Taxing Jurisdiction</u>	<u>2025 Tax Rate Per \$100 of A.V.</u>
The District *	\$0.750000
Harris County	0.380960
Harris County Department of Education	0.004798
Harris County Flood Control District	0.049660
Harris County Hospital District	0.187610
Port of Houston Authority	0.005900
Goose Creek Independent School District	1.070000
Lee College District	0.187060
City of Baytown	<u>0.698030</u>
Total Tax Rate	\$3.3340185

\* The District levied a debt service tax rate for utilities of \$0.455 per \$100 of Assessed Valuation, a debt service tax rate for roads of \$0.195 per \$100 of Assessed Valuation and a maintenance tax of \$0.10 per \$100 of Assessed Valuation for 2025.

## TAXING PROCEDURES

### **Authority to Levy Taxes**

The Board is authorized to levy an annual ad valorem tax, without legal limitation as to rate or amount, against all taxable property within the District in sufficient amount to pay the principal of and interest on the Bonds, the Outstanding Bonds and any additional bonds payable from taxes which the District may hereafter issue and to pay the expenses of assessing and collecting such taxes. The District agrees in the Bond Order to levy such a tax from year to year as described more fully above under the caption "THE BONDS - Source of Payment." The Board is also authorized to levy and collect annual ad valorem taxes for the administration and maintenance of the District and the System and for the payment of certain contractual obligations if such taxes are authorized by vote of the District's electors at an election. The District's electors have authorized the levy of such a maintenance tax in an amount not to exceed \$1.25 per \$100 of Assessed Valuation. See "TAX DATA - Maintenance Tax."

### **Exempt Property**

Except for certain exemptions provided by Texas law, all real property and tangible personal property and certain categories of intangible personal property with a tax situs in the District are subject to taxation by the District; however, no effort is expected to be made by the Harris Central Appraisal District (the "Appraisal District") described below to assess taxes against tangible or intangible personal property not devoted to commercial or industrial use. Principal categories of exempt real property include: property owned by the State of Texas or its political subdivisions, if the property is used for public purposes; property exempt from ad valorem taxation by federal law; nonprofit cemeteries; and certain property owned by qualified charitable, religious, veterans, fraternal, or educational organizations. Partially exempt to the maximum extent of between \$5,000 and \$12,000 of assessed value, depending upon the disability rating of the veteran, is property owned by a disabled veteran or by the spouse or certain children of a deceased disabled veteran or a veteran who died while on active duty. Totally exempt is property owned by a veteran who receives a disability rating of 100%. A partially disabled veteran or certain surviving spouses of partially disabled veterans are entitled to an exemption from taxation of a percentage of the appraised value of their residence homestead in an amount equal to the partially disabled veteran's disability rating if (i) the residence homestead was donated by a charitable organization at no cost to the disabled veteran or, (ii) the residence was donated by a charitable organization at some cost to the disabled veteran if such cost is less than or equal to fifty percent (50%) of the total good faith estimate of the market value of the residence as of the date the donation is made. Also, the surviving spouse of (i) a member of the armed forces, (ii) a first responder as defined under Texas law, who was killed in action is, subject to certain conditions, entitled to an exemption of the total appraised value of the surviving spouse's residence homestead, and subject to certain conditions, an exemption up to the same amount may be transferred to a subsequent residence homestead of the surviving spouse. Also partially exempt, if approved by the Board or at an election called by the Board upon petition of at least 20% of the number of the qualified voters who voted in the District's preceding election, are residence homesteads of certain persons who are disabled or at least 65 years old to the extent of \$3,000 of appraised value or such higher amount as the Board or the District's voters may approve. The District's tax assessor is authorized by statute to disregard exemptions for the disabled and elderly if granting the exemption would impair the District's obligation to pay tax-supported debt incurred prior to adoption of the exemption by the District.

The Board may exempt up to 20% of the market value of residential homesteads from ad valorem taxation. Such exemption would be in addition to any other applicable exemptions provided by law. However, if ad valorem taxes have previously been pledged for the payment of debt and the cessation of the levy would impair the obligation of the contract by which the debt was created, then the Board may continue to levy and collect taxes against the exempt value of the homesteads until the debt is discharged. To date the Board has not voted to exempt any percentage of the market value of residential homesteads from ad valorem taxation, but no representation may be made that the Board will not determine to grant such exemption in the future.

A "Freeport Exemption" applies to goods, wares, ores, and merchandise other than oil, gas, and petroleum products (defined as liquid and gaseous materials immediately derived from refining petroleum or natural gas), and to aircraft or repair parts used by a certified air carrier acquired in or imported into Texas which are destined to be forwarded outside of Texas and which are detained in Texas for assembling, storing, manufacturing, processing or fabricating for less than 175 days. Although certain taxing units may take official action to tax such property in transit and negate such exemption, the

District does not have such an option. A “Goods-in-Transit” Exemption is applicable to the same categories of tangible personal property which are covered by the Freeport Exemption, if, for tax year 2011 and prior applicable years, such property is acquired in or imported into Texas for assembling, storing, manufacturing, processing, or fabricating purposes and is subsequently forwarded to another location inside or outside of Texas not later than 175 days after acquisition or importation, and the location where said property is detained during that period is not directly or indirectly owned or under the control of the property owner. For tax year 2012 and subsequent years, such Goods-in-Transit Exemption includes tangible personal property acquired in or imported into Texas for storage purposes only if such property is stored under a contract of bailment by a public warehouse operator at one or more public warehouse facilities in Texas that are not in any way owned or controlled by the owner of such property for the account of the person who acquired or imported such property. A property owner who receives the Goods-in-Transit Exemption is not eligible to receive the Freeport Exemption for the same property. Local taxing units such as the District may, by official action and after public hearing, tax goods-in-transit personal property. A taxing unit must exercise its option to tax goods-in-transit property before January 1 of the first tax year in which it proposes to tax the property at the time and in the manner prescribed by applicable law. The District has taken official action to allow taxation of all such goods-in-transit personal property for the tax year 2012 and subsequent years.

Harris County may designate all or part of the area within the District as a reinvestment zone, and the District or Harris County may thereafter enter into tax abatement agreements with owners of real property within the zone. The tax abatement agreements may exempt from ad valorem taxation by the applicable taxing jurisdiction, and by the District, for a period of up to 10 years, all or any part of any increase in the assessed valuation of property covered by the agreement over its assessed valuation in the year in which the agreement is executed, on the condition that the property owner make specified improvements or repairs to the property in conformity with a comprehensive plan. None of the area within the District has been designated as a reinvestment zone to date. Each taxing jurisdiction has discretion to determine terms for its tax abatement agreements without regard to the terms approved by other taxing jurisdictions.

### **County-Wide Appraisal District**

The Texas Property Tax Code (the “Property Tax Code”) establishes an appraisal district and an appraisal review board in each county of the State of Texas. The appraisal district is governed by a board of directors elected by the governing bodies of cities, towns, school districts and, if entitled to vote, the conservation and reclamation districts that participate in the appraisal district and of the county. The District is entitled to vote upon and participate in the selection of members of the board of directors of the Appraisal District. The board of directors selects a chief appraiser to manage the appraisal office of the appraisal district. All taxing units within Harris County, including the District, are included in the Appraisal District. The Appraisal District is responsible for appraising property within the District, subject to review by the Harris County Appraisal Review Board (the “Appraisal Review Board”). The appraisal roll as approved by the Appraisal Review Board must be used by the District in establishing its tax rolls and tax rate. The valuation and assessment of taxable property within the District is governed by the Property Tax Code.

Under current Texas law, the District is responsible for the levy and collection of its taxes and will continue to be so responsible unless the Board of Directors of the District, or the qualified voters of the District or of Harris County at an election held for such purpose, determines to transfer such functions to the Appraisal District or another taxing unit.

### **Assessment and Levy**

Generally, all taxable property in the District (other than any qualifying agricultural and timberland) must be appraised at 100% of market value as of January 1 of each tax year, subject to review and approval by the Appraisal Review Board. However, houses held for sale by a developer or builder which remain unoccupied, are not leased or rented and produce no income, are required to be assessed at the price for which they would sell as a unit to a purchaser who would continue the owner’s business. See “TAX DATA - Principal 2025 Property Owners.” The Property Tax Code requires each appraisal district to implement a plan providing for reappraisal of all real property in the appraisal district at least once every three years. It is not known what frequency of reappraisal will be utilized by the Appraisal District or whether reappraisals will be conducted on a zone or county-wide basis.

The Property Tax Code permits land designated for agricultural use or timberland to be appraised at its value based on the land's capacity to produce agricultural or timber products rather than at its fair market value. Provisions of the Property Tax Code are complex and are not fully summarized here. Landowners wishing to avail themselves of the agricultural use designation must apply for the designation, and the appraiser is required by the Property Tax Code to act on each claimant's right to the designation individually. If a claimant receives the designation and later loses it by changing the use of the property or selling it to an unqualified owner, the District can collect taxes based on the new use, including for three years for agricultural use and for five years for open space and timberland, prior to the loss of the designation.

The chief appraiser must give written notice on May 15, or as soon thereafter as practicable, to each owner if the appraised value of his property is greater than it was in the preceding year, if the appraised value of the property is greater than the value rendered by the property owner, or if the property was not on the appraisal roll in the preceding year. In addition, the chief appraiser must give written notice to each property owner whose property was reappraised in the current year or if ownership of the property changed during the preceding year. The Appraisal Review Board has the ultimate responsibility for determining the value of all taxable property within the District; however, any owner who has timely filed notice with the Appraisal Review Board may appeal the final determination by the Appraisal Review Board by filing suit in Texas district court. Prior to such appeal and prior to the delinquency date, however, the owner must pay the tax due on the amount of value of the property involved that is not in dispute or the amount of tax paid in the prior year, whichever is greater, or the amount of tax due under the order from which the appeal is taken. In the event of such suit, the value of the property is determined by the court, or a jury if requested by any party. Additionally, the District is entitled to challenge certain matters before the Appraisal Review Board, including the level of appraisals of a certain category of property, the exclusion of property from the appraisal records, or the grant in whole or in part of a partial exemption. The District may not, however, protest a valuation of individual property. After the District receives the certified appraisal roll, the rate of taxation is set by the Board based upon the assessed valuation of property within the District as of the preceding January 1 and the amount required to be raised for debt service, maintenance purposes and authorized contractual obligations.

### **Disaster Exemption**

The Property Tax Code provides for a temporary exemption from ad valorem taxation of a portion of the appraised value of certain property that is at least 15% damaged by a disaster and located within an area declared to be a disaster area by the Governor. This temporary exemption is automatic if the disaster is declared prior to a taxing unit, such as the District, adopting its tax rate for the tax year. A taxing unit, such as the District, may authorize the exemption at its discretion if the disaster is declared after the taxing unit has adopted its tax rate for the tax year. The amount of the exemption is based on the percentage of damage and is prorated based on the date of the disaster. Upon receipt of an application submitted within the eligible timeframe by a person who qualifies for a temporary exemption under the Property Tax Code, the Appraisal District is required to complete a damage assessment and assign a damage assessment rating to determine the amount of the exemption. The temporary exemption amounts established in the Property Tax Code range from 15% for property less than 30% damaged to 100% for property that is a total loss. Any such temporary exemption granted for disaster-damaged property expires on January 1 of the first year in which the property is reappraised.

### **District and Taxpayer Remedies**

Under certain circumstances, taxpayers and taxing units, including the District, may appeal orders of the Appraisal Review Board by filing a petition for review in Texas state district court within forty-five (45) days after notice is received that a final order has been entered. In such event, the property value in question may be determined by the court, or by a jury, if requested by any party. Additionally, taxing units may bring suit against the Appraisal District to compel compliance with the Property Tax Code.

The Property Tax Code establishes a procedure for notice to property owners of reappraisals reflecting increased property values, appraisals that are higher than renditions and appraisals of property not previously on an appraisal roll.

## **Rollback of Operation and Maintenance Tax Rate**

Chapter 49 of the Texas Water Code, as amended, classifies districts differently based on the current operation and maintenance tax rate or on the percentage of build out that the district has completed. Districts that have adopted an operation and maintenance tax rate for the current year that is 2.5 cents or less per \$100 of taxable value are classified as “Low Tax Rate Districts.” Districts that have financed, completed, and issued bonds to pay for all improvements and facilities necessary to serve at least 95% of the projected build out of the district are classified as “Developed Districts.” Districts that do not meet either of the classifications previously discussed are classified herein as “Developing Districts.” The impact each classification has on the ability of a district to increase its maintenance and operations tax rate is described for each classification below. Debt service and contract tax rates cannot be reduced by a rollback election held within any of the districts described below.

### *Low Tax Rate Districts*

Low Tax Rate Districts that adopt a total tax rate that would impose more than 1.08 times the amount of the total tax imposed by such district in the preceding tax year on a residence homestead appraised at the average appraised value of a residence homestead, subject to certain homestead exemptions, may be required to hold a rollback election within the district to determine whether to approve the adopted total tax rate. If the adopted total tax rate is not approved at the election, the total tax rate for a Low Tax Rate District is the current year’s debt service and contract tax rate plus the operation and maintenance tax rate that would impose 1.08 times the amount of operation and maintenance tax imposed by the district in the preceding tax year on a residence homestead appraised at the average appraised value of a resident homestead in the district in that year, subject to certain homestead exemptions.

### *Developed Districts*

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

### *Developing Districts*

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

### *The District*

A determination as to a district's status as a Low Tax Rate District, Developed District or Developing District will be made on an annual basis, at the time a district sets its tax rate. The District cannot give any assurances as to what its classification will be at any point in time or whether the District's future tax rates will result in a total tax rate that will reclassify the District into a new classification and new rollback election calculation. For the 2025 tax year, a determination was made that the District is classified as a Developing District.

### **Collection**

The District is responsible for the collection of its taxes, unless it elects to transfer such functions to another governmental entity. Taxes are due on receipt of the tax bill and become delinquent after January 31 of the following year. However, a person who is (i) 65 years of age or older; (ii) disabled or (iii) qualifies as a disabled veteran under Texas law is entitled by law to pay current taxes on his residential homestead in installments or to receive a deferral or abatement of delinquent taxes without penalty during the time he owns or occupies his property as his residential homestead. The date of the delinquency may be postponed if the tax bills are mailed after September 30 (if the Board has authorized discounts for early payment) or otherwise after January 10. So long as the Board has not transferred responsibility for collection of the taxes to another taxing unit or the Appraisal District, the Board may permit payment without penalty or interest of the final tax installment by July 1, if one-half of taxes assessed for the current year are paid prior to December 1. The Board may approve a 3% discount for taxes paid in October, 2% for November and 1% for December. Delinquent taxes are subject to a 6% penalty for the first month of delinquency, 1% for each month thereafter to July 1 and 12% total if any taxes are unpaid on July 1. Delinquent taxes also accrue interest at the rate of 1% per month during the period they remain outstanding. In addition, the Board may impose a further penalty on all taxes, penalties, and interest unpaid on July 1 which is used to defray the cost of engaging an attorney for collection of delinquent taxes.

### **District's Rights in the Event of Tax Delinquencies**

Taxes levied by the District are a personal obligation of the person who owns or acquires the property on January 1 of the year for which the tax is imposed. On January 1 of each year, a tax lien attaches to property to secure the payment of all taxes, penalties, and interest ultimately imposed for the year upon the property. The District's tax lien is on a parity with the tax liens of the other jurisdictions levying taxes on property within the District. Whether a lien of the United States is on a parity with or takes priority over a tax lien of the District is determined by applicable federal law. In the absence of such federal law, the District's tax lien takes priority over a lien of the United States. In the event a taxpayer fails to make timely payment of taxes due the District, the District may file suit at any time after taxes become delinquent to foreclose its lien securing payment of the tax, to enforce personal liability for the tax, or both. In filing a suit to foreclose a tax lien on real property, the District must join other taxing units that have claims for delinquent taxes against all or part of the same property. Collection of delinquent taxes may also be adversely affected by the amount of taxes owed to other federal, state and local taxing jurisdictions, by the effects of market conditions on the foreclosure sales price, by the taxpayer's redemption rights (a taxpayer may redeem property within two (2) years for residence homesteads or land designated for agricultural use and within six (6) months for all other types of real property after the purchaser's deed issued at the foreclosure sale is filed in the county records), or by bankruptcy proceedings which restrain or stay the collection of a taxpayer's debts. The District's ability to foreclose its tax lien or collect penalties or interest on delinquent taxes may be limited on property owned by a financial institution which is under receivership by the Federal Deposit Insurance Corporation pursuant to the Federal Deposit Insurance Act, 12 U.S.C. 1825, as amended. Federal bankruptcy law provides that an automatic stay of actions by creditors and other entities, including governmental units, goes into effect with the filing of any petition in bankruptcy. The automatic stay prevents governmental units from foreclosing on property and prevents liens for post-petition taxes from attaching to property and obtaining secured creditor status unless, in either case, an order lifting the stay is obtained from the bankruptcy court. In many cases post-petition taxes are paid as an administrative expense of the estate in bankruptcy or by order of the bankruptcy court. See "INVESTMENT CONSIDERATIONS - Principal Land Owners' Obligations to the District."

## **Tax Payment Installments after Disaster**

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

Additionally, the Property Tax Code authorizes a taxing jurisdiction such as the District, solely at the jurisdictions discretion, to adopt a similar installment payment option for taxes imposed on property that is located within a designated disaster area or emergency area and is owned or leased by certain qualified business entities, regardless of whether the property has been damaged as a direct result of the disaster or emergency.

## **THE UTILITY SYSTEM**

### **Regulation**

The water, wastewater and storm drainage facilities serving land within the District (the “System”) have been designed in conformance with accepted engineering practices and the requirements of certain governmental agencies having regulatory or supervisory jurisdiction over the construction and operation of such facilities including, among others, the City of Baytown, Harris County, the Harris County Flood Control District, and the TCEQ.

Operation of the System is subject to regulation by, among others, the United States Environmental Protection Agency and the TCEQ. In many cases, regulations promulgated by these agencies have become effective only recently and are subject to further development and revision. According to the District's Engineer, the total number of equivalent single-family connections (“ESFCs”) projected for the District at the full development of its approximate 111.82 acres is approximately 380 with a total estimated population of 1,330 people. A description of portions of the System follows and is based upon information supplied by the District's Engineer.

### **Description**

The District has financed and will finance certain of its costs of construction or acquisition of components of the water supply and distribution, wastewater collection and treatment, and storm drainage/detention facilities, and other facilities that have been constructed to serve the land within the District with portions of the proceeds of the sale of the Prior Bonds as is enumerated in this Official Statement under the caption “THE BONDS - Use and Distribution of Bond Proceeds.” In addition to the components of the Systems that the District has financed with the proceeds of the sale of the Prior Bonds and the components of the Road System that the District is financing with the proceeds of the sale of the Bonds, the District expects to finance additional components of the Systems with the proceeds of the sale of bonds, if any, that the District expects to issue in the future. See “THE BONDS - Issuance of Additional Debt” and “INVESTMENT CONSIDERATIONS - Future Debt.”

#### **- Storm Drainage -**

Storm water drainage for the District is accomplished by the Garth Road storm sewer system financed by the District that ultimately discharges into Cedar Bayou. The District maintains a detention pond and storm water pump station located within its boundaries.

#### **- Water Supply -**

The District does not own any water supply facilities. The District receives water from the City of Baytown, which purchases water from the Baytown Area Water Authority.

### **- Wastewater Treatment -**

The District does not own any wastewater treatment facilities. The City of Baytown receives wastewater from the District via the offsite connection to existing sanitary sewer services through Eastpoint Subdivision south of Wallisville Road, which are owned and operated by the City of Baytown.

### **- 100-Year Flood Plain -**

“Flood Insurance Rate Map” or “FIRM” means an official map of a community on which the Federal Emergency Management Agency (FEMA) has delineated the appropriate areas of flood hazards. The 1% chance of probable inundation, also known as the 100 year flood plain, is depicted on these maps. The “100 year flood plain” (or 1% chance of probable inundation) as shown on the FIRM is the estimated geographical area that would be flooded by a rain storm of such intensity to statistically have a one percent chance of occurring in any given year. Generally speaking, homes must be built above the 100 year flood plain in order to meet local regulatory requirements and to be eligible for federal flood insurance. An engineering or regulatory determination that an area is above the 100 year flood plain is not an assurance that homes built in such area will not be flooded, and a number of neighborhoods in the greater Houston area that are above the 100 year flood plain have flooded multiple times in the last several years. See “INVESTMENT CONSIDERATIONS - Extreme Weather Events.”

According to the District's Engineer, the Federal Emergency Management Agency Flood Hazard Boundary Map currently in effect which covers the land located in the District indicates that no portion of the District (except the storm water detention ponds that have been constructed within the District) is located in the 100-year flood plain.

The National Weather Service has completed a rainfall study known as NOAA Atlas 14, Volume 11 Precipitation-Frequency Atlas of the United States (“Atlas 14”). Floodplain boundaries within the District may be redrawn based on the Atlas 14 study which is based on a higher statistical rainfall amount, resulting in interim floodplain regulations applying to a larger number of properties and consequently leaving less developable property within the District. Such regulations could additionally result in higher insurance rates, increased development fees, and stricter building codes for any property located within the expanded boundaries of the floodplain.

## **ROAD SYSTEM**

The road system (the "Roads") serves the residents of the District by providing access to major thoroughfares and collectors within Goose Creek Landing and surrounding areas. The internal subdivision streets provide access to several collectors including Goldeneye Drive, Crescent Lake Circle, E. Crescent Lake Circle, W. Crescent Lake Circle, Gander Lake Lane, and Goose Creek Landing Drive. These internal streets and collectors convey the residents of the district to the major thoroughfares of Wallisville Road and Garth Road and ultimately to Interstate 10. All Roads are maintained by the City of Baytown.

## **INVESTMENT CONSIDERATIONS**

### **General**

The Bonds, which are obligations of District and not of the State of Texas; Harris County, Texas; the City of Baytown, Texas; or any political subdivision other than the District, are secured by an annual ad valorem tax, without legal limitation as to rate or amount, on all taxable property located within the District. See “THE BONDS - Source of Payment.” The ultimate security for payment of the principal of and interest on the Bonds depends upon the ability of the District to collect from the property owners within the District taxes levied against all taxable property located within the District or, in the event taxes are not collected and foreclosure proceedings are instituted by the District, upon the value of the taxable property with respect to taxes levied by the District and by other taxing authorities. The District makes no representations that over the life of the Bonds the property within the District will maintain a value sufficient to justify continued payment of taxes by the property owners. The potential increase in taxable valuation of District property is directly related to the economics of the residential housing industry, not only due to general economic conditions, but also due to the particular factors discussed below.

## Factors Affecting Taxable Values and Tax Payments

**Economic Factors:** The land located within the District has been developed primarily for single-family residential and commercial purposes. A substantial percentage of the assessed valuation of the property located within the District is attributable to the current market value of single-family residences that have been constructed within the District. The market value of such homes is related to general economic conditions affecting the demand for residences. Demand for lots of this type and the construction of residential dwellings thereon and the construction of commercial buildings can be significantly affected by factors such as interest rates, credit availability, construction costs, energy costs and availability and the prosperity and demographic characteristics of the urban area toward which the marketing of lots, homes and commercial enterprises is directed. Recent changes in federal tax law limiting deductions for ad valorem taxes may adversely affect the demand for housing and the prices thereof. Declines in the price of oil could adversely affect job stability, wages and salaries, thereby negatively affecting the demand for housing and the values of existing homes (see “Potential Effects of Oil Price Volatility on the Houston Area”). Were the District to experience a significant number of residential foreclosures, the value of all homes within the District could be adversely affected. Although development of the District has occurred as is described in this Official Statement under the caption “DEVELOPMENT OF THE DISTRICT” and “THE SYSTEM,” the District cannot predict the pace or magnitude of the construction of any other taxable improvements than those that have been constructed therein to date.

**National Economy:** The housing and building industry has historically been a cyclical industry, affected by both short-term and long-term interest rates, availability of mortgage and development funds, employment levels and general economic conditions. Although development in the District has occurred as is described in this Official Statement under the captions “DEVELOPMENT OF THE DISTRICT” and “THE SYSTEM,” the District cannot predict the pace or magnitude of any future development in the District other than that which has been undertaken to date. The District cannot predict what impact, if any, a downturn in the local housing markets or in the national housing and financial markets may have on the Houston market generally and the District specifically. See “TAXING PROCEDURES.”

**Credit Markets and Liquidity in the Financial Markets:** Interest rates and the availability of mortgage and development funding have a direct impact on residential and commercial development activity and the construction of homes and commercial projects, particularly short-term interest rates at which developers are able to obtain financing for development costs and at which homebuilders are able to finance the construction of new homes for sale and at which commercial developers are able to finance new commercial projects. Interest rate levels may affect the ability of a developer with undeveloped property to undertake and complete development activities within the District and of homebuilders to initiate the construction of new homes for sale and of commercial developers to initiate the construction of commercial projects. Because of the numerous and changing factors affecting the availability of funds, particularly liquidity in the national credit markets, the District is unable to assess the future availability of such funds for continued development and/or home construction or the construction of new commercial projects within the District. In addition, since the District is located approximately 21 miles northwest of the central downtown business district of the City of Houston, the success of development within the District and growth of District taxable property values are, to a great extent, a function of the Houston metropolitan and regional economies and national credit and financial markets. A downturn in the economic conditions of Houston and in real estate and financial markets in the United States could adversely affect development and homebuilding plans or the construction of future commercial buildings in the District and restrain the growth of the District’s property tax base.

## Principal Land Owners’ Obligations to the District

The development of approximately 108.46 of the approximately 111.82 acres of land located in the District has been completed (including 380 fully developed single-family residential lots) as is described in this Official Statement under the caption “DEVELOPMENT OF THE DISTRICT.” Preferred Properties Partnership (“PPP”) owns approximately 1.75 acres of currently undeveloped land located within the District that is expected to be used for future commercial development. Since PPP is not under any obligation to the District to develop its currently undeveloped acres according to any plan, timetable or at all, the District cannot represent that any development thereof will be undertaken or completed. There is no commitment by or legal requirement of PPP or any other party to the District to proceed at any particular rate

or according to any specified plan with the development of land in the District, or of any home building company, including Castlerock, which is currently constructing homes located in the District, to proceed at any particular pace with the construction of homes in the District, and there is no restriction on any landowner's right to sell its land. Therefore, the District can make no representation about the probability of future development, if any, or the rate of home construction activity in the District.”

### **Maximum Impact on District Tax Rates**

Assuming no further construction of homes and other taxable improvements within the District other than those which have heretofore been constructed, and no additional development in the District other than the development which has occurred to date, the value of the land and improvements currently located within the District will be a major determinant of the ability of the District to collect, and the willingness of District property owners to pay, ad valorem taxes levied by the District. The District levied a debt service tax rate for utilities of \$0.455 per \$100 of Assessed Valuation, a debt service tax rate for roads of \$0.195 per \$100 of Assessed Valuation and a maintenance tax of \$0.10 per \$100 of Assessed Valuation for 2025. After issuance of the Bonds, the Maximum Annual Debt Service Requirement on the Bonds will be \$908,656 (2043), and the Average Annual Debt Service Requirements will be \$900,087 (2026 through 2046, inclusive). The 2025 Assessed Valuation of property within the District is \$121,038,340. Assuming no increase to or decrease from the 2025 Assessed Valuation, the issuance of no additional bonds by the District, and no use of other legally available District funds, tax rates of \$0.80 and \$0.79 per \$100 of Assessed Valuation at a 95% collection rate would be necessary to pay the Maximum Annual Debt Service Requirement and the Average Annual Debt Service Requirements, respectively. Therefore, the 2025 combined debt service tax rate of \$0.65 per \$100 of Assessed Valuation will not be sufficient to pay the Average Annual Debt Service Requirements and the Maximum Annual Debt Service Requirement on the Bonds and the Outstanding Bonds assuming taxable values at the level of the 2025 Assessed Valuation. However, as is illustrated in this Official Statement under the caption “TAX DATA - Historical Values Tax Collection History,” the District has collected an average of 99.75% of its 2016 through 2024 tax levies as of December 31, 2025. Moreover, the District’s Debt Service Fund balance was \$842,406 as of November 20, 2025, and the District’s Road Utility Debt Service Fund balance was \$279,978 as of such date. Although neither Texas law nor the Bond Order requires that any specific amount be retained in the Debt Service Fund at any time, the District has in the past applied earnings from the investment of monies held in the Debt Service Fund to meet the debt service requirements of the Prior Bonds (see “APPENDIX B - FINANCIAL REPORT OF THE DISTRICT”). Therefore, the District anticipates that it will be able to meet the debt service requirements on the Bonds and the Outstanding Bonds without increasing the tax rate for debt service above the combined debt service rate which the District levied for 2025 - \$0.65 per \$100 of Assessed Valuation. However, the District can make no representation that the taxable property values in the District will increase in the future or will maintain a value sufficient to support the aforementioned tax rate or to justify continued payment of taxes by property owners. See “TAX DATA - Tax Rate Calculations.”

Increases in the District’s tax rate to levels higher than the total rate of \$0.75 per \$100 of Assessed Valuation which the District has levied for 2025 may have an adverse impact upon future development within the District, the future construction of homes and other taxable improvements within the District, and the ability of the District to collect, and the willingness of owners of property located within the District to pay, ad valorem taxes levied by the District. In addition, the collection by the District of delinquent taxes owed to it and the enforcement by a Registered Owner of the District’s obligations to collect sufficient taxes may be a costly and lengthy processes. See “TAXING PROCEDURES - District’s Rights in the Event of Tax Delinquencies.”

As is described in this Official Statement under the caption “TAX DATA - Estimated Overlapping Taxes,” the aggregate of the 2025 tax levies of all units of government which levy taxes against the property located within the District plus the District’s 2025 tax rate is \$3.3340185 per \$100 of Assessed Valuation. Such aggregate levies are higher than the aggregate of the tax levies of most municipal utility districts located within the Houston metropolitan area, including the area of the District, but they are within the range of the aggregate levies of some municipal utility districts in the Houston metropolitan area in the area of the District which are in stages of development comparable with the District. One must consider the total tax burden of all overlapping jurisdictions imposed upon property located within the District as contrasted with property located in comparable real estate developments to gauge the relative tax burden on property within the District. The tax rate necessary to service the debt issued or to be issued by the District, and the tax rates levied by other overlapping jurisdictions, are subject to numerous uncertainties and variables, and thus the District can give no assurance that the

composite tax rates imposed by overlapping jurisdictions, plus the District's tax rate, will be competitive with the tax rates of competing projects. To the extent that the District's composite tax rates are not competitive with competing developments, the growth of property tax values in the District and the investment quality or security of the Bonds could be adversely affected.

### **Tax Collection Limitations**

The District's ability to make debt service payments may be adversely affected by its inability to collect ad valorem taxes. Under Texas law, the levy of ad valorem taxes by the District constitutes a lien in favor of the District on a parity with the liens of all other state and local taxing authorities on the property against which taxes are levied, and such lien may be enforced by foreclosure. The District's ability to collect ad valorem taxes through such foreclosure may be impaired by (i) cumbersome, time-consuming, and expensive collection procedures, (ii) a bankruptcy court's stay of tax collection procedures against a taxpayer, (iii) market conditions limiting the proceeds from a foreclosure sale of taxable property, or (iv) the taxpayer's right to redeem the property within two years of foreclosure. While the District has a lien on taxable property within the District for taxes levied against such property, such lien can be foreclosed only in a judicial proceeding. See "TAXING PROCEDURES - District's Rights in the Event of Tax Delinquencies."

### **Registered Owners' Remedies and Bankruptcy**

In the event of default in the payment of principal of or interest on the Bonds, the Registered Owners have a right to seek a writ of mandamus requiring the District to levy adequate taxes each year to make such payments. Except for mandamus, the Bond Order does not provide for remedies to protect and enforce the interests of the Registered Owners. There is no acceleration of maturity of the Bonds in the event of default and, consequently, the remedy of mandamus may have to be relied upon from year to year. Statutory language authorizing local governments such as the District to sue and be sued does not waive the local government's sovereign immunity from suits for money damages, so that in the absence of other waivers of such immunity by the Texas legislature, a default by the District in its covenants in the Bond Order may not be reduced to a judgement for money damages. Even if Registered Owners could obtain a judgment against the District, such a judgment could not be enforced by a direct levy and execution against the District's property. Further, the Registered Owners cannot themselves foreclose on property within the District or sell property within the District in order to pay the principal of and interest on the Bonds. Since there is no trust indenture or trustee, the Registered Owners would have to initiate and finance the legal process to enforce their remedies.

The enforceability of the rights and remedies of the Registered Owners may be further limited by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions such as the District. In this regard, should the District file a petition for protection from creditors under federal bankruptcy laws, a suit seeking the remedy of mandamus would be automatically stayed and could not be pursued unless authorized by a federal bankruptcy judge. See "THE BONDS - Bankruptcy Limitation to Registered Owners' Rights."

The District may not be placed into bankruptcy involuntarily.

### **Marketability**

The District has no understanding (other than the initial reoffering yields) with the Underwriter regarding the reoffering yields or prices of the Bonds and has no control over the trading of the Bonds in the secondary market. There is no assurance that a secondary market will be made for the Bonds. If there is a secondary market, the difference between the bid and asked price of the Bonds may be greater than the bid and asked spread of other bonds generally bought, sold or traded in the secondary market. See "SALE AND DISTRIBUTION OF THE BONDS."

### **Future Debt**

The District has reserved in the Bond Order the right to issue the remaining \$11,321,000 bonds authorized but unissued for the Utility System, the \$6,200,000 unlimited tax bonds for the Road System, and such additional bonds as may hereafter be approved by both the Board of Directors and voters of the District. The District also has reserved the right to issue certain other additional bonds, special project bonds, and other obligations described in the Bond Order. All of the

remaining bonds authorized for the Utility System, and for refunding purposes, which have heretofore been authorized by voters of the District may be issued by the District from time to time as needed. The issuance of the aforementioned \$11,321,000 bonds for the Utility System is also subject to TCEQ approval. The District's Engineer estimates that the \$11,321,000 authorized bonds which remain unissued after the sale of the Bonds will be adequate to finance the construction of such facilities to provide service to all of the undeveloped portions of the District. If additional bonds are issued in the future and property values have not increased proportionately, such issuance may increase gross debt to property valuation ratios and thereby adversely affect the investment quality or security of the Bonds. The District expects to finance additional components of the Utility System with the proceeds of the sale of bonds, if any, that the District expects to issue in the future. See "THE BONDS - Issuance of Additional Debt" and "THE SYSTEM - Description."

### **Continuing Compliance with Certain Covenants**

The Bond Order contains covenants by the District intended to preserve the exclusion from gross income of interest on the Bonds for federal income tax purposes. Failure of the District to comply with such covenants on a continuous basis prior to maturity of the Bonds could result in interest on the Bonds becoming taxable retroactively to the date of original issuance. See "LEGAL MATTERS - Tax Exemption."

### **Approval of the Bonds**

As required by law, engineering plans, specifications and estimates of construction costs for the facilities and services to be purchased or constructed by the District with the proceeds of the Bonds have been approved, subject to certain conditions, by the TCEQ. See "THE BONDS - Use and Distribution of Bond Proceeds." In addition, the Attorney General of Texas must approve the legality of the Bonds prior to their delivery.

Neither the TCEQ nor the Attorney General of Texas passes upon or guarantees the security of the Bonds as an investment, nor have the foregoing authorities passed upon the adequacy or accuracy of the information contained in this Official Statement.

### **Environmental Regulations**

Wastewater treatment, water supply, storm sewer facilities and construction activities within the District are subject to complex environmental laws and regulations at the federal, state and local levels that may require or prohibit certain activities that affect the environment, such as:

- Requiring permits for construction and operation of water wells, wastewater treatment and other facilities;
- Restricting the manner in which wastes are treated and released into the air, water and soils;
- Restricting or regulating the use of wetlands or other properties; or
- Requiring remedial action to prevent or mitigate pollution.

Sanctions against a municipal utility district or other type of special purpose district for failure to comply with environmental laws and regulations may include a variety of civil and criminal enforcement measures, including assessment of monetary penalties, imposition of remedial requirements and issuance of injunctions to ensure future compliance. Environmental laws and compliance with environmental laws and regulations can increase the cost of planning, designing, constructing and operating water production and wastewater treatment facilities. Environmental laws can also inhibit growth and development within the District. Further, changes in regulations occur frequently, and any changes that result in more stringent and costly requirements could materially impact the District.

#### *Air Quality Issues*

Air quality control measures required by the United States Environmental Protection Agency (the "EPA") and the Texas Commission on Environmental Quality (the "TCEQ") may impact new industrial, commercial and residential development in the Houston area. Under the Clean Air Act ("CAA") Amendments of 1990, the eight-county Houston-Galveston-Brazoria area ("HGB Area")—Harris, Galveston, Brazoria, Chambers, Fort Bend, Waller, Montgomery and Liberty Counties—has been designated a nonattainment area under two separate federal ozone standards: the eight-hour ozone

standard of 75 ppb promulgated by the EPA in 2008 (the “2008 Ozone Standard”), and the EPA’s most-recent promulgation of an even lower, 70 ppb eight-hour ozone standard in 2015 (the “2015 Ozone Standard”). While the State of Texas has been able to demonstrate steady progress and improvements in air quality in the HGB Area, the HGB Area remains subject to CAA nonattainment requirements.

The HGB Area is currently designated as a “severe” nonattainment area under the 2008 Ozone Standard, with an attainment deadline of July 20, 2027. If the EPA ultimately determines that the HGB Area has failed to meet the attainment deadline based on the relevant data, the area is subject to reclassification to a nonattainment classification that provides for more stringent controls on emissions from the industrial sector. In addition, the EPA may impose a moratorium on the awarding of federal highway construction grants and other federal grants for certain public works construction projects if it finds that an area fails to demonstrate progress in reducing ozone levels.

The HGB Area is currently designated as a “moderate” nonattainment area under the 2015 Ozone Standard, with an attainment deadline of August 3, 2024. For purposes of the 2015 Ozone Standard, the HGB Area consists of only six counties: Brazoria, Chambers, Fort Bend, Galveston, Harris, and Montgomery Counties.

In order to demonstrate progress toward attainment of the EPA’s ozone standards, the TCEQ has established a state implementation plan (“SIP”) for the HGB Area setting emission control requirements, some of which regulate the inspection and use of automobiles. These types of measures could impact how people travel, what distances people are willing to travel, where people choose to live and work, and what jobs are available in the HGB Area. These SIP requirements can negatively impact business due to the additional permitting/regulatory constraints that accompany this designation and because of the community stigma associated with a nonattainment designation. It is possible that additional controls will be necessary to allow the HGB Area to reach attainment with the ozone standards by the EPA’s attainment deadlines. These additional controls could have a negative impact on the HGB Area’s economic growth and development.

#### *Water Supply & Discharge Issues*

Water supply and discharge regulations that municipal utility districts, including the District, may be required to comply with involve: (1) groundwater well permitting and surface water appropriation; (2) public water supply systems; (3) wastewater discharges from treatment facilities; (4) storm water discharges; and (5) wetlands dredge and fill activities. Each of these is addressed below:

Certain governmental entities regulate groundwater usage in the HGB Area. A municipal utility district or other type of special purpose district that (i) is located within the boundaries of such an entity that regulates groundwater usage, and (ii) relies on local groundwater as a source of water supply, may be subject to requirements and restrictions on the drilling of water wells and/or the production of groundwater that could affect both the engineering and economic feasibility of district water supply projects.

Pursuant to the federal Safe Drinking Water Act (“SDWA”) and the EPA’s National Primary Drinking Water Regulations (“NPDWRs”), which are implemented by the TCEQ’s Water Supply Division, a municipal utility district’s provision of water for human consumption is subject to extensive regulation as a public water system. Municipal utility districts must generally provide treated water that meets the primary and secondary drinking water quality standards adopted by the TCEQ, the applicable disinfectant residual and inactivation standards, and the other regulatory action levels established under the agency’s rules. The EPA has established NPDWRs for more than ninety (90) contaminants and has identified and listed other contaminants which may require national drinking water regulation in the future. Further, the EPA has established a NPDWR for six (6) Per- and Polyflouroalkyl Substances (“PFAS”), which requires public water systems to perform certain monitoring and remediation measures. Public water systems may be subject to additional PFAS regulation in the future, which could increase the cost of constructing, operating, and maintaining water production and distribution facilities.

Texas Pollutant Discharge Elimination System (“TPDES”) permits set limits on the type and quantity of discharge, in accordance with state and federal laws and regulations. The TCEQ reissued the TPDES Construction General Permit (TXR150000), with an effective date of March 5, 2023, which is a general permit authorizing the discharge of stormwater runoff associated with small and large construction sites and certain non-stormwater discharges into surface water in the state. It has a 5-year permit term, and is then subject to renewal. Moreover, the Clean Water Act (“CWA”) and Texas Water Code require municipal wastewater treatment plants to meet secondary treatment effluent limitations and more stringent water quality-based limitations and requirements to comply with the Texas water quality standards. Any water quality-based limitations and requirements with which a municipal utility district must comply may have an impact on the municipal utility district’s ability to obtain and maintain compliance with TPDES permits.

Operations of utility districts, including the District, are also potentially subject to requirements and restrictions under the CWA regarding the use and alteration of wetland areas that are within the “waters of the United States.” The District must obtain a permit from the United States Army Corps of Engineers (“USACE”) if operations of the District require that wetlands be filled, dredged, or otherwise altered.

In 2023, the Supreme Court of the United States issued its decision in *Sackett v. EPA*, which clarified the definition of “waters of the United States” and significantly restricted the reach of federal jurisdiction under the CWA. Under the *Sackett* decision, “waters of the United States” includes only geographical features that are described in ordinary parlance as “streams, oceans, rivers, and lakes” and to adjacent wetlands that are indistinguishable from such bodies of water due to a continuous surface connection. Subsequently, the EPA and USACE issued a final rule amending the definition of “waters of the United States” under the CWA to conform with the Supreme Court’s decision.

While the *Sackett* decision and subsequent regulatory action removed a great deal of uncertainty regarding the ultimate scope of “waters of the United States” and the extent of EPA and USACE jurisdiction, operations of municipal utility districts, including the District, could potentially be subject to additional restrictions and requirements, including additional permitting requirements, in the future.

## **Extreme Weather Events**

The greater Houston area, including the District, is subject to occasional severe weather events, including tropical storms and hurricanes. If the District were to sustain damage to its facilities requiring substantial repair or replacement, or if substantial damage were to occur to taxable property within the District as a result of such a weather event, the investment security of the Bonds could be adversely affected.

The greater Houston area, including the District, has experienced multiple storms exceeding a 0.2% probability (i.e., “500 year flood” events) since 2015, including Hurricane Harvey, which made landfall along the Texas Gulf Coast on August 26, 2017, and brought historic levels of rainfall during the successive four days. According to District Officials, the District’s System did not sustain any material damage from Hurricane Harvey and there was no interruption of water or sewer service. According to the District=s Engineer, no homes within the District experienced structural flooding or other significant damage as a result of Hurricane Harvey.

If a future weather event significantly damaged all or part of the improvements within the District, the assessed value of property within the District could be substantially reduced, which could result in a decrease in tax revenues and/or necessitate an increase in the District’s tax rate. Further, there can be no assurance that a casualty loss to taxable property within the District will be covered by insurance (or that property owners will even carry flood or other casualty insurance), that any insurance company will fulfill its obligation to provide insurance proceeds, or that insurance proceeds will be used to rebuild or repair any damaged improvements within the District. Even if insurance proceeds are available and improvements are rebuilt, there could be a lengthy period in which assessed values within the District could be adversely affected.

### *Specific Flood Type Risks*

Ponding, or pluvial, flooding occurs when heavy rainfall creates a flood event independent of an overflowing water body, typically in relatively flat areas. Intense rainfall can exceed the drainage capacity of a drainage system, which may result in water within the drainage system becoming trapped and diverted onto streets and nearby property until it is able to reach a natural outlet. Ponding can also occur in a flood pool upstream or behind a dam, levee or reservoir.

### *Coastal (or Storm Surge) Flood*

Coastal, or storm surge, flooding occurs when sea levels or water levels in estuarial rivers, bayous and channels rise to abnormal levels in coastal areas, over and above the regular astronomical tide, caused by forces generated from a severe storm=s wind, waves, and low atmospheric pressure. Storm surge is extremely dangerous, because it is capable of flooding large swaths of coastal property and causing catastrophic destruction. This type of flooding may be exacerbated when storm surge coincides with a normal high tide.

## **Potential Effects of Oil Price Volatility on the Houston Area**

The economy of the Houston area has, in the past, been particularly affected by adverse conditions in the oil and gas industry, and such conditions and their spillover effects into other industries could result in declines in the demand for residential and commercial property in the Houston area and could reduce or negatively affect property values or construction activity within the District. The District cannot predict the impact that negative conditions in the oil industry could have on property values in the District.

## **Changes in Tax Legislation**

Certain tax legislation, whether currently proposed or proposed in the future, may directly or indirectly reduce or eliminate the benefit of the exclusion of interest on the Bonds from gross income for federal income tax purposes. Any proposed legislation, whether or not enacted, may also affect the value and liquidity of the Bonds. Prospective purchasers of the Bonds should consult with their own tax advisors with respect to any proposed, pending or future legislation.

## **LEGAL MATTERS**

### **Legal Opinions**

Delivery of the Bonds will be accompanied by the unqualified approving legal opinion of the Attorney General of Texas as recorded in the Bond Register of the Comptroller of Public Accounts of the State of Texas, to the effect that the Bonds are valid and binding obligations of the District under the Constitution and laws of the State of Texas, and all taxable property within the District is subject to the levy of ad valorem taxes to pay the same, without legal limitation as to rate or amount, based upon examination of a transcript of certified proceedings held incident to the issuance and authorization of the Bonds, and the approving legal opinion of Coats Rose, P.C., Houston, Texas, Bond Counsel for the District, to a like effect. Such opinions express no opinion with respect to the sufficiency of the security for or the marketability of the Bonds. Bond Counsel's opinion also will address the matters described below under "Tax Exemption."

Bond Counsel has reviewed the information appearing in this Official Statement under "THE BONDS" (except for information under the subheadings "Book-Entry-Only System" and "Use and Distribution of Bond Proceeds"), "THE DISTRICT - Management of the District - Attorney," "TAXING PROCEDURES," "LEGAL MATTERS - Legal Opinions," " - No Arbitrage," " - Tax Exemption," " - Tax Accounting Treatment of Discount and Premium on Certain Bonds," and " - Qualified Tax-Exempt Obligations" and "CONTINUING DISCLOSURE OF INFORMATION" solely to determine whether such information, insofar as it relates to matters of law, is true and correct and whether such information fairly summarizes matters of law, the provisions of the documents referred to therein and conforms to the provisions of the Order of the TCEQ approving the Bonds and to the requirements of the City of Baytown with respect to the sale of the Bonds. Bond Counsel has not, however, independently verified any of the factual information contained in this Official Statement nor has it conducted an investigation of the affairs of the District for the purpose of passing upon the accuracy or completeness of this Official Statement. No person is entitled to rely upon Bond Counsel's limited participation as an

assumption of responsibility for or an expression of opinion of any kind with regard to the accuracy or completeness of any information contained herein, other than the matters discussed immediately above.

Coats Rose, P.C., also serves as general counsel to the District on matters other than the issuance of bonds. The legal fees paid to Bond Counsel for services rendered in connection with the issuance of the Bonds are based on a percentage of the bonds actually issued, sold and delivered and, therefore, such fees are contingent upon the sale and delivery of the Bonds.

### **No Arbitrage**

The District will certify on the date the Bonds are delivered and paid for that based upon all facts and estimates now known or reasonably expected to be in existence, the District reasonably expects that the proceeds of the Bonds will not be used in a manner that would cause the Bonds, or any portion of the Bonds, to be "arbitrage bonds" under Section 148 of the Internal Revenue Code of 1986, as amended (the "Code"), and the regulations prescribed from time to time thereunder. Furthermore, all officers, employees and agents of the District have been authorized and directed to provide certifications of facts and estimates that are material to the reasonable expectations of the District as of the date the Bonds are delivered and paid for. In particular, all or any officers of the District have been authorized to certify to the facts, circumstances and reasonable expectations of the District on the date the Bonds are delivered and paid for regarding the amount and use of the proceeds of the Bonds. Moreover, the District will covenant in the Bond Order that it will make such use of the proceeds of the Bonds, regulate investments of proceeds of the Bonds and take such other and further actions and follow such procedures, including without limitation, calculation of the yield on the Bonds, as may be required so that the Bonds will not become "arbitrage bonds" under the Code and the regulations prescribed from time to time thereunder.

### **No-Litigation Certificate**

The District will furnish the Initial Purchaser a certificate, executed by the President and Secretary of the Board, and dated as of the date of delivery of the Bonds, that to their knowledge, no litigation is pending or threatened affecting the validity of the Bonds, or the levy and/or collection of taxes for the payment thereof, or the organization or boundaries of the District, or the title of the officers thereof to their respective offices.

### **No Material Adverse Change**

The obligations of the Underwriter to take and pay for the Bonds, and of the District to deliver the Bonds, are subject to the condition that, up to the time of delivery of and receipt of payment for the Bonds, there shall have been no material adverse change in the financial condition of the District subsequent to the date of sale from that set forth in the Preliminary Official Statement, as it may have been supplemented or amended, through the date of sale. The rating of the insurer's creditworthiness by any rating agency does not and will not in any manner affect the District's financial condition, and thus any change to such rating, including a downgrade thereof, at any time, does not and will not constitute a change, material or otherwise, in the District's financial condition, and therefore cannot be a basis for termination by the Underwriter of its obligations to take up and pay for the Bonds.

### **Tax Exemption**

Delivery of the Bonds is subject to an opinion of Coats Rose, P.C., Bond Counsel, to the effect that, as of the date of issuance of the Bonds, pursuant to section 103 of the Internal Revenue Code of 1986 (the "Code"), as amended, existing regulations, published rulings, and court decisions, (i) interest on the Bonds will be excludable from the gross income, as defined in section 61 of the Code, of the owners thereof for federal income tax purposes assuming continuing compliance by the District with the provisions of the Bond Order subsequent to the issuance of the Bonds; however, such interest is taken into account in determining the annual adjusted financial statement income of applicable corporations for the purpose of determining the alternative minimum tax imposed on corporations, and (2) the Bonds will not be "specified private activity bonds" and, accordingly, the interest thereon will not be included as an alternative minimum tax preference item under Section 57(a)(5) of the Code. The statutes, regulations, rulings, and court decisions on which such opinion is based are subject to change.

In rendering such opinion, Bond Counsel will rely upon representations and certifications of the District made in a certificate pertaining to the use, expenditure, and investment of the proceeds of the Bonds and certain other funds and will assume continuing compliance by the District with the representations and warranties in and covenants of the Bond Order subsequent to the issuance of the Bonds. Failure to comply with any of these covenants would cause interest on the Bonds to be includable in the gross income of the owners thereof from the date of the issuance of the Bonds.

Bond Counsel's opinions are not a guarantee of result and are not binding on the Internal Revenue Service (the "IRS"); rather, such opinions represent Bond Counsel's legal judgment based upon its review of existing law to the extent deemed relevant to render such opinions and the representations and covenants referenced above. The IRS has an ongoing audit program to determine whether interest on selected state or local obligations is includable in gross income for federal income tax purposes. No assurance can be given as to the likelihood that the IRS will commence an audit of the Bonds. If an audit is commenced, under current procedures, the IRS is likely to treat the District as the taxpayer, and the owners of the Bonds would have no right to participate in the audit process. In responding to or defending an audit of the tax-exempt status of the interest on the Bonds, the District may have different or conflicting interests from the owners. Public awareness of any future audit of the Bonds could adversely affect the value and liquidity of the Bonds during the pendency of the audit, regardless of its ultimate outcome.

Under the Code, taxpayers are required to report on their returns the amount of tax exempt interest, such as interest on the Bonds, received or accrued during the year. Payments of interest on tax exempt obligations such as the Bonds are in many cases required to be reported to the Service. Additionally, backup withholding may apply to any such payments to any owner who is not an "exempt recipient" and who fails to provide certain identifying information. Individuals generally are not exempt recipients, whereas corporations and certain other entities generally are exempt recipients.

Except as described above, Bond Counsel will express no other opinion with respect to any other federal, state, or local tax consequences under present law or proposed legislation resulting from the receipt or accrual of interest on, or the acquisition or disposition of, the Bonds. Prospective purchasers of the Bonds should be aware that the ownership of tax-exempt obligations such as the Bonds may result in collateral federal tax consequences to, among others, financial institutions, life insurance companies, property and casualty insurance companies, certain foreign corporations doing business in the United States, individual recipients of Social Security or Railroad Retirement benefits, individuals otherwise qualifying for the earned income tax credit, "S" corporations with "subchapter C" earnings and profits, owners of interests in FASIT and taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry (or who have paid or incurred certain expenses all allocable to) tax-exempt obligations. Prospective purchasers should consult their own tax advisors as to the applicability of these consequences to their particular circumstances.

#### **Tax Accounting Treatment of Discount and Premium on Certain Bonds**

The initial public offering price of certain of the Bonds (the "Discount Bonds") may be less than the amount payable on such Bonds at maturity. An amount equal to the difference between the initial public offering price of a Discount Bond (assuming that a substantial amount of the Discount Bonds of that maturity are sold to the public at such price) and the amount payable at maturity constitutes original issue discount to the initial purchaser of such Discount Bond. A portion of such original issue discount, allocable to the holding period of such Discount Bond by the initial purchaser, will, upon the disposition of such Discount Bond (including by reason of its payment at maturity), be treated as interest excludable from gross income, rather than as taxable gain, for federal income tax purposes, on the same terms and conditions as those for other interest on the Bonds described above under "Tax Exemption." Such interest is considered to be accrued actuarially in accordance with the constant interest method over the life of a Discount Bond taking into account the semiannual compounding of accrued interest at the yield to maturity on such Discount Bond, and generally will be allocated to an initial purchaser in a different amount from the amount of the payment denominated as interest actually received by the initial purchaser during his taxable year.

However, such interest may be required to be taken into account in determining the amount of branch profits tax applicable to certain foreign corporations doing business in the United States, even though there will not be a corresponding cash payment. In addition, the accrual of such interest may result in certain other collateral federal income tax consequences to, among others, financial institutions, life insurance companies, property and casualty insurance companies, "S" corporations with "subchapter C" earnings and profits, individual recipients of Social Security or Railroad Retirement

benefits, individuals otherwise qualifying for the earned income tax credit, owners of interests in a FASIT, and taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry, or who have paid or incurred certain expenses allocable to, tax-exempt obligations. Moreover, in the event of the redemption, sale or other taxable disposition of a Discount Bond by the initial owner prior to maturity, the amount realized by such owner in excess of the basis of such Discount Bond in the hands of such owner (adjusted upward by the portion of the original issue discount allocable to the period for which such Discount Bond was held) is includable in gross income.

Owners of Discount Bonds should consult with their own tax advisors with respect to the determination for federal income tax purposes of accrued interest upon disposition of Discount Bonds and with respect to the state and local tax consequences of owning Discount Bonds. It is possible that, under applicable provisions governing determination of state and local income taxes, accrued interest on Discount Bonds may be deemed to be received in the year of accrual even though there will not be a corresponding cash payment.

The initial public offering price of certain of the Bonds (the “Premium Bonds”) may be greater than the amount payable on such Bonds at maturity. An amount equal to the difference between the initial public offering price of a Premium Bond (assuming that a substantial amount of the Premium Bonds of that maturity are sold to the public at such price) and the amount payable at maturity constitutes premium to the initial purchaser of such Premium Bond. The basis for federal income tax purposes of a Premium Bond in the hands of such initial purchaser may be reduced each year by the amortizable bond premium. Such reduction in basis will increase the amount of any gain or decrease the amount of any loss to be recognized for federal income tax purposes upon the sale or other taxable disposition of a Premium Bond. The amount of premium which is amortizable each year by an initial purchaser is determined by using such purchaser’s yield to maturity. Purchasers of the Premium Bonds should consult with their own tax advisors with respect to the determination of amortizable bond premium with respect to the state and local tax consequences of owning Premium Bonds.

### **Qualified Tax-Exempt Obligations**

The Internal Revenue Code of 1986, as amended (the “Code”) requires a pro rata reduction in the interest expense deduction of a financial institution to reflect such financial institution’s investment in tax-exempt obligations acquired after August 7, 1986. An exception to the foregoing provision is provided in the Code for “qualified tax-exempt obligations” which include tax-exempt obligations, such as the Bonds, (a) designated by the issuer as “qualified tax-exempt obligations” and (b) issued by a political subdivision for which the aggregate amount of tax-exempt obligations (not including private activity bonds other than qualified 501(c)(3) bonds) to be issued during the calendar year is not expected to exceed \$10,000,000.

The District will designate the Bonds as “qualified tax-exempt obligations” and has represented that the aggregate amount of tax-exempt obligations (including the Bonds) issued by the District and entities aggregated with the District under the Code during calendar year 2026 is not expected to exceed \$10,000,000 and that the District and entities aggregated with the District under the Code have not designated more than \$10,000,000 in “qualified tax-exempt obligations” (including the Bonds) during calendar year 2026.

Notwithstanding this exception, financial institutions acquiring the Bonds will be subject to a twenty percent (20%) disallowance of allocable interest expenses.

### **SOURCES OF INFORMATION**

#### **General**

The information contained in this Official Statement has been obtained primarily from the District’s records, the Harris Central Appraisal District, the Engineer, and other sources believed to be reliable; however, no representation is made by the District as to the accuracy or completeness of the information contained herein, except as described below under “Certification of Official Statement.” The summaries of the statutes, resolutions and engineering and other related reports set forth herein are included subject to all of the provisions of such documents. These summaries do not purport to be complete statements of such provisions and reference is made to such documents for further information.

The District's financial statements for the year ended June 30, 2025, were audited by McGrath and Co., PLLC, and have been included herein as "APPENDIX B." McGrath and Co., PLLC, have agreed to the publication of such financial statements in this Official Statement.

## **Experts**

The information contained in this Official Statement relating to engineering, to the description of the System generally and, in particular, the engineering information included in the section captioned "THE SYSTEM" has been provided by Cobb, Fendley & Associates, Inc., Houston, Texas. Such information has been included herein in reliance upon the authority of Cobb, Fendley & Associates, Inc. as an expert in the field of civil engineering.

The information contained in this Official Statement relating to assessed valuations of property generally and, in particular, that information concerning principal taxpayers, tax collection rates and valuations contained in the sections captioned "TAX DATA" and "DISTRICT DEBT" has been provided by the Harris Central Appraisal District and Assessments of the Southwest. The District has included certain information herein in reliance upon such firm's authority as an expert in the field of tax assessing and real property appraisal.

## **Certification as to Official Statement**

At the time of payment for and delivery of the Bonds, the District will furnish the Underwriter a certificate, executed by the President or Vice President and Secretary or Assistant Secretary of the Board, acting in their official capacities, to the effect that to the best of their knowledge and belief: (a) the information, descriptions and statements of or pertaining to the District contained in this Official Statement, on the date thereof and on the date of delivery were and are true and correct in all material respects; (b) insofar as the District and its affairs, including its financial affairs, are concerned, this Official Statement did not and does not contain an untrue statement of a material fact or omit to state a material fact required to be stated herein or necessary to make the statements herein, in the light of the circumstances under which they were made, not misleading; and (c) insofar as the descriptions and statements, including financial data contained in this Official Statement, of or pertaining to entities other than the District and their activities are concerned, such statements and data have been obtained from sources which the District believes to be reliable and that the District has no reason to believe that they are untrue in any material respect or omit to state any material fact necessary to make the statements herein, in the light of the circumstances under which they were made, not misleading; however, the District has made no independent investigation as to the accuracy or completeness of the information derived from sources other than the District.

## **Updating of Official Statement**

If, subsequent to the date of the Official Statement, to and including the date the Underwriter is no longer required to provide an Official Statement to customers who request same pursuant to Rule 15c2-12 of the United States Securities and Exchange Commission (the "SEC"), the District learns, or is notified by the Underwriter, of any adverse event which causes the Official Statement to be materially misleading, and unless the Underwriter elects to terminate its obligation to purchase the Bonds, the District will promptly prepare and supply to the Underwriter an appropriate amendment or supplement to the Official Statement satisfactory to the Underwriter; provided, however, that the obligation of the District to so amend or supplement the Official Statement will terminate upon the earlier of (i) 90 days after the "end of the underwriting period" as defined in SEC Rule 15c2-12 or (ii) the date the Official Statement is filed with the MSRB (hereinafter defined), but in no case less than 25 days after the "end of the underwriting period."

## **CONTINUING DISCLOSURE OF INFORMATION**

In the order authorizing the issuance of the Bonds (the "Bond Order"), the District has made the following agreement for the benefit of the holders and beneficial owners of the Bonds. The District is required to observe the agreement for so long as it remains obligated to advance funds to pay the Bonds. Under the agreement, the District will be obligated to provide certain updated financial information and operating data annually, and timely notice of specified material events, to the Municipal Securities Rulemaking Board ("MSRB"). The MSRB has established the Electronic Municipal Market Access ("EMMA") system.

## **Annual Reports**

The information to be updated with respect to the District includes the quantitative financial information and operating data of the District of the general type included in this Official Statement under the headings “DISTRICT DEBT” (except for “Estimated Direct and Overlapping Debt Statement”), “TAX DATA,” and in “APPENDIX B” (Financial Report of the District). The District will update and provide this information to EMMA within six months after the end of each of its fiscal years ending in or after 2026.

The District may provide updated information in full text or may incorporate by reference certain other publicly available documents, as permitted by SEC Rule 15c2-12. The updated information will include audited financial statements, if the District's audit is completed by the required time. If audited financial statements are not available by the required time, the District will provide unaudited financial statements within the required time, and audited financial statements when the audit report becomes available. Any such financial statements will be prepared in accordance with the accounting principles described in the Bond Order or such other accounting principles as the District may be required to employ from time to time pursuant to state law or regulation.

The District's current fiscal year end is June 30. Accordingly, it must provide updated information by the last day of December in each year, unless the District changes its fiscal year. If the District changes its fiscal year, it will notify the MSRB of the change.

## **Event Notices**

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

## **Availability of Information**

The District has agreed to provide the foregoing information only to the MSRB. Investors will be able to access, without charge from the MSRB, continuing disclosure information filed with the MSRB through its EMMA system at [www.emma.msrb.org](http://www.emma.msrb.org).

## **Limitations and Amendments**

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

The District may amend its continuing disclosure agreement from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the District, but only if the agreement, as amended, would have permitted an underwriter to purchase or sell Bonds in the offering described herein in compliance with SEC Rule 15c2-12, taking into account any amendments and interpretations of the Rule to the date of such amendment, as well as such changed circumstances, and either the holders of a majority in aggregate principal amount of the outstanding Bonds consent to the amendment or any person unaffiliated with the District (such as nationally recognized bond counsel) determines that the amendment will not materially impair the interests of the beneficial owners of the Bonds. The District may also amend or repeal the agreement if the SEC amends or repeals the applicable provisions of such rule or a court of final jurisdiction determines that such provisions are invalid, but in either case only to the extent that its right to do so would not prevent the Underwriter from lawfully purchasing the Bonds in the offering described herein. If the District so amends the agreement, it has agreed to include with any financial information or operating data next provided in accordance with its agreement described above under "Annual Reports" an explanation, in narrative form, of the reasons for the amendment and of the impact of any change in the type of financial information and operating data so provided.

## **Compliance With Prior Undertakings**

The District is in compliance with all continuing disclosure agreements made by it in connection with SEC Rule 15c2-12.

## **Official Statement "Deemed Final"**

For purposes of compliance with SEC Rule 15c2-12, this document, as the same may be supplemented or corrected by the District from time to time, may be treated as an "official statement" with respect to the Bonds described herein "deemed final" by the District as of the date hereof (or of any such supplement or correction) except for the omission of certain information referred to in the succeeding paragraph.

The Official Statement, when further supplemented by adding information specifying the interest rates and certain other information relating to the Bonds, shall constitute a "final official statement" of the District with respect to the Bonds, as that term is defined in SEC Rule 15c2-12.

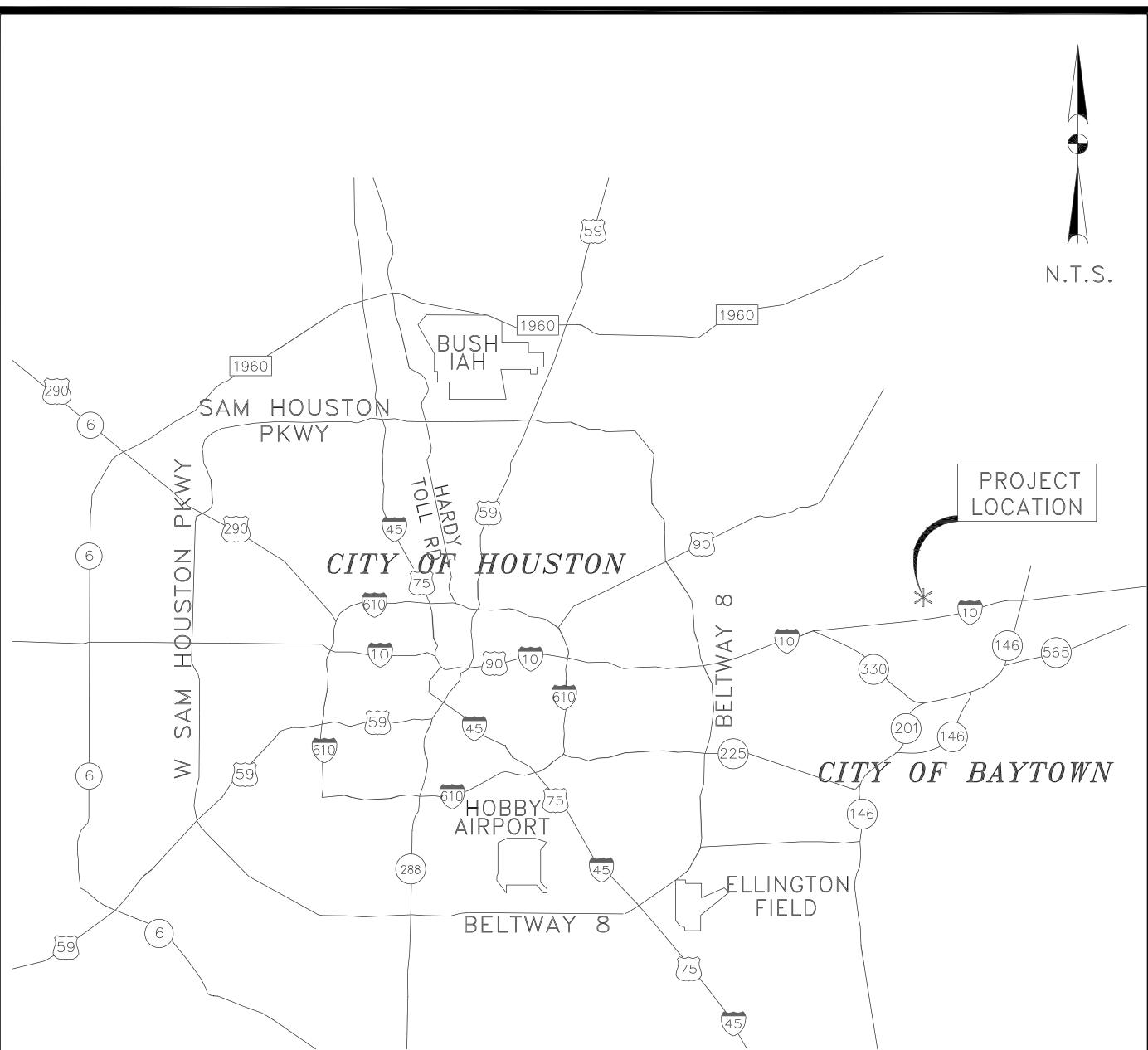
This Official Statement was approved by the Board of Directors of Harris County Municipal Utility District No. 213B as of the date shown on the first page hereof.

President, Board of Directors  
Harris County Municipal Utility District No. 213B

ATTEST:

Secretary, Board of Directors  
Harris County Municipal Utility District No. 213B

APPENDIX A  
LOCATION MAP



ATTACHMENT III

VICINITY MAP

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 213B  
HARRIS COUNTY, TEXAS



**APPENDIX B**

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 213B**

**HARRIS COUNTY, TEXAS**

**FINANCIAL REPORT OF THE DISTRICT**

**JUNE 30, 2025**



**HARRIS COUNTY MUNICIPAL  
UTILITY DISTRICT NO. 213B**

**HARRIS COUNTY, TEXAS  
FINANCIAL REPORT**

**June 30, 2025**



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# McGRATH & CO., PLLC

*Certified Public Accountants*

2900 North Loop West, Suite 880  
Houston, Texas 77092

## Independent Auditor's Report

Board of Directors  
Harris County Municipal Utility District No. 213B  
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. 213B (the “District”), as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the District’s basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Harris County Municipal Utility District No. 213B, as of June 30, 2025, and the respective changes in financial position thereof 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.

**Board of Directors**  
**Harris County Municipal Utility District No. 213B**  
**Harris County, Texas**

### **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 budgetary comparison information 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

**Board of Directors**  
**Harris County Municipal Utility District No. 213B**  
**Harris County, Texas**

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 Texas Supplementary Information schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information 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 Texas Supplementary Information schedules are fairly stated in all material respects in relation to the basic financial statements as a whole.

A handwritten signature in black ink that reads "McGaugh & Co, P.C.C." The signature is cursive and fluid, with "McGaugh" on the top line and "& Co, P.C.C." on the bottom line.

Houston, Texas  
October 23, 2025

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## **Management's Discussion and Analysis**

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# ***Harris County Municipal Utility District No. 213B***

## ***Management's Discussion and Analysis***

***June 30, 2025***

### **Using this Annual Report**

This section of the financial report of Harris County Municipal Utility District No. 213B (the “District”) provides a narrative discussion and analysis of the financial activities of the District for the fiscal year ended June 30, 2025. This analysis should be read in conjunction with the independent auditor’s report and the basic financial statements that follow this section.

In addition to this discussion and analysis, this annual report consists of:

- The District’s basic financial statements;
- Notes to the basic financial statements, which provide additional information essential to a full understanding of the data provided in the financial statements;
- Supplementary information required by the Governmental Accounting Standards Board (GASB) concerning the District’s budget; and
- Other Texas supplementary information required by the District’s state oversight agency, the Texas Commission on Environmental Quality (TCEQ).

### **Overview of the Financial Statements**

The District prepares its basic financial statements using a format that combines fund financial statements and government-wide statements onto one financial statement. The combined statements are the *Statement of Net Position and Governmental Funds Balance Sheet* and the *Statement of Activities and Governmental Funds Revenues, Expenditures and Changes in Fund Balances*. Each statement contains an adjustments column which quantifies the differences between the government-wide and fund level statements. Additional details of the adjustments are provided in Note 2 to the basic financial statements.

### **Government-Wide Financial Statements**

The focus of government-wide financial statements is on the overall financial position and activities of the District, both long-term and short-term. The District’s government-wide financial statements consist of the *Statement of Net Position* and the *Statement of Activities*, which are prepared using the accrual basis of accounting. The *Statement of Net Position* includes all of the District’s assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual reported as net position. Over time, changes in net position may provide a useful indicator of whether the financial position of the District as a whole is improving or deteriorating.

Accounting standards establish three components of net position. The net investment in capital assets component represents the District’s investments in capital assets, less any outstanding debt or other borrowings used to acquire those assets. Resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities. The restricted component of net position consists of financial resources that are restricted for a specific purpose by enabling legislation or external parties. The unrestricted component of net position represents resources not included in the other components.

# ***Harris County Municipal Utility District No. 213B***

## ***Management's Discussion and Analysis***

***June 30, 2025***

The *Statement of Activities* reports how the District's net position has changed during the fiscal year. All revenues and expenses are included on this statement, regardless of whether cash has been received or paid.

## **Fund Financial Statements**

The fund financial statements include the *Governmental Funds Balance Sheet* and the *Governmental Funds Revenues, Expenditures and Changes in Fund Balances*. The focus of fund financial statements is on specific activities of the District rather than the District as a whole, reported using modified accrual accounting. These statements report on the District's use of available financial resources and the balances of available financial resources at the end of the year. Except for the General Fund, a specific fund is established to satisfy managerial control over resources or to satisfy finance-related legal requirements established by external parties, governmental statutes or regulations.

For further discussion on the government-wide and fund financial statements, please refer to Note 1 in the financial statements.

## **Financial Analysis of the District as a Whole**

The District's net position at June 30, 2025, was negative \$8,930,928. The District's net position is negative because the District incurs debt to construct water, sewer, drainage and road facilities which it conveys to the City of Baytown. A comparative summary of the District's overall financial position, as of June 30, 2025 and 2024, is as follows:

	2025	2024
Current and other assets	\$ 2,288,769	\$ 1,791,313
Capital assets	<u>2,118,763</u>	<u>2,159,008</u>
Total assets	<u>4,407,532</u>	<u>3,950,321</u>
Current liabilities	389,484	419,063
Long-term liabilities	<u>12,948,976</u>	<u>10,012,174</u>
Total liabilities	<u>13,338,460</u>	<u>10,431,237</u>
Net position		
Net investment in capital assets	(748,865)	133,296
Restricted	1,493,726	971,845
Unrestricted	<u>(9,675,789)</u>	<u>(7,586,057)</u>
Total net position	<u>\$ (8,930,928)</u>	<u>\$ (6,480,916)</u>

***Harris County Municipal Utility District No. 213B***

***Management's Discussion and Analysis***

***June 30, 2025***

The total net position of the District decreased during the current fiscal year by \$2,450,012. A comparative summary of the District's *Statement of Activities* for the past two fiscal years is as follows:

	<u>2025</u>	<u>2024</u>
Revenues		
Property taxes, penalties and interest	\$ 873,116	\$ 877,370
Other	84,793	47,537
Total revenues	<u>957,909</u>	<u>924,907</u>
Expenses		
Operating and administrative	198,246	119,123
Debt interest and fees	393,592	326,301
Developer interest		125,378
Debt issuance costs	371,441	92,043
Depreciation and amortization	40,245	40,245
Total expenses	<u>1,003,524</u>	<u>703,090</u>
Change in net position before other item	(45,615)	221,817
Other item		
Transfers to other governments	<u>(2,404,397)</u>	<u>(16,013)</u>
Change in net position	(2,450,012)	205,804
Net position, beginning of year	(6,480,916)	(6,686,720)
Net position, end of year	<u>\$ (8,930,928)</u>	<u>\$ (6,480,916)</u>

***Financial Analysis of the District's Funds***

The District's combined fund balances, as of June 30, 2025, were \$2,247,594, which consists of \$639,563 in the General Fund, \$1,574,818 in the Debt Service Fund, and \$33,213 in the Capital Projects Fund.

*General Fund*

A comparative summary of the General Fund's financial position as of June 30, 2025 and 2024, is as follows:

	<u>2025</u>	<u>2024</u>
Total assets	<u>\$ 657,304</u>	<u>\$ 681,248</u>
Total liabilities	\$ 14,958	\$ 45,723
Total deferred inflows	2,783	2,007
Total fund balance	639,563	633,518
Total liabilities, deferred inflows and fund balance	<u>\$ 657,304</u>	<u>\$ 681,248</u>

***Harris County Municipal Utility District No. 213B******Management's Discussion and Analysis******June 30, 2025***

A comparative summary of the General Fund's activities for the current and prior fiscal year is as follows:

	2025	2024
Total revenues	\$ 146,242	\$ 244,745
Total expenditures	(140,197)	(100,173)
Revenues over expenditures	<u><u>\$ 6,045</u></u>	<u><u>\$ 144,572</u></u>

The District manages its activities with the objectives of ensuring that expenditures will be adequately covered by revenues each year and that an adequate fund balance is maintained. The District's primary financial resources in the General Fund are from a property tax levy, which is dependent upon assessed values in the District and the maintenance tax rate set by the District. Property tax revenues decreased from prior year because the District decreased the maintenance and operations component of the levy and because assessed values decreased from prior year.

*Debt Service Fund*

A comparative summary of the Debt Service Fund's financial position as of June 30, 2025 and 2024, is as follows:

	2025	2024
Total assets	<u><u>\$ 1,598,252</u></u>	<u><u>\$ 1,080,185</u></u>
Total liabilities	\$ 4,856	\$ 4,856
Total deferred inflows	18,578	10,297
Total fund balance	<u><u>1,574,818</u></u>	<u><u>1,065,032</u></u>
Total liabilities, deferred inflows and fund balance	<u><u>\$ 1,598,252</u></u>	<u><u>\$ 1,080,185</u></u>

A comparative summary of the Debt Service Fund's activities for the current and prior fiscal year is as follows:

	2025	2024
Total revenues	\$ 799,701	\$ 677,437
Total expenditures	(687,915)	(532,072)
Revenues over expenditures	111,786	145,365
Other changes in fund balance	398,000	
Net change in fund balance	<u><u>\$ 509,786</u></u>	<u><u>\$ 145,365</u></u>

The District's financial resources in the Debt Service Fund in the current year are from property tax revenues and capitalized interest from the sale of bonds. During the previous fiscal year, financial resources were from property tax revenues. The difference between these financial resources and debt service requirements resulted in an increase in fund balance each year. It is important to note that the District sets its annual debt service tax rate as recommended by its financial advisor, who monitors projected cash flows in the Debt Service Fund to ensure that the District will be able to meet its future debt service requirements.

***Harris County Municipal Utility District No. 213B***  
***Management's Discussion and Analysis***  
***June 30, 2025***

*Capital Projects Fund*

A comparative summary of the Capital Projects Fund's financial position as of June 30, 2025 and 2024, is as follows:

	2025	2024
Total assets	<u><u>\$ 33,213</u></u>	<u><u>\$ 29,880</u></u>
Total fund balance	<u><u>\$ 33,213</u></u>	<u><u>\$ 29,880</u></u>

A comparative summary of activities in the Capital Projects Fund for the current and prior fiscal year is as follows:

	2025	2024
Total revenues	<u><u>\$ 2,909</u></u>	<u><u>\$ 1,063</u></u>
Total expenditures	<u><u>(3,581,576)</u></u>	<u><u>(686,183)</u></u>
Revenues under expenditures	<u><u>(3,578,667)</u></u>	<u><u>(685,120)</u></u>
Other changes in fund balance	<u><u>3,582,000</u></u>	<u><u>740,000</u></u>
Net change in fund balance	<u><u>\$ 3,333</u></u>	<u><u>\$ 54,880</u></u>

The District has had considerable capital asset activity in the last two years, which was financed with proceeds from the issuance of its Series 2024 Unlimited Tax Road Bonds in the current fiscal year and issuance of its Series 2023 Unlimited Tax Bonds in the prior year.

### **General Fund Budgetary Highlights**

The Board of Directors adopts an annual unappropriated budget for the General Fund prior to the beginning of each fiscal year. The Board did not amend the budget during the fiscal year.

Since the District's budget is primarily a planning tool, actual results varied from the budgeted amounts. Actual net change in fund balance was \$123,982 less than budgeted. The *Budgetary Comparison Schedule* on page 32 of this report provides variance information per financial statement line item.

### **Capital Assets**

The District has entered into financing agreements with its developers for the financing of the construction of capital assets within the District. Developers will be reimbursed from proceeds of future bond issues or other lawfully available funds. These developer funded capital assets are recorded on the District's financial statements upon completion of construction.

***Harris County Municipal Utility District No. 213B******Management's Discussion and Analysis******June 30, 2025***

Capital assets held by the District at June 30, 2025 and 2024, are summarized as follows:

	<u>2025</u>	<u>2024</u>
Capital assets not being depreciated		
Land and improvements	<u>\$ 1,007,203</u>	<u>\$ 1,007,203</u>
Capital assets being depreciated/amortized		
Infrastructure	432,801	432,801
Impact fees	<u>852,516</u>	<u>852,516</u>
	<u>1,285,317</u>	<u>1,285,317</u>
Less accumulated depreciation/amortization		
Infrastructure	(56,297)	(46,679)
Impact fees	<u>(117,460)</u>	<u>(86,833)</u>
	<u>(173,757)</u>	<u>(133,512)</u>
Depreciable capital assets, net	<u>1,111,560</u>	<u>1,151,805</u>
Capital assets, net	<u><u>\$ 2,118,763</u></u>	<u><u>\$ 2,159,008</u></u>

Additionally, certain capital assets constructed by the District are conveyed to the City of Baytown. The value of these assets is recorded as transfers to other governments upon completion of construction and trued-up when the developer is reimbursed. For the year ended June 30, 2025, capital assets in the amount of \$2,404,397 have been recorded as transfers to other governments in the government-wide statements. Additional information is presented in Note 10.

### **Long-Term Debt and Related Liabilities**

As of June 30, 2025, the District owes approximately \$8,976 to developers for completed projects. The initial cost of the completed project and related liability is estimated based on actual construction costs plus 10-15% for engineering and other fees and is recorded on the District's financial statements upon completion of construction. The District intends to reimburse the developer from proceeds of future bond issues or other lawfully available funds. The estimated cost of amounts owed to the developer is trued up when the developer is reimbursed.

At June 30, 2025 and 2024, the District had total bonded debt outstanding as shown below:

Series	2025	2024
2019	\$ 2,730,000	\$ 2,830,000
2020	3,165,000	3,260,000
2022	2,595,000	2,665,000
2023	740,000	740,000
2024 Road	<u>3,980,000</u>	
	<u><u>\$ 13,210,000</u></u>	<u><u>\$ 9,495,000</u></u>

During the current fiscal year, the District issued \$3,980,000 in unlimited tax road bonds. At June 30, 2025, the District had \$11,321,000 unlimited tax bonds authorized, but unissued for the purposes of

## ***Harris County Municipal Utility District No. 213B***

### ***Management's Discussion and Analysis***

***June 30, 2025***

acquiring, constructing and improving the water, sanitary sewer and drainage systems within the District; \$7,550,000 for road improvements. The aforementioned debt authorizations include an amount not in excess of one and one-half times the amount of bonds or other evidences of indebtedness issued by the District for refunding purposes for each debt authorization.

### **Property Taxes**

The District's property tax base decreased approximately \$3,141,000 for the 2025 tax year from \$119,028,078 to \$115,887,571. This decrease was primarily due to decreased property values. For the 2025 tax year, the District has levied a maintenance tax rate of \$0.10 per \$100 of assessed value, a debt service tax rate of \$0.455 per \$100 of assessed value and a road debt service tax rate of \$0.195 per \$100 of assessed value, for a total combined tax rate of \$0.75 per \$100 of assessed value. Tax rates for the 2024 tax year were \$0.10 per \$100 for maintenance and operations and \$0.63 per \$100 for debt service for a combined total of \$0.73 per \$100 of assessed value.

### **Next Year's Budget**

In establishing the budget for the next fiscal year, the Board considered various economic factors that may affect the District, most notably projected revenues from property taxes and the projected cost of operating the District. A comparison of next fiscal year's budget to current fiscal year actual amounts for the General Fund is as follows:

	<b>2025 Actual</b>	<b>2026 Budget</b>
Total revenues	\$ 146,242	\$ 139,150
Total expenditures	(140,197)	(135,485)
Revenues over expenditures	6,045	3,665
Beginning fund balance	633,518	639,563
Ending fund balance	<b>\$ 639,563</b>	<b>\$ 643,228</b>

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## **Basic Financial Statements**

**Harris County Municipal Utility District No. 213B**  
**Statement of Net Position and Governmental Funds Balance Sheet**  
**June 30, 2025**

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Net Position
<b>Assets</b>						
Cash	\$ 650,148	\$ 1,381,008	\$ 33,213	\$ 2,064,369	\$ -	\$ 2,064,369
Investments		200,000		200,000		200,000
Taxes receivable	2,783	18,578		21,361		21,361
Internal balances	4,373	(4,373)				
Other receivables		3,039		3,039		3,039
Capital assets not being depreciated					1,007,203	1,007,203
Capital assets, net					1,111,560	1,111,560
<b>Total Assets</b>	<b>\$ 657,304</b>	<b>\$ 1,598,252</b>	<b>\$ 33,213</b>	<b>\$ 2,288,769</b>	<b>2,118,763</b>	<b>4,407,532</b>
<b>Liabilities</b>						
Accounts payable	\$ 14,958	\$ -	\$ -	\$ 14,958		14,958
Other payables		4,856		4,856		4,856
Accrued interest payable					99,670	99,670
Due to developers					8,976	8,976
Long-term debt					270,000	270,000
Due within one year					12,940,000	12,940,000
Due after one year						
<b>Total Liabilities</b>	<b>14,958</b>	<b>4,856</b>		<b>19,814</b>	<b>13,318,646</b>	<b>13,338,460</b>
<b>Deferred Inflows of Resources</b>						
Deferred property taxes	2,783	18,578		21,361	(21,361)	
<b>Fund Balances/Net Position</b>						
<b>Fund Balances</b>						
Restricted		1,574,818	33,213	1,608,031	(1,608,031)	
Unassigned	639,563			639,563	(639,563)	
<b>Total Fund Balances</b>	<b>639,563</b>	<b>1,574,818</b>	<b>33,213</b>	<b>2,247,594</b>	<b>(2,247,594)</b>	
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances</b>	<b>\$ 657,304</b>	<b>\$ 1,598,252</b>	<b>\$ 33,213</b>	<b>\$ 2,288,769</b>		
<b>Net Position</b>						
Net investment in capital assets					(748,865)	(748,865)
Restricted for debt service					1,493,726	1,493,726
Unrestricted					(9,675,789)	(9,675,789)
<b>Total Net Position</b>	<b>\$ 657,304</b>	<b>\$ 1,598,252</b>	<b>\$ 33,213</b>	<b>\$ 2,288,769</b>	<b>\$ (8,930,928)</b>	<b>\$ (8,930,928)</b>

See notes to basic financial statements.

**Harris County Municipal Utility District No. 213B**  
**Statement of Activities and Governmental Funds Revenues, Expenditures and Changes in Fund Balances**  
**For the Year Ended June 30, 2025**

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Activities
<b>Revenues</b>						
Property taxes	\$ 117,838	\$ 743,793	\$ -	\$ 861,631	\$ 6,241	\$ 867,872
Penalties and interest		2,428		2,428	2,816	5,244
Investment earnings	28,404	53,480	2,909	84,793		84,793
Total Revenues	<u>146,242</u>	<u>799,701</u>	<u>2,909</u>	<u>948,852</u>	<u>9,057</u>	<u>957,909</u>
<b>Expenditures/Expenses</b>						
Operating and administrative						
Professional fees	67,640			67,640		67,640
Contracted services	13,786	17,444		31,230		31,230
Repairs and maintenance	43,327		32,500	75,827		75,827
Utilities	3,300			3,300		3,300
Administrative	12,044	2,910		14,954		14,954
Other	100	5,155	40	5,295		5,295
Capital outlay			3,177,595	3,177,595	(3,177,595)	
Debt service						
Principal		265,000		265,000	(265,000)	
Interest and fees		397,406		397,406	(3,814)	393,592
Debt issuance costs			371,441	371,441		371,441
Depreciation and amortization				40,245		40,245
Total Expenditures/Expenses	<u>140,197</u>	<u>687,915</u>	<u>3,581,576</u>	<u>4,409,688</u>	<u>(3,406,164)</u>	<u>1,003,524</u>
<b>Revenues Over/Under)</b>						
<b>Expenditures/Expenses</b>	6,045	111,786	(3,578,667)	(3,460,836)	3,415,221	(45,615)
<b>Other Financing Sources</b>						
Proceeds from sale of bonds		398,000	3,582,000	3,980,000	(3,980,000)	
<b>Other Item</b>						
Transfers to other governments					(2,404,397)	(2,404,397)
<b>Net Change in Fund Balances</b>						
<b>Change in Net Position</b>	6,045	509,786	3,333	519,164	(519,164)	
Fund Balance/Net Position					(2,450,012)	(2,450,012)
Beginning of the year	633,518	1,065,032	29,880	1,728,430	(8,209,346)	(6,480,916)
<b>End of the year</b>	<u>\$ 639,563</u>	<u>\$ 1,574,818</u>	<u>\$ 33,213</u>	<u>\$ 2,247,594</u>	<u>\$ (11,178,522)</u>	<u>\$ (8,930,928)</u>

See notes to basic financial statements.

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***Harris County Municipal Utility District No. 213B***

***Notes to Financial Statements***

***June 30, 2025***

**Note 1 – Summary of Significant Accounting Policies**

The accounting policies of Harris County Municipal Utility District No. 213B (the “District”) conform with accounting principles generally accepted in the United States of America as promulgated by the Governmental Accounting Standards Board (“GASB”). The following is a summary of the most significant policies:

**Creation**

The District was organized, created and established pursuant to an order of created by House Bill 3925, 83rd Legislature of the State of Texas, Regular Session, codified at Chapter 8479, Texas Special District Local Law Code effective September 1, 2013, and operates in accordance with the Texas Water Code, Chapters 49 and 54. The Board of Directors held its first meeting on February 28, 2014 and the first bonds were issued on March 27, 2019.

The District’s primary activities include construction of water, sewer and drainage facilities. As further discussed in Note 10, the District transfers these facilities (with the exception of defined detention tracts, defined temporary wastewater systems and defined stormwater detention systems) to the City of Baytown upon completion of construction. The District has contracted with various consultants to provide services to operate and administer the affairs of the District. The District has no employees, related payroll or pension costs.

**Reporting Entity**

The District is a political subdivision of the State of Texas governed by an elected five-member board. The GASB has established the criteria for determining the reporting entity for financial statement reporting purposes. To qualify as a primary government, a government must have a separately elected governing body, be legally separate, and be fiscally independent of other state and local governments, while a component unit is a legally separate government for which the elected officials of a primary government are financially accountable. Fiscal independence implies that the government has the authority to adopt a budget, levy taxes, set rates, and/or issue bonds without approval from other 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 statements as component units.

**Government-Wide and Fund Financial Statements**

Government-wide financial statements display information about the District as a whole. These statements focus on the sustainability of the District as an entity and the change in aggregate financial position resulting from the activities of the fiscal period. Interfund activity, if any, has been removed from these statements. These aggregated statements consist of the *Statement of Net Position* and the *Statement of Activities*.

Fund financial statements display information at the individual fund level. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for a specific purpose. Each fund is considered to be a separate accounting entity. Most governments typically have

***Harris County Municipal Utility District No. 213B***

***Notes to Financial Statements***

***June 30, 2025***

many funds; however, governmental financial statements focus on the most important or “major” funds with non-major funds aggregated in a single column. The District has three governmental funds, which are all considered major funds.

The following is a description of the various funds used by the District:

- The General Fund is used to account for the operations of the District’s and all other financial transactions not reported in other funds. The principal sources of revenue are property taxes. Expenditures include costs associated with the daily operations of the District.
- The Debt Service Fund is used to account for the payment of interest and principal on the District’s general long-term debt. The primary source of revenue for debt service is property taxes. Expenditures include costs incurred in assessing and collecting these taxes.
- The Capital Projects Fund is used to account for the expenditures of bond proceeds for the construction of the District’s water, sewer and drainage facilities and road improvements.

As a special-purpose government engaged in a single governmental program, the District has opted to combine its government-wide and fund financial statements in a columnar format showing an adjustments column for reconciling items between the two.

**Measurement Focus and Basis of Accounting**

The government-wide financial statements use the economic resources measurement focus and the full accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenue in the year for which they are levied.

The fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenue is recognized in the accounting period in which it becomes both available and measurable to finance expenditures of the current period. For this purpose, the government considers revenues to be available if they are collected within sixty days of the end of the current fiscal period. Revenues susceptible to accrual include property taxes and interest earned on investments. Property taxes receivable at the end of the fiscal year are treated as deferred inflows because they are not considered available to pay liabilities of the current period. Expenditures are recognized in the accounting period in which the liability is incurred, if measurable, except for unmatured interest on long-term debt, which is recognized when due.

Note 2 further details the adjustments from the governmental fund presentation to the government-wide presentation.

**Use of Restricted Resources**

When both restricted and unrestricted resources are available for use, the District uses restricted resources first, then unrestricted resources as they are needed.

***Harris County Municipal Utility District No. 213B***

***Notes to Financial Statements***

***June 30, 2025***

**Receivables**

All receivables are reported at their gross value and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible. Receivables from and payables to external parties are reported separately and are not offset, unless a legal right of offset exists. At June 30, 2025, an allowance for uncollectible accounts was not considered necessary.

**Interfund Activity**

During the course of operations, transactions occur between individual funds. This can include internal transfers, payables and receivables. This activity is combined as internal balances and is eliminated in both the government-wide and fund financial statement presentation.

**Capital Assets**

Capital assets do not provide financial resources at the fund level, and, therefore, are reported only in the government-wide statements. The District defines capital assets as assets with an initial cost that exceeds the capitalization threshold for the asset class and an estimated useful life in excess of one year. Capital assets that individually are below the capitalization threshold but, in the aggregate, are above the threshold are capitalized. Subsequent replacements of these assets that do not exceed the threshold are not capitalized. The District's capitalization threshold for infrastructure assets is \$50,000. The threshold for subscription-based information technology arrangements (SBITAs) is \$100,000.

Capital assets are recorded at historical cost or estimated historical cost. Donated capital assets are recorded at acquisition value, which is the price that would be paid to acquire the asset on the acquisition date. The District has not capitalized interest incurred during the construction of its capital assets. The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend asset lives are not capitalized.

Depreciable capital assets, which primarily consist of a stormwater pump station and impact fees, are depreciated (or amortized in the case of intangible assets) using the straight-line method as follows:

Assets	Useful Life
Infrastructure	45 years
Impact fees	Remaining life of contract

The District's detention facilities are considered improvements to land and are non-depreciable.

**Deferred Inflows and Outflows of Financial Resources**

A deferred inflow of financial resources is the acquisition of resources in one period that is applicable to a future period, while a deferred outflow of financial resources is the consumption of financial resources in one period that is applicable to a future period. A deferred inflow results from the acquisition of an asset without a corresponding revenue or assumption of a liability. A deferred outflow results from the use of an asset without a corresponding expenditure or reduction of a liability.

***Harris County Municipal Utility District No. 213B***

***Notes to Financial Statements***

***June 30, 2025***

At the fund level, property taxes receivable not collected within 60 days of fiscal year end do not meet the availability criteria required for revenue recognition and are recorded as deferred inflows of financial resources.

**Net Position – Governmental Activities**

Governmental accounting standards establish the following three components of net position:

Net investment in capital assets – represents the District's investments in capital assets, less any outstanding debt or other borrowings used to acquire those assets.

Restricted – consists of financial resources that are restricted for a specific purpose by enabling legislation or external parties.

Unrestricted – resources not included in the other components.

**Fund Balances – Governmental Funds**

Governmental accounting standards establish the following fund balance classifications:

Nonspendable - amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact. The District does not have any nonspendable fund balances.

Restricted - amounts that can be spent only for specific purposes because of constitutional provisions or enabling legislation or because of constraints that are externally imposed by creditors, grantors, contributors, or the laws or regulations of other governments. The District's restricted fund balances consist of unspent bond proceeds in the Capital Projects Fund and property taxes levied for debt service and capitalized interest from the sale of bonds in the Debt Service Fund.

Committed - amounts that can be used only for specific purposes determined by a formal action of the Board of Directors. The Board is the highest level of decision-making authority for the District. Commitments may be established, modified, or rescinded only through ordinances or resolutions approved by the Board. Committed fund balance also incorporates contractual obligations to the extent that existing resources in the fund have been specifically committed for use in satisfying those contractual requirements. 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 an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the District considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds.

***Harris County Municipal Utility District No. 213B***

***Notes to Financial Statements***

***June 30, 2025***

**Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and revenues and expenses/expenditures during the period reported. These estimates include, among others, the collectability of receivables; the useful lives and impairment of capital assets; the value of amounts due to developer and the value of capital assets for which the developer has not been fully reimbursed. Estimates and assumptions are reviewed periodically, and the effects of revisions are reflected in the financial statements in the period they are determined to be necessary. Actual results could differ from the estimates.

**Note 2 – Adjustment from Governmental to Government-wide Basiss**

**Reconciliation of the *Governmental Funds Balance Sheet* to the *Statement of Net Position***

Total fund balance, governmental funds	\$ 2,247,594
--	--------------

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in governmental funds.

Historical cost	\$ 2,292,520
Less accumulated depreciation/amortization	<u>(173,757)</u>
	2,118,763

Long-term liabilities are not due and payable in the current period and, therefore, are not reported as liabilities in the governmental funds. The difference consists of:

Accrued interest payable	(99,670)
Due to developer	(8,976)
Bonds payable	<u>(13,210,000)</u>
	(13,318,646)

Deferred inflows in the fund statements consist of property taxes receivable and related penalties and interest that have been levied and are due, but are not available to pay current period expenditures.

These amounts are included in revenues in the government-wide statements.

21,361

Total net position - governmental activities	<u><u>\$ (8,930,928)</u></u>
--	------------------------------

***Harris County Municipal Utility District No. 213B***

***Notes to Financial Statements***

***June 30, 2025***

**Reconciliation of the *Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances* to the *Statement of Activities***

Net change in fund balances - total governmental funds	\$ 519,164
--	------------

Governmental funds do not report revenues that are not available to pay current obligations. In contrast, such revenues are reported in the *Statement of Activities* when earned. The difference is for property taxes and related penalties and interest.

	9,057
--	-------

Financial reporting for capital assets varies significantly between the fund statements and the government-wide statements. Reporting at the fund level focuses on the impact of transactions on financial resources (i.e., cash), while reporting at the government-wide level seeks to allocate the cost of the acquisition of capital assets over their useful lives and to measure the economic impact of developer financing of capital assets used by the District or conveyed to other governmental entities. Differences during the current fiscal year are for the following:

Capital outlays	\$ 3,177,595
Transfers to other governments	(2,404,397)
Depreciation/amortization expense	<u>(40,245)</u>
	732,953

Financial reporting for certain obligations varies between the fund statements and the government-wide statements. At the fund level, the focus is on increases and decreases of financial resources as debt is issued and repaid. At the government-wide level, the focus is on measuring and reporting on changes in the District's obligation to repay liabilities in the future. Differences during the current fiscal year are for the following:

Issuance of long-term debt	(3,980,000)
Principal payments	265,000
Interest expense accrual	<u>3,814</u>
	(3,711,186)

Change in net position of governmental activities	<u><u>\$ (2,450,012)</u></u>
---	------------------------------

**Note 3 – Deposits and Investments**

**Deposit Custodial Credit Risk**

Custodial credit risk as it applies to deposits (i.e. cash and certificates of deposit) is the risk that, in the event of the failure of the depository institution, a government will not be able to recover its deposits

# ***Harris County Municipal Utility District No. 213B***

## ***Notes to Financial Statements***

**June 30, 2025**

or will not be able to recover collateral securities. The *Public Funds Collateral Act* (Chapter 2257, Texas Government Code) requires that all of the District's deposits with financial institutions be covered by federal depository insurance and, if necessary, pledged collateral held by a third-party custodian. The act further specifies the types of securities that can be used as collateral. The District's written investment policy establishes additional requirements for collateralization of deposits.

## **Investments**

The District is authorized by the *Public Funds Investment Act* (Chapter 2256, Texas Government Code) to invest in the following: (1) obligations, including letters of credit, of the United States or its agencies and instrumentalities, including Federal Home Loan Banks, (2) direct obligations of the State of Texas or its agencies and instrumentalities, (3) certain collateralized mortgage obligations, (4) other obligations, which are unconditionally guaranteed or insured by the State of Texas or the United States or its agencies or instrumentalities, including obligations 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 and political subdivisions of any state, (6) bonds issued, assumed or guaranteed by the State of Israel, (7) certain insured or collateralized certificates of deposit and share certificates, (8) certain fully collateralized repurchase agreements, (9) 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.

The District has adopted a written investment policy to establish the principles by which the District's investment program should be managed. This policy further restricts the types of investments in which the District may invest.

As of June 30, 2025, the District's investments consist entirely of a \$200,000 certificate of deposit in the Debt Service Fund, which is reported at cost.

## **Note 4 – Interfund Balances and Transactions**

Amounts due to/from other funds at June 30, 2025, consist of the following:

Receivable Fund	Payable Fund	Amounts	Purpose
General Fund	Debt Service Fund	\$ 4,373	Maintenance tax collections not remitted as of year end

Amounts reported as internal balances between funds are considered temporary balances and will be paid during the following fiscal year.

***Harris County Municipal Utility District No. 213B******Notes to Financial Statements******June 30, 2025*****Note 5 – Capital Assets**

A summary of changes in capital assets, for the year ended June 30, 2025, is as follows:

	Beginning Balances	Additions	Ending Balances
Capital assets not being depreciated			
Land and improvements	\$ 1,007,203	\$ -	\$ 1,007,203
Capital assets being depreciated/amortized			
Infrastructure	432,801		432,801
Impact fees	852,516		852,516
	<hr/>	<hr/>	<hr/>
Less accumulated depreciation/amortization	1,285,317		1,285,317
Infrastructure	(46,679)	(9,618)	(56,297)
Impact fees	(86,833)	(30,627)	(117,460)
	<hr/>	<hr/>	<hr/>
Subtotal depreciable capital assets, net	(133,512)	(40,245)	(173,757)
	<hr/>	<hr/>	<hr/>
Capital assets, net	1,151,805	(40,245)	1,111,560
	<hr/>	<hr/>	<hr/>
	\$ 2,159,008	\$ (40,245)	\$ 2,118,763
	<hr/>	<hr/>	<hr/>

Depreciation/amortization expense for the current fiscal year was \$40,245.

**Note 6 – Due to Developers**

The District has entered into financing agreements with its developers for the financing of the construction of water, sewer, drainage facilities and road improvements. Under the agreements, the developers will advance funds for the construction of facilities to serve the District. The developers will be reimbursed from proceeds of future bond issues or other lawfully available funds, subject to approval by TCEQ, as applicable. The District does not record the capital asset and related liability on the government-wide statements until construction of the facilities is complete. The initial cost is estimated based on construction costs plus 10-15% for engineering and other fees. Estimates are trued up when the developer is reimbursed.

Changes in the estimated amounts due to developers during the fiscal year are as follows:

Due to developer, beginning of year	\$ 782,174
Developer reimbursements	(3,177,595)
Developer funded construction and adjustments	2,404,397
Due to developer, end of year	<hr/> <hr/> <hr/> <hr/> \$ 8,976

***Harris County Municipal Utility District No. 213B***

***Notes to Financial Statements***

***June 30, 2025***

**Note 7 – Long-Term Debt**

Long-term debt is comprised of the following:

Bonds payable	<u><u>\$ 13,210,000</u></u>
Due within one year	<u><u>\$ 270,000</u></u>

The District's bonds payable at June 30, 2025, consists of unlimited tax bonds as follows:

Series	Amounts Outstanding	Original Issue	Interest Rates	Maturity Date, Serially, Beginning/ Ending			Interest Payment Dates	Call Dates
				March 1, 2021/2043	September 1, 2022/2044	September 1, 2024/2046		
2019	\$ 2,730,000	\$ 3,180,000	2.00% - 4.00%	March 1, 2021/2043	September 1, 2022/2044	September 1, 2024/2046	September 1, 2021	March 1, 2027
2020	3,165,000	3,440,000	2.00% - 4.00%	September 1, 2022/2044	September 1, 2023/2045	September 1, 2025/2047	September 1, 2022	March 1, 2028
2022	2,595,000	2,665,000	4.00% - 6.50%	September 1, 2024/2046	September 1, 2025/2047	September 1, 2027/2049	September 1, 2024	September 1, 2027
2023	740,000	740,000	5.50%	September 1, 2024/2046	September 1, 2025/2047	September 1, 2026/2048	September 1, 2025	September 1, 2028
2024	3,980,000	3,980,000	4.00% - 5.00%	September 1, 2026/2054	September 1, 2027/2055	September 1, 2028/2056	September 1, 2026	September 1, 2029
Road								
	<u><u>\$ 13,210,000</u></u>							

Payments of principal and interest on all series of bonds are to be provided from taxes levied on all properties within the District. Investment income realized by the Debt Service Fund from investment of idle funds will be used to pay outstanding bond principal and interest. The District is in compliance with the terms of its bond resolutions.

At June 30, 2025, the District had authorized but unissued bonds in the amount of \$11,321,000 for water, sewer and drainage facilities and \$7,550,000 for road facilities. The aforementioned debt authorizations include an amount not in excess of one and one-half times the amount of bonds or other evidence of indebtedness issued by the District for refunding purposes for each debt authorization.

On November 12, 2024, the District issued its \$3,980,000 Series 2024 Unlimited Tax Road Bonds at a net effective interest rate of 4.226475%. Proceeds of the bonds were used to reimburse its developer for the cost of capital assets constructed within the District and to pay capitalized interest into the Debt Service Fund.

***Harris County Municipal Utility District No. 213B******Notes to Financial Statements******June 30, 2025***

The change in the District's long-term debt during the year is as follows:

Bonds payable, beginning of year	\$ 9,495,000
Bonds issued	3,980,000
Bonds retired	(265,000)
Bonds payable, end of year	<u><u>\$ 13,210,000</u></u>

As of June 30, 2025, annual debt service requirements on bonds outstanding are as follows:

Year	Principal	Interest	Totals
2026	\$ 270,000	\$ 497,830	\$ 767,830
2027	355,000	484,232	839,232
2028	365,000	468,332	833,332
2029	380,000	451,681	831,681
2030	395,000	435,476	830,476
2031	410,000	420,051	830,051
2032	425,000	404,925	829,925
2033	435,000	389,625	824,625
2034	450,000	374,518	824,518
2035	465,000	359,631	824,631
2036	485,000	344,256	829,256
2037	500,000	328,057	828,057
2038	520,000	311,413	831,413
2039	535,000	294,133	829,133
2040	555,000	276,175	831,175
2041	570,000	257,066	827,066
2042	600,000	237,297	837,297
2043	620,000	216,707	836,707
2044	420,000	195,394	615,394
2045	650,000	177,826	827,826
2046	670,000	153,000	823,000
2047	700,000	124,950	824,950
2048	540,000	97,006	637,006
2049	565,000	69,128	634,128
2050	195,000	50,841	245,841
2051	205,000	42,591	247,591
2052	215,000	33,928	248,928
2053	225,000	24,853	249,853
2054	240,000	15,263	255,263
2055	250,000	5,156	255,156
	<u><u>\$ 13,210,000</u></u>	<u><u>\$ 7,541,335</u></u>	<u><u>\$ 20,751,335</u></u>

***Harris County Municipal Utility District No. 213B******Notes to Financial Statements******June 30, 2025*****Note 8 – Property Taxes**

On November 4, 2014, the voters of the District authorized the District's Board of Directors to levy taxes annually for use in financing general operations limited to \$1.25 per \$100 of assessed value and \$1.25 per \$100 of assessed value for maintenance of roads. The District's bond resolutions require that property taxes be levied for use in paying interest and principal on long-term debt and for use in paying the cost of assessing and collecting taxes. Taxes levied to finance debt service requirements on long-term debt are without limitation as to rate or amount.

All property values and exempt status, if any, are determined by the Harris Central 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.

Property taxes are collected based on rates adopted in the year of the levy. The District's 2025 fiscal year was financed through the 2024 tax levy, pursuant to which the District levied property taxes of \$0.73 per \$100 of assessed value, of which \$0.10 was allocated to maintenance and operations and \$0.63 was allocated to debt service. The resulting tax levy was \$868,905 on the adjusted taxable value of \$119,028,078.

Property taxes receivable, at June 30, 2025, consisted of the following:

Current year taxes receivable	\$ 5,411
Prior years taxes receivable	10,668
	<hr/>
	16,079
Penalty and interest receivable	5,282
Property taxes receivable	<hr/> <u>\$ 21,361</u>

**Note 9 – Transfers to Other Governments**

In accordance with an agreement between the District and the City of Baytown (the “City”), the District transfers all of its water, sewer, drainage and road facilities (with the exception of defined detention tracts) to the City (see Note 10). Accordingly, the District does not record these capital assets in the *Statement of Net Position*, but instead reports the completed projects as transfers to other governments on the *Statement of Activities*. The estimated cost of each project is trued-up when the developer is subsequently reimbursed. For the year ended June 30, 2025, the District reported transfers to other governments in the amount of \$2,404,397 for developer reimbursements for projects completed in previous fiscal years.

**Note 10 – Utility Agreement with the City of Baytown**

On September 10, 2015, the District entered into a utility agreement with the City of Baytown (the “City”) for construction and extension of water distribution lines, sanitary sewer collection systems and drainage facilities to serve the District. The District agrees to construct various water distribution lines, sanitary sewer collection systems and drainage facilities. As the system is acquired or constructed,

***Harris County Municipal Utility District No. 213B***

***Notes to Financial Statements***

***June 30, 2025***

the District shall transfer the system to the City (with the exception of defined detention tracts) and the City will own, operate and maintain the facilities at its own expense. The term of the agreement is 35 years.

Water and sewer rates charged by the City to users in the District, shall be the same rates charged to similar users within the City. All revenue derived from these charges belongs to the City.

**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 personal injuries. The risk of loss is covered by commercial insurance. There have been no significant reductions in insurance coverage from the prior year. Settlement amounts have not exceeded insurance coverage for the current year or the three prior years.

## **Required Supplementary Information**

*Harris County Municipal Utility District No. 213B*

*Required Supplementary Information - Budgetary Comparison Schedule - General Fund*

*For the Year Ended June 30, 2025*

	Original and Final Budget	Actual	Variance Positive (Negative)
<b>Revenues</b>			
Property taxes	\$ 223,880	\$ 117,838	\$ (106,042)
Investment earnings	8,500	28,404	19,904
<b>Total Revenues</b>	<b>232,380</b>	<b>146,242</b>	<b>(86,138)</b>
<b>Expenditures</b>			
Operating and administrative			
Professional fees	53,500	67,640	(14,140)
Contracted services	13,400	13,786	(386)
Repairs and maintenance	15,900	43,327	(27,427)
Utilities	3,400	3,300	100
Administrative	15,353	12,044	3,309
Other	800	100	700
<b>Total Expenditures</b>	<b>102,353</b>	<b>140,197</b>	<b>(37,844)</b>
<b>Revenues Over Expenditures</b>	<b>130,027</b>	<b>6,045</b>	<b>(123,982)</b>
<b>Fund Balance</b>			
Beginning of the year	633,518	633,518	
<b>End of the year</b>	<b>\$ 763,545</b>	<b>\$ 639,563</b>	<b>\$ (123,982)</b>

***Harris County Municipal Utility District No. 213B***

***Notes to Required Supplementary Information***

***June 30, 2025***

**Budgets and Budgetary Accounting**

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. There were no amendments to the budget during the year.

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## **Texas Supplementary Information**

**Harris County Municipal Utility District No. 213B**

**TSI-1. Services and Rates**

**June 30, 2025**

**1. Services provided by the District During the Fiscal Year:**

<input type="checkbox"/> Retail Water	<input type="checkbox"/> Wholesale Water	<input type="checkbox"/> Solid Waste / Garbage	<input checked="" type="checkbox"/> Drainage
<input type="checkbox"/> Retail Wastewater	<input type="checkbox"/> Wholesale Wastewater	<input type="checkbox"/> Flood Control	<input type="checkbox"/> Irrigation
<input type="checkbox"/> Parks / Recreation	<input type="checkbox"/> Fire Protection	<input type="checkbox"/> Roads	<input type="checkbox"/> Security

Participates in joint venture, regional system and/or wastewater service (other than emergency interconnect)

Other (Specify): Water and sewer services provided by the City of Baytown

**2. Retail Service Providers** N/A

**a. Retail Rates for a 5/8" meter (or equivalent):**

	Minimum Charge	Minimum Usage	Flat Rate (Y / N)	Rate per 1,000 Gallons Over Minimum Usage	Usage Levels
Water:	_____	_____	_____	_____	_____ to _____
Wastewater:	_____	_____	_____	_____	_____ to _____
Surcharge:	_____	_____	_____	_____	_____ to _____

District employs winter averaging for wastewater usage?  Yes  No

Total charges per 10,000 gallons usage: Water \_\_\_\_\_ Wastewater \_\_\_\_\_

**b. Water and Wastewater Retail Connections:**

Meter Size	Total Connections	Active Connections	ESFC Factor	Active ESFC'S
Unmetered	_____	_____	x 1.0	_____
less than 3/4"	_____	_____	x 1.0	_____
1"	_____	_____	x 2.5	_____
1.5"	_____	_____	x 5.0	_____
2"	_____	_____	x 8.0	_____
3"	_____	_____	x 15.0	_____
4"	_____	_____	x 25.0	_____
6"	_____	_____	x 50.0	_____
8"	_____	_____	x 80.0	_____
10"	_____	_____	x 115.0	_____
Total Water	_____	_____		_____
Total Wastewater	_____	_____	x 1.0	_____

See accompanying auditor's report.

**Harris County Municipal Utility District No. 213B**

**TSI-1. Services and Rates**

**June 30, 2025**

3. Total Water Consumption during the fiscal year (rounded to the nearest thousand):

Gallons pumped into system:	<u>N/A</u>	Water Accountability Ratio:
Gallons billed to customers:	<u>N/A</u>	(Gallons billed / Gallons pumped)
		<u>N/A</u>

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

Does the District have Debt Service standby fees? Yes  No

If yes, Date of the most recent commission Order: \_\_\_\_\_

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

If yes, Date of the most recent commission Order: \_\_\_\_\_

5. Location of District:

Is the District located entirely within one county? Yes  No

County(ies) in which the District is located: \_\_\_\_\_ Harris County

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

City(ies) in which the District is located: \_\_\_\_\_ City of Baytown

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

Entirely  Partly  Not at all

ETJs in which the District is located: \_\_\_\_\_

Are Board members appointed by an office outside the district? Yes  No

If Yes, by whom? \_\_\_\_\_

See accompanying auditor's report.

*Harris County Municipal Utility District No. 213B*

*TSI-2. General Fund Expenditures*

*For the Year Ended June 30, 2025*

Professional fees	
Legal	\$ 44,918
Audit	14,500
Engineering	<u>8,222</u>
	<u>67,640</u>
Contracted services	
Bookkeeping	10,769
Operator	<u>3,017</u>
	<u>13,786</u>
Repairs and maintenance	<u>43,327</u>
Utilities	<u>3,300</u>
Administrative	
Directors fees	4,862
Insurance	6,024
Other	<u>1,158</u>
	<u>12,044</u>
Other	<u>100</u>
Total expenditures	<u>\$ 140,197</u>

See accompanying auditor's report.

***Harris County Municipal Utility District No. 213B***

***TSI-3. Investments***

***June 30, 2025***

<b>Fund</b>	<b>Interest Rate</b>	<b>Maturity Date</b>	<b>Balance at End of Year</b>	<b>Interest Receivable</b>
Debt Service				
Certificates of deposit	4.35%	08/22/25	\$ 200,000	\$ 3,039

See accompanying auditor's report.

**Harris County Municipal Utility District No. 213B**

**TSI-4. Taxes Levied and Receivable**

**June 30, 2025**

	Maintenance Taxes	Debt Service Taxes	Totals	
Taxes Receivable, Beginning of Year	\$ 2,007	\$ 7,831	\$ 9,838	
Adjustments to Prior Year Tax Levy	(414)	(596)	(1,010)	
Adjusted Receivable	1,593	7,235	8,828	
2024 Original Tax Levy	115,553	727,982	843,535	
Adjustments	3,475	21,895	25,370	
Adjusted Tax Levy	119,028	749,877	868,905	
Total to be accounted for	120,621	757,112	877,733	
Tax collections:				
Current year	118,287	745,207	863,494	
Prior years	(449)	(1,391)	(1,840)	
Total Collections	117,838	743,816	861,654	
Taxes Receivable, End of Year	\$ 2,783	\$ 13,296	\$ 16,079	
Taxes Receivable, By Years				
2024	\$ 741	\$ 4,670	\$ 5,411	
2023	671	1,907	2,578	
2022	403	2,526	2,929	
2021	968	4,193	5,161	
Taxes Receivable, End of Year	\$ 2,783	\$ 13,296	\$ 16,079	
	2024	2023	2022	2021
Property Valuations:				
Land	\$ 22,087,803	\$ 21,448,150	\$ 21,547,397	\$ 20,719,685
Improvements	101,292,291	108,105,078	89,151,099	58,811,559
Personal Property	2,446,754	2,215,537	1,061,897	688,799
Exemptions	(6,798,770)	(12,211,670)	(11,660,216)	(3,028,326)
Total Property Valuations	\$ 119,028,078	\$ 119,557,095	\$ 100,100,177	\$ 77,191,717
Tax Rates per \$100 Valuation:				
Maintenance tax rates	\$ 0.10	\$ 0.19	\$ 0.11	\$ 0.15
Debt service tax rates	0.63	0.54	0.69	0.65
Total Tax Rates per \$100 Valuation	\$ 0.73	\$ 0.73	\$ 0.80	\$ 0.80
Adjusted Tax Levy:	\$ 868,905	\$ 872,767	\$ 800,801	\$ 617,534
Percentage of Taxes Collected to Taxes Levied **	99.38%	99.70%	99.63%	99.16%

\* Maximum Maintenance Tax Rate Approved by Voters: \$1.25 on November 4, 2014

\* Maximum Road Maintenance Tax Rate Approved by Voters: \$1.25 on November 4, 2014

\*\* Calculated as taxes collected for a tax year divided by taxes levied for that tax year.

See accompanying auditor's report.

***Harris County Municipal Utility District No. 213B***

***TSI-5. Long-Term Debt Service Requirements***

***Series 2019--by Years***

***June 30, 2025***

Due During Fiscal Years Ending	Principal Due March 1	Interest Due September 1, March 1	Total
2026	\$ 100,000	\$ 101,936	\$ 201,936
2027	105,000	98,938	203,938
2028	110,000	95,788	205,788
2029	115,000	92,212	207,212
2030	120,000	88,332	208,332
2031	125,000	84,132	209,132
2032	135,000	79,756	214,756
2033	140,000	74,862	214,862
2034	145,000	69,612	214,612
2035	150,000	64,175	214,175
2036	160,000	58,550	218,550
2037	165,000	52,350	217,350
2038	175,000	45,956	220,956
2039	180,000	39,176	219,176
2040	190,000	32,200	222,200
2041	195,000	24,600	219,600
2042	205,000	16,800	221,800
2043	215,000	8,600	223,600
	<b>\$ 2,730,000</b>	<b>\$ 1,127,975</b>	<b>\$ 3,857,975</b>

See accompanying auditor's report.

***Harris County Municipal Utility District No. 213B***

***TSI-5. Long-Term Debt Service Requirements***

***Series 2020--by Years***

***June 30, 2025***

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2026	\$ 100,000	\$ 73,050	\$ 173,050
2027	105,000	68,950	173,950
2028	110,000	64,650	174,650
2029	115,000	60,150	175,150
2030	120,000	56,650	176,650
2031	125,000	54,200	179,200
2032	130,000	51,650	181,650
2033	135,000	49,000	184,000
2034	145,000	46,200	191,200
2035	150,000	43,250	193,250
2036	155,000	40,200	195,200
2037	165,000	37,000	202,000
2038	170,000	33,650	203,650
2039	180,000	30,150	210,150
2040	185,000	26,268	211,268
2041	195,000	21,994	216,994
2042	205,000	17,494	222,494
2043	215,000	12,769	227,769
2044	225,000	7,819	232,819
2045	235,000	2,644	237,644
	<u>\$ 3,165,000</u>	<u>\$ 797,738</u>	<u>\$ 3,962,738</u>

See accompanying auditor's report.

***Harris County Municipal Utility District No. 213B***

***TSI-5. Long-Term Debt Service Requirements***

***Series 2022--by Years***

***June 30, 2025***

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2026	\$ 70,000	\$ 117,275	\$ 187,275
2027	80,000	112,400	192,400
2028	80,000	107,200	187,200
2029	80,000	102,000	182,000
2030	80,000	96,800	176,800
2031	80,000	91,900	171,900
2032	80,000	87,300	167,300
2033	75,000	82,844	157,844
2034	70,000	79,287	149,287
2035	70,000	76,487	146,487
2036	70,000	73,687	143,687
2037	65,000	70,988	135,988
2038	65,000	68,388	133,388
2039	60,000	65,888	125,888
2040	60,000	63,488	123,488
2041	55,000	61,153	116,153
2042	55,000	58,884	113,884
2043	50,000	56,719	106,719
2044	50,000	54,656	104,656
2045	260,000	48,263	308,263
2046	510,000	32,381	542,381
2047	530,000	10,931	540,931
	<u>\$ 2,595,000</u>	<u>\$ 1,618,919</u>	<u>\$ 4,213,919</u>

See accompanying auditor's report.

***Harris County Municipal Utility District No. 213B***

***TSI-5. Long-Term Debt Service Requirements***

***Series 2023--by Years***

***June 30, 2025***

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2026	\$ -	\$ 40,700	\$ 40,700
2027		40,700	40,700
2028		40,700	40,700
2029		40,700	40,700
2030		40,700	40,700
2031		40,700	40,700
2032		40,700	40,700
2033		40,700	40,700
2034		40,700	40,700
2035		40,700	40,700
2036		40,700	40,700
2037		40,700	40,700
2038		40,700	40,700
2039		40,700	40,700
2040		40,700	40,700
2041		40,700	40,700
2042		40,700	40,700
2043		40,700	40,700
2044		40,700	40,700
2045		40,700	40,700
2046		40,700	40,700
2047		40,700	40,700
2048	360,000	30,800	390,800
2049	380,000	10,450	390,450
	<b><u>\$ 740,000</u></b>	<b><u>\$ 936,650</u></b>	<b><u>\$ 1,676,650</u></b>

See accompanying auditor's report.

***Harris County Municipal Utility District No. 213B***

***TSI-5. Long-Term Debt Service Requirements***

***Series 2024 Road--by Years***

***June 30, 2025***

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2026	\$ -	\$ 164,869	\$ 164,869
2027	65,000	163,244	228,244
2028	65,000	159,994	224,994
2029	70,000	156,619	226,619
2030	75,000	152,994	227,994
2031	80,000	149,119	229,119
2032	80,000	145,519	225,519
2033	85,000	142,219	227,219
2034	90,000	138,719	228,719
2035	95,000	135,019	230,019
2036	100,000	131,119	231,119
2037	105,000	127,019	232,019
2038	110,000	122,719	232,719
2039	115,000	118,219	233,219
2040	120,000	113,519	233,519
2041	125,000	108,619	233,619
2042	135,000	103,419	238,419
2043	140,000	97,919	237,919
2044	145,000	92,219	237,219
2045	155,000	86,219	241,219
2046	160,000	79,919	239,919
2047	170,000	73,319	243,319
2048	180,000	66,206	246,206
2049	185,000	58,678	243,678
2050	195,000	50,841	245,841
2051	205,000	42,591	247,591
2052	215,000	33,928	248,928
2053	225,000	24,853	249,853
2054	240,000	15,263	255,263
2055	250,000	5,156	255,156
	<b>\$ 3,980,000</b>	<b>\$ 3,060,053</b>	<b>\$ 7,040,053</b>

See accompanying auditor's report.

***Harris County Municipal Utility District No. 213B***

***TSI-5. Long-Term Debt Service Requirements***

***All Bonded Debt Series--by Years***

***June 30, 2025***

Due During Fiscal Years Ending	Principal Due September 1, March 1	Interest Due September 1, March 1	Total
2026	\$ 270,000	\$ 497,830	\$ 767,830
2027	355,000	484,232	839,232
2028	365,000	468,332	833,332
2029	380,000	451,681	831,681
2030	395,000	435,476	830,476
2031	410,000	420,051	830,051
2032	425,000	404,925	829,925
2033	435,000	389,625	824,625
2034	450,000	374,518	824,518
2035	465,000	359,631	824,631
2036	485,000	344,256	829,256
2037	500,000	328,057	828,057
2038	520,000	311,413	831,413
2039	535,000	294,133	829,133
2040	555,000	276,175	831,175
2041	570,000	257,066	827,066
2042	600,000	237,297	837,297
2043	620,000	216,707	836,707
2044	420,000	195,394	615,394
2045	650,000	177,826	827,826
2046	670,000	153,000	823,000
2047	700,000	124,950	824,950
2048	540,000	97,006	637,006
2049	565,000	69,128	634,128
2050	195,000	50,841	245,841
2051	205,000	42,591	247,591
2052	215,000	33,928	248,928
2053	225,000	24,853	249,853
2054	240,000	15,263	255,263
2055	250,000	5,156	255,156
	<u>\$ 13,210,000</u>	<u>\$ 7,541,335</u>	<u>\$ 20,751,335</u>

See accompanying auditor's report.

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**Harris County Municipal Utility District No. 213B**

**TSI-6. Change in Long-Term Bonded Debt**

**June 30, 2025**

	Bond Issue			
	Series 2019	Series 2020	Series 2022	Series 2023
Interest rate	3.00% - 4.00%	2.00% - 4.00%	4.00% - 6.50%	5.50%
Dates interest payable	9/1; 3/1	9/1; 3/1	9/1; 3/1	9/1; 3/1
Maturity dates	3/1/21 - 3/1/43	9/1/22 - 9/1/44	9/1/24 - 9/1/46	9/1/47 - 9/1/48
Beginning bonds outstanding	\$ 2,830,000	\$ 3,260,000	\$ 2,665,000	\$ 740,000
Bonds issued				
Bonds retired	<u>(100,000)</u>	<u>(95,000)</u>	<u>(70,000)</u>	<u>          </u>
Ending bonds outstanding	<u>\$ 2,730,000</u>	<u>\$ 3,165,000</u>	<u>\$ 2,595,000</u>	<u>\$ 740,000</u>
Interest paid during fiscal year	<u>\$ 104,936</u>	<u>\$ 76,950</u>	<u>\$ 121,825</u>	<u>\$ 40,700</u>
Paying agent's name and city				
All Series	The Bank of New York Mellon Trust Company, N. A. Dallas, TX			

	Water, Sewer and Drainage Bonds	Road Bonds
Bond Authority:		
Amount Authorized by Voters	\$ 21,346,000	\$ 11,530,000
Amount Issued	<u>(10,025,000)</u>	<u>(3,980,000)</u>
Remaining To Be Issued	<u>\$ 11,321,000</u>	<u>\$ 7,550,000</u>

All bonds are secured with tax revenues. Bonds may also be secured with other revenues in combination with taxes.

Debt Service Fund cash and investments balance as of June 30, 2025: \$ 1,581,008

Average annual debt service payment (principal and interest) for remaining term of all debt: \$ 691,711

See accompanying auditor's report.

<u>Bond Issue</u>	
<u>Series 2024</u>	
<u>Road</u>	<u>Totals</u>
4.00% - 5.00%	
9/1; 3/1	
9/1/26 - 9/1/54	
\$ - \$ 9,495,000	
3,980,000	3,980,000
	(265,000)
<u>\$ 3,980,000</u>	<u>\$ 13,210,000</u>
<u>\$ 49,919</u>	<u>\$ 394,330</u>

***Harris County Municipal Utility District No. 213B***

***TSI-7a. Comparative Schedule of Revenues and Expenditures - General Fund***  
***For the Last Five Fiscal Years***

	Amounts				
	2025	2024	2023	2022	2021
Revenues					
Property taxes	\$ 117,838	\$ 227,044	\$ 111,811	\$ 115,719	\$ 95,088
Investment earnings	28,404	17,701	7,784	399	341
Total Revenues	<u>146,242</u>	<u>244,745</u>	<u>119,595</u>	<u>116,118</u>	<u>95,429</u>
Expenditures					
Operating and administrative					
Professional fees	67,640	65,109	39,663	52,588	40,744
Contracted services	13,786	14,339	14,389	13,593	13,008
Repairs and maintenance	43,327	6,578	13,418	20,988	2,640
Utilities	3,300	2,423	2,755	2,212	2,873
Administrative	12,044	11,619	8,021	10,410	9,382
Other	100	105	3,560	1,335	130
Debt service					
Developer interest		27,534			
Total Expenditures	<u>140,197</u>	<u>100,173</u>	<u>109,340</u>	<u>101,126</u>	<u>68,777</u>
Revenues Over Expenditures	<u>\$ 6,045</u>	<u>\$ 144,572</u>	<u>\$ 10,255</u>	<u>\$ 14,992</u>	<u>\$ 26,652</u>

\*Percentage is negligible

See accompanying auditor's report.

Percent of Fund Total Revenues

2025	2024	2023	2022	2021
81%	93%	93%	100%	100%
19%	7%	7%	*	*
<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>
46%	27%	33%	45%	43%
9%	6%	12%	12%	14%
30%	3%	11%	18%	3%
2%	1%	2%	2%	3%
8%	5%	7%	9%	10%
*	*	3%	1%	*
		23%		
<b>95%</b>	<b>42%</b>	<b>91%</b>	<b>87%</b>	<b>73%</b>
5%	58%	9%	13%	27%

***Harris County Municipal Utility District No. 213B***

***TSI-7b. Comparative Schedule of Revenues and Expenditures - Debt Service Fund***

***For the Last Five Fiscal Years***

	Amounts				
	2025	2024	2023	2022	2021
Revenues					
Property taxes	\$ 743,793	\$ 646,152	\$ 694,096	\$ 499,132	\$ 396,217
Penalties and interest	2,428	2,512	6,504	5,300	4,660
Investment earnings	53,480	28,773	8,424	541	911
Total Revenues	<u>799,701</u>	<u>677,437</u>	<u>709,024</u>	<u>504,973</u>	<u>401,788</u>
Expenditures					
Tax collection services	20,354	15,699	8,707	20,154	14,520
Other	5,155	3,206	5,075	4,826	1,729
Debt service					
Principal	265,000	185,000	180,000	85,000	80,000
Interest and fees	397,406	328,167	267,969	213,297	116,188
Total Expenditures	<u>687,915</u>	<u>532,072</u>	<u>461,751</u>	<u>323,277</u>	<u>212,437</u>
Revenues Over Expenditures	<u><u>\$ 111,786</u></u>	<u><u>\$ 145,365</u></u>	<u><u>\$ 247,273</u></u>	<u><u>\$ 181,696</u></u>	<u><u>\$ 189,351</u></u>

\*Percentage is negligible

See accompanying auditor's report.

Percent of Fund Total Revenues

2025	2024	2023	2022	2021
93%	96%	98%	99%	99%
*	*	1%	1%	1%
7%	4%	1%	*	*
<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>
3%	2%	1%	4%	4%
1%	*	1%	1%	*
33%	27%	25%	17%	20%
50%	48%	38%	42%	29%
<u>87%</u>	<u>77%</u>	<u>65%</u>	<u>64%</u>	<u>53%</u>
<u>13%</u>	<u>23%</u>	<u>35%</u>	<u>36%</u>	<u>47%</u>

**Harris County Municipal Utility District No. 213B**  
**TSI-8. Board Members, Key Personnel and Consultants**  
**For the Year Ended June 30, 2025**

Complete District Mailing Address: 9 Greenway Plaza, Suite 1000, Houston, Texas 77046-3653  
 District Business Telephone Number: (713) 651-0111  
 Submission Date of the most recent District Registration Form  
 (TWC Sections 36.054 and 49.054): May 31, 2024  
 Limit on Fees of Office that a Director may receive during a fiscal year: \$ 7,200  
 (Set by Board Resolution -- TWC Section 49.060)

Names:	Term of Office (Elected or Appointed) or Date Hired	Fees of Office Paid *	Expense Reimburse- ments		Title at Year End
<b>Board Members</b>					
Mark Prause	05/22 - 05/26	\$ 663	\$ 214		President
Stacy Lord	05/22 - 05/26	884	175		Vice President
Jimmy Flowers	05/24 - 05/28	1,105	109		Secretary
John Denning	05/24 - 05/28	1,105	63		Assistant Secretary
Daniel Stillman	08/23 - 05/26	1,105	225		Assistant Secretary
<b>Consultants</b>					
Coats Rose P.C.	2014				Attorney
<i>General legal fees</i>		\$ 36,145			
<i>Bond counsel</i>		116,256			
L&S District Services, LLC	2016	13,389			Bookkeeper
Assessments of the Southwest, Inc.	2015	6,486			Tax Collector
Harris Central Appraisal District	Legislation	10,314			Property Valuation
Coats Rose P.C.	2016	569			Delinquent Tax Attorney
Cobb, Fendley & Associates, Inc.	2014	63,376			Engineer
McGrath & Co., PLLC	2018	22,000			Auditor
Rathmann & Associates, L.P.	2014	81,100			Financial Advisor

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

See accompanying auditor's report.





*Financial Advisor to the District*