

WESTLAKE MUNICIPAL UTILITY DISTRICT NO. 1

NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the above captioned District will hold a public meeting at **2002 West Grand Parkway North, Suite 100, Katy, Harris County, Texas**, said address being a meeting place of the District.

The meeting will be held on **Monday, October 27, 2025, at 6:00 p.m.**

The Board shall consider and discuss the following matters and take any action necessary or appropriate with respect to such matters:

1. Public comments;
2. Review and approve the minutes of the September 22, 2025, Board of Directors meeting;
3. Engagement of auditor to audit the District's financial statements and prepare the District's audit report for fiscal year ending October 31, 2025;
4. Best Trash, LLC report;
5. Tax Assessor-Collector Report, delinquent tax report, including authorizing payment of invoices presented and approving transfer of accounts to uncollectible roll;
6. Authorize preparation and filing of initial Local Government Bond, Tax, and Project report pursuant to chapter 403, Texas Gov't Code, as amended by H.B. 103;
7. Review Sales Tax Report prepared by Sales Tax Assurance, LLC in connection with monitoring of sales tax collections within the District by the City of Houston pursuant to Strategic Partnership Agreement with the District;
8. Conduct public hearing regarding adoption of the District's proposed 2025 tax rate;
9. Levy of the District's 2025 debt service and maintenance taxes, and the adoption of an Order in connection therewith;
10. Approval and execution of an Amended District Information Form regarding the 2025 tax rate;
11. Report and legal action taken by the District's delinquent tax collections attorney, including authorizing foreclosure proceedings, installment agreements, and the filing of proofs of claim;

12. Bookkeeper's Report, including financial and investment reports and discussion of process for payment of per diems;
13. Adoption of general operating budget and joint wastewater treatment plant operating budget for fiscal year ending October 31, 2026;
14. Annual Review of Order Establishing Policy for Investment of District Funds and Appointing Investment Officer, and adoption of Resolution in connection therewith;
15. Status of compliance by the District with Texas Government Code, Chapter 2265, relative to energy reporting;
16. Operations and Maintenance Report, including:
 - a) Referring accounts for collection and approving write-off of uncollectible accounts;
 - b) Compliance with the District's permits;
 - c) Appeals of District charges;
 - d) Status of repairs and improvements to District facilities previously authorized by Board; and
 - e) Review and approval of proposals for motorized slide gate for Water Plant;
17. Engineer's Report, including:
 - a) Authorizing the design and/or advertisement for bids for the construction of facilities within the District, and approving of related storm water plans;
 - b) Authorizing the award of construction contracts or concurrence of award of contracts with the construction of facilities within the District, approval of any related storm water permits, authorize acceptance of Texas Ethics Commission Form 1295, including:
 - (i) Chloramine Conversion; and
 - (ii) Lift Station and Wastewater Treatment Plant Rehabilitation;
 - c) Status of construction of facilities to serve land within the District, including the approval of any pay estimates and change orders, including:
 1. Water Line Replacement;
 - d) Acceptance of site/and or easement conveyances for facilities constructed or to be constructed for the District, and acceptance of facilities for operations and maintenance purposes;
 - e) Status of Storm Water Quality Permits and Waste Discharge Permit;
 - f) Status of Easement request from West Harris County Regional Water Authority;
 - g) Status of compliance with Lead and Copper Rule Revisions for Community Water Systems, including submittal of District service line inventories to the Texas Commission on Environmental Quality; and
 - h) Status of Harris County Flood Control District South Mayde Creek widening project and proposed adjustment of District's interconnect with Morton Road Municipal Utility District in connection with same;

18. Status of capital improvement funding, budgeting, and water and sewer rate analysis;
19. Issuance of utility commitments;
20. Communications Report and Communications Committee discussion;
21. Discussion regarding catering for future Board meetings;
22. Attorney's report; and
23. Discussion of November and December meeting schedule;
24. Matters for possible placement on future agendas.

SCHWARTZ, PAGE & HARDING, L.L.P.



By: _____

J H S III

John H. Eichelberger III
Attorneys for the District

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (713) 623-4531 at least three business days prior to the meeting so that appropriate arrangements can be made.

Westlake MUD No. 1 - General Operating Fund
2026 Budget
Draft #1

	Nov 25	Dec 25	Jan 26	Feb 26	Mar 26	Apr 26	May 26	Jun 26	Jul 26	Aug 26	Sep 26	Oct 26	Total
Revenue													
14110 Water - Cust. Service Fee	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	200,000
14112 WHCRWA - Reserve	38,333	38,333	38,333	38,333	38,333	38,333	38,333	38,333	38,333	38,333	38,333	38,333	460,000
14140 Connection Fees	83	83	83	83	83	83	83	83	83	83	83	83	1,000
14210 Sewer - Cust. Service Fee	43,750	43,750	43,750	43,750	43,750	43,750	43,750	43,750	43,750	43,750	43,750	43,750	525,000
14220 Inspection Fees	3,350	3,350	3,350	3,350	3,350	3,350	3,350	3,350	3,350	3,350	3,350	3,350	40,200
14230 City of Houston - Sales Tax	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	132,000
14310 Penalties & Interest	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	27,600
14350 Maint. Tax Collections	-	31,000	111,000	392,425	167,000	42,500	11,000	7,250	7,250	7,250	-	-	776,675
14370 Int. Earned on Temp. Invest	15,207	15,207	15,207	15,207	15,207	15,207	15,207	15,207	15,207	15,207	15,207	15,207	182,484
Total Revenue	130,690	161,690	241,690	523,115	297,690	173,190	141,690	137,940	137,940	137,940	130,690	130,690	2,344,959
Expense													
16112 Operator Fees	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	60,000
16113 Administrative Fees	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	13,200
16130 Maint. & Repairs - WP	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	100,000
16140 Chemicals - Water	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000
16150 Laboratory Expense	833	833	833	833	833	833	833	833	833	833	833	833	10,000
16160 Utilities	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	45,000
16180 Reconnections	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	25,000
16200 Mowing Expense	667	667	667	667	667	667	667	667	667	667	667	667	8,000
16210 Inspection Expense	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	40,000
16220 Purchase Sewer Service	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	200,000
16230 Maint. & Repairs - Sewer	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	60,000
16231 Maint. & Repairs - Water	29,167	29,167	29,167	29,167	29,167	29,167	29,167	29,167	29,167	29,167	29,167	29,167	350,000
16310 Director Fees	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	36,000
16320 Security Expense	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	78,000
16330 Legal Fees	7,083	7,083	7,083	7,083	7,083	7,083	7,083	7,083	7,083	7,083	7,083	7,083	85,000
16340 Auditing Fees	-	3,500	-	20,500	-	-	-	-	-	-	-	-	24,000
16350 Engineering Fees	4,166	4,166	4,166	4,166	4,166	4,166	4,166	4,166	4,166	4,166	4,166	4,166	49,992
16360 Engineering Fees - GIS	750	-	750	-	750	-	750	-	750	-	750	-	4,500
16370 Election	-	-	-	-	-	-	-	-	-	-	-	5,000	5,000
16380 Permit Expense	3,192	1,743	463	-	-	-	-	-	-	-	-	-	5,398
16390 Telephone Expense	146	146	146	146	146	146	146	146	146	146	146	146	1,752
16430 Bookkeeping Fees	3,900	3,900	3,650	3,650	3,025	3,500	3,025	3,890	3,475	3,475	3,475	3,475	42,440
16440 Arbitrage Analysis	-	-	1,500	-	-	-	-	-	-	9,000	-	-	10,500
16460 Printing & Office Supplies	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	44,400
16520 Postage	50	50	50	50	50	50	50	50	50	50	50	50	600
16530 Insurance & Surety Bond	-	-	-	27,646	-	-	-	-	-	-	-	-	27,646
16540 Travel Expense	35	35	35	35	35	35	35	35	35	35	35	35	420
16550 Garbage Expense	29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000	348,000
16560 Miscellaneous Expense	50	50	50	50	50	50	50	50	50	50	50	50	600
16570 AWBD Expense	-	-	-	-	-	-	1,750	-	-	-	-	-	1,750
16575 Meeting Catering	250	250	250	250	250	250	250	250	250	250	250	250	3,000
16590 WHCRWA - Assmt. Fee	42,500	42,500	42,500	42,500	42,500	42,500	42,500	42,500	42,500	42,500	42,500	42,500	510,000
16600 Payroll Expenses	475	475	475	475	475	475	475	475	475	475	475	475	5,700
16610 Website	400	400	400	400	400	400	400	400	400	400	400	400	4,800
16615 Sales Tax Audit	-	-	750	-	-	750	-	-	750	-	-	750	3,000
16640 Communication Services	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	16,200
16650 EVO Metrics Report	-	-	4,750	-	-	-	-	-	-	-	-	-	4,750
17501 WP Chlor. Consvt.- Srf. Wtr	6,300	6,300	6,300	76,550	70,250	70,250	70,250	70,250	70,250	70,250	70,250	-	587,200
17502 Wstlk Lift Station Rehab	4,780	4,780	4,302	44,430	44,430	44,430	44,430	44,430	44,430	44,430	-	-	324,872
Total Expense	196,061	197,362	199,604	349,915	295,594	296,069	297,344	295,709	296,794	304,294	251,614	186,364	3,166,720
Net Revenue/Expense	(48,993)	(30,993)	42,057	229,663	107,007	(14,414)	(42,343)	(44,471)	(44,558)	(43,193)	(48,443)	(48,443)	(821,761)

Notes:

Maintenance Tax Revenue based upon 2025 CAV of \$338,231,671 @ .23673/100 @ 97% Collections

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Westlake MUD #1
SEWER TREATMENT PLANT
11/01/25 - 10/31/26
Draft #1

	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	TOTAL
<u>Percentages Average</u>													
Westlake MUD	56.09%	54.95%	59.97%	58.14%	53.68%	56.28%	52.26%	50.66%	54.35%	57.11%	55.03%	55.72%	
Morton Road MUD	43.91%	45.05%	40.03%	41.86%	46.32%	43.72%	47.74%	49.34%	45.65%	42.89%	44.97%	44.27%	
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
<u>REVENUE:</u>													
74110 Westlake MUD	31,283	31,283	32,993	31,283	49,655	31,283	31,283	31,283	31,283	31,283	31,283	34,054	398,252
74120 Morton Road MUD	25,041	25,041	26,331	25,041	38,901	25,041	25,041	25,041	25,041	25,041	25,041	27,131	317,735
TOTAL REVENUE	56,325	56,325	59,325	56,325	88,555	56,325	56,325	56,325	56,325	56,325	56,325	61,185	715,987
<u>EXPENSES:</u>													
Variable													
76160 Utilities	4,162	4,162	4,162	4,162	4,162	4,162	4,162	4,162	4,162	4,162	4,162	4,162	49,944
76230 Maintenance & Repairs	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	200,000
76240 Chemicals	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	120,000
76250 Lab Fees	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	35,000
76260 Sludge Removal	14,583	14,583	14,583	14,583	14,583	14,583	14,583	14,583	14,583	14,583	14,583	14,583	175,000
76280 Mowing	833	833	833	833	833	833	833	833	833	833	833	833	10,000
76390 Telephones	55	55	55	55	55	55	55	55	55	55	55	55	660
76550 Garbage Exps	583	583	583	583	583	583	583	583	583	583	583	583	7,000
Fixed													
76100 Operations Fee	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	48,000
76330 Legal Fees	583	583	583	583	583	583	583	583	583	583	583	583	7,000
76340 Auditing Fees	-	-	3,000	-	-	-	-	-	-	-	-	-	3,000
76381 Permit Fees	-	-	-	-	-	-	-	-	-	-	-	4,860	4,860
76430 Bookkeeping	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	19,500
76460 Office Exps	291	291	291	291	291	291	291	291	291	291	291	291	3,492
76520 Postage	25	25	25	25	25	25	25	25	25	25	25	25	300
76530 Insurance	-	-	-	-	32,231	-	-	-	-	-	-	-	32,231
TOTAL EXPENSES	56,325	56,325	59,325	56,325	88,555	56,325	56,325	56,325	56,325	56,325	56,325	61,185	715,987
SURPLUS/(DEFICIT)	-	-	-	-	-	-	-	-	-	-	-	-	
Fixed Rate: Variable Rate Yearly Average:													
WestLake MUD	57%				55.35%								
Morton Road MUD	43%				44.65%								
	100%				100.00%								

Presented Draft #1: 10/27/25

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TAXPAYER IMPACT STATEMENT

Westlake MUD #1

	Current Budget Fiscal Year Ending [Month Year]**	Proposed Budget Fiscal Year Ending [Month Year]**	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$492.53	\$509.75	\$492.53

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.21575 per \$100 of assessed value. Average homestead values are determined by the county appraisal district. All estimates above were prepared utilizing the average resident homestead value as of the time that the District's most recent Truth in Taxation worksheet was prepared in accordance with the Texas Water Code.

**Average tax bill estimates for the current and proposed budgets reflect those taxes necessary to fund the operations and maintenance tax revenues stated in the applicable budget.

***This column estimates the operations and maintenance taxes to be paid on the average homestead if the proposed budget generates the same amount of operations and maintenance tax revenues as the current budget.