

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 regular meeting at **2002 West Grand Parkway North, Suite 100, Katy, Harris County, Texas**, said address being a meeting place of the District.

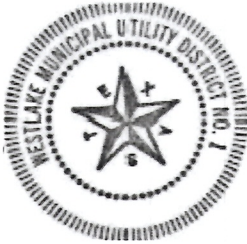
The meeting will be held on **Monday, October 26, 2026, at 6:00 p.m.**

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 28, 2026, Board of Directors meeting;
3. Report regarding security patrol services from the Harris County Sheriff's Office;
4. Engagement of auditor to audit the District's financial statements and prepare the District's audit report for fiscal year ending October 31, 2026;
5. Best Trash, LLC report;
6. Tax Assessor-Collector Report, delinquent tax report, including authorizing payment of invoices presented and approving transfer of accounts to uncollectible roll;
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 2026 tax rate;
9. Levy of the District's 2026 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 2026 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, 2027, in accordance with Exhibit A attached hereto;
14. Status of compliance by the District with Texas Government Code, Chapter 2265, relative to energy reporting;
15. Adoption of Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District;
16. Annual Review of Order Establishing Policy for Investment of District Funds and Appointing Investment Officer, and adoption of Resolution in connection therewith;
17. 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 the Board; and
 - e) Discussion regarding water and sewer analysis;
18. Engineer's Report, including:
 - a) Authorizing the design and/or advertisement for bids for the construction of facilities within the District, and approval of related storm water plans, including:
 - (i) Phase II Water Line Replacement Project;
 - b) Authorizing the award of construction contracts for the construction of facilities within the District, approval of any related storm water permits, and authorizing acceptance of Texas Ethics Commission Form 1295;
 - c) Status of construction of facilities to serve land within the District, including the approval of any pay estimates and change orders, including:
 - (i) Lift Station and Wastewater Treatment Plant Rehabilitation; and
 - (ii) Chloramine Conversion;
 - 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 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;

- g) 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; and
 - h) Status of updates to the District's Emergency Preparedness Plan;
- 19. Status of preparation of Bond Application Report No. 9;
 - 20. Status of capital improvement funding, budgeting, and water and sewer rate analysis;
 - 21. Issuance of utility commitments;
 - 22. Communications Report and Communications Committee discussion;
 - 23. Discussion regarding catering for future Board meetings;
 - 24. Discussion of December 2026 meeting schedule;
 - 25. Attorney's report; and
 - 26. Matters for possible placement on future agendas.



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

By: _____

John H. Eichelberger 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.

Exhibit A

Westlake MUD No. 1 - General Operating Fund 2027 Budget Draft #1

	Nov 26	Dec 26	Jan 27	Feb 27	Mar 27	Apr 27	May 27	Jun 27	Jul 27	Aug 27	Sep 27	Oct 27	Total
Revenue													
14110 Water - Cust. Service Fee	14,167	14,167	14,167	14,167	14,167	14,167	14,167	14,167	14,167	14,167	14,167	14,167	170,000
14112 WHCRWA - Reserve	32,500	32,500	32,500	32,500	32,500	32,500	32,500	32,500	32,500	32,500	32,500	32,500	390,000
14140 Connection Fees	150	150	150	150	150	150	150	150	150	150	150	150	1,800
14210 Sewer - Cust. Service Fee	45,833	45,833	45,833	45,833	45,833	45,833	45,833	45,833	45,833	45,833	45,833	45,833	550,000
14220 Inspection Fees	3,583	3,583	3,583	3,583	3,583	3,583	3,583	3,583	3,583	3,583	3,583	3,583	43,000
14230 City of Houston - Sales Tax	11,250	11,250	11,250	11,250	11,250	11,250	11,250	11,250	11,250	11,250	11,250	11,250	135,000
14310 Penalties & Interest	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
14350 Maint. Tax Collections	-	33,000	113,000	395,399	168,500	43,750	11,000	7,250	7,250	7,250	-	-	786,399
14370 Int. Earned on Temp. Invest	15,090	15,090	15,090	15,090	15,090	15,090	15,090	15,090	15,090	15,090	15,090	15,090	181,077
Total Revenue	125,490	158,490	238,490	520,889	293,990	169,240	136,490	132,740	132,740	132,740	125,490	125,490	2,292,276
Expense													
16112 Operator Fees	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	65,000
16113 Administrative Fees	1,950	1,950	1,950	1,950	1,950	1,950	1,950	1,950	1,950	1,950	1,950	1,950	23,400
16130 Maint. & Repairs - WP	8,750	8,750	8,750	8,750	8,750	8,750	8,750	8,750	8,750	8,750	8,750	8,750	105,000
16140 Chemicals - Water	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
16150 Laboratory Expense	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000
16160 Utilities	5,104	5,104	5,104	5,104	5,104	5,104	5,104	5,104	5,104	5,104	5,104	5,104	61,245
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	833	833	833	833	833	833	833	833	833	833	833	833	10,000
16210 Inspection Expense	3,583	3,583	3,583	3,583	3,583	3,583	3,583	3,583	3,583	3,583	3,583	3,583	43,000
16220 Purchase Sewer Service	21,667	21,667	21,667	21,667	21,667	21,667	21,667	21,667	21,667	21,667	21,667	21,667	260,000
16230 Maint. & Repairs - Sewer	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	75,000
16231 Maint & Repairs - Water	31,250	31,250	31,250	31,250	31,250	31,250	31,250	31,250	31,250	31,250	31,250	31,250	375,000
16310 Director Fees	1,547	1,547	4,150	1,105	1,105	1,105	1,105	3,850	3,850	1,105	1,768	1,768	24,005
16320 Security Expense	11,333	11,333	11,333	11,333	11,333	11,333	11,333	11,333	11,333	11,333	11,333	11,333	136,000
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	-	22,300	-	-	-	-	-	-	-	-	25,800
16350 Engineering Fees	4,708	4,708	4,708	4,708	4,708	4,708	4,708	4,708	4,708	4,708	4,708	4,708	56,496
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	4,150	4,150	4,150	4,150	4,150	4,150	4,150	4,150	4,150	4,150	4,150	4,150	49,800
16520 Postage	33	33	33	33	33	33	33	33	33	33	33	33	396
16530 Insurance & Surety Bond	-	-	-	2,675	-	-	-	-	-	-	-	-	2,675
16540 Travel Expense	35	35	35	35	35	35	35	35	35	35	35	35	420
16550 Garbage Expense	33,175	33,175	33,175	33,175	33,175	33,175	33,175	33,175	33,175	33,175	33,175	33,175	398,100
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	300	300	300	300	300	300	300	300	300	300	300	300	3,600
16590 WHCRWA - Assmt. Fee	45,792	45,792	45,792	45,792	45,792	45,792	45,792	45,792	45,792	45,792	45,792	45,792	549,504
16600 Payroll Expenses	342	538	580	342	395	342	675	450	342	342	342	342	5,032
16610 Website	420	420	420	420	420	420	420	420	420	420	420	420	5,040
16615 Sales Tax Audit	-	-	750	-	-	750	-	-	750	-	-	750	3,000
16640 Communication Services	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	12,300
16650 EVO Metrics Report	-	-	9,500	-	-	-	-	-	-	-	-	-	9,500
17501 WP Chlor. Consvt.- Srf. Wtr	-	31,997	31,997	31,997	31,997	31,997	31,997	31,997	-	-	-	-	223,977
17502 Wstlk Lift Station Rehab	20,000	20,000	20,000	-	-	-	-	-	-	-	-	-	60,000
Total Expense	228,369	262,613	271,978	261,457	235,910	237,082	237,940	239,575	207,805	213,310	204,973	205,723	2,806,730
Net Revenue/Expense	(48,993)	(30,993)	42,057	229,563	107,007	(14,414)	(42,343)	(44,471)	(44,568)	(43,193)	(48,443)	(48,443)	(514,454)

Notes:

Maintenance Tax Revenue based upon 2026 CAV of \$324,288,330 @ .25/100 @ 97% Collections

PresentedDraft # 1: 10/26/2026

Adopted:

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Westlake MUD #1

SEWER TREATMENT PLANT

11/01/26 - 10/31/27

Draft #1

		Nov 26	Dec 26	Jan 27	Feb 27	Mar 27	Apr 27	May 27	Jun 27	Jul 27	Aug 27	Sep 27	Oct 27	TOTAL
<u>Pertcentages 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	53,594	53,594	55,589	53,594	53,594	31,540	31,540	31,540	31,540	31,540	31,540	34,390	493,592
74120	Morton Road MUD	41,880	41,880	43,385	41,880	41,880	25,243	25,243	25,243	25,243	25,243	25,243	27,393	389,759
TOTAL REVENUE		95,474	95,474	98,974	95,474	95,474	56,783	56,783	56,783	56,783	56,783	56,783	61,783	883,350
<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	3,083	3,083	3,083	3,083	3,083	3,083	3,083	3,083	3,083	3,083	3,083	3,083	37,000
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	917	917	917	917	917	917	917	917	917	917	917	917	11,000
76390	Telephones	55	55	55	55	55	55	55	55	55	55	55	55	660
76550	Garbage Exps	625	625	625	625	625	625	625	625	625	625	625	625	7,500
Fixed														
76100	Operations Fee	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	50,000
76330	Legal Fees	583	583	583	583	583	583	583	583	583	583	583	583	7,000
76340	Auditing Fees	-	-	3,500	-	-	-	-	-	-	-	-	-	3,500
76381	Permit Fees	-	-	-	-	-	-	-	-	-	-	-	5,000	5,000
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	-	-	-	-	38,691	-	-	-	-	-	-	-	38,691
76592	STP & Lift Station	38,691	38,691	38,691	38,691	-	-	-	-	-	-	-	-	154,764
TOTAL EXPENSES		95,474	95,474	98,974	95,474	95,474	56,783	56,783	56,783	56,783	56,783	56,783	61,783	883,350
SURPLUS/(DEFICIT)		-	-	-	-	-	-	-	-	-	-	-	-	
Fixed Rate:														
WestLake MUD		57%	Variable Rate Yearly Average:			55.35%								
Morton Road MUD		43%				44.65%								
		100%				100.00%								

Presented Draft #1: 10/26/26
Adopted:

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TAXPAYER IMPACT STATEMENT
Westlake MUD #1

	Current Budget Fiscal Year Ending [10/2026]**	Proposed Budget Fiscal Year Ending [10/2027]**	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$555.63	\$570.28	\$555.63

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.25 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.