

NOTICE OF MEETING
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500
(Internal)

The Board of Directors of Harris County Municipal Utility District No. 500 will hold a regular meeting on **Tuesday, February 10, 2026, at 12:00 p.m., at The Lakehouse, 10000 Towne Lake Parkway, Cypress, Texas**, to discuss and, if appropriate, act upon the following items:

1. Public comments (3-minute limit).
2. CONSENT AGENDA: The following items are considered routine by the Board and will be enacted by one motion. No separate discussion will occur on these items unless a Board member so requests, in which event, the item will be removed and placed on the Non-Consent Agenda.
 - a. Approve minutes.
 - b. Financial and bookkeeping matters, including payment of the bills and review of investments.
 - c. Approve reimbursement of eligible expenses from Association of Water Board Directors winter conference, and authorize attendance at summer conference.
 - d. Tax assessment and collections matters, including delinquent tax collections, installment agreements, and payment of tax bills.
 - e. Reports from District consultants regarding District correspondence and provision of records.
 - f. Website and communication matters.
 - g. Operation of District facilities, including billings, repairs and maintenance.
 - h. Engineering matters.
3. Items removed from the Consent Agenda.
4. Security matters, including report from Harris County Sheriff's Office and Security Committee.
5. Additional financial and bookkeeping matters, including budget for fiscal year ending March 31, 2027.
6. Additional tax matters.
7. Adopt Resolution Concerning Exemptions from Taxation.
8. Adopt Resolution Regarding Development Status for 2026 Tax Year.
9. Additional operational matters, including hearing on termination of water and sewer service to delinquent customers and authorize termination of service.
10. West Harris County Regional Water Authority matters.
11. Additional engineering matters, including:
 - a. approve Submerged Storm Sewer Agreements;
 - b. requests for capacity reservation to Harris County Municipal Utility District No. 500 (Master) and requests for utility commitments;

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) 860-6400 at least three business days prior to the meeting so that appropriate arrangements can be made.

- c. accept or grant conveyance of deeds and easements and approve consents to encroachment, rights of entry, and abandonment of easements;
- d. update on Geographic Information System mapping; and
- e. authorize risk and resilience five-year reassessment.

12. Report regarding development in the District.
13. Review and revise action list.
14. Discuss meeting schedule.

/s/**Katie Carner**
Attorney for the District



Harris County Municipal Utility District No. 500 reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney), Section 551.072 (Deliberations about Real Property), Section 551.073 (Deliberations about Gifts and Donations), Section 551.074 (Personnel Matters), Section 551.076 (Deliberations about Security Personnel or Devices or Security Audits), Section 551.086 (Economic Development), and Section 551.089 (Deliberations about Security Assessments).

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HARRIS MUD 500 INTERNAL DISTRICT
TAXPAYER IMPACT STATEMENT

	Current Budget Fiscal Year Ending March 2026**	Proposed Budget Fiscal Year Ending March 2027**	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$167.95	\$174.63	\$167.95

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$.275 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.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500 INTERNAL
PROPOSED BUDGET FOR FISCAL YEAR ENDING MARCH 31, 2027

PROPOSED

1st DRAFT	Budget 3/31/26	Budget 9 months	Actual 9	Projected 12 Mo. Actual	Budget 3/31/27
REVENUE:					
Water Revenue	195,000	146,250	135,139	180,185	180,000
Sewer Revenue	154,000	115,500	115,546	154,062	154,000
Maintenance Tax	490,000	91,794	91,794	122,392	490,000
Inspections	20,000	15,000	17,533	23,378	20,000
Penalty & Interest	500	375	2,021	2,695	2,000
Interest Earned	55,000	41,250	41,236	54,981	55,000
Surface Water	250,000	187,500	182,537	243,383	250,000
Pumpage Fee Credits	0	0	0	0	0
Security	521,220	390,915	522,660	696,880	521,220
Total Revenue	1,685,720	988,584	1,108,466	1,477,955	1,672,220
EXPENSES:					
O&M to Master	273,066	204,800	208,044	277,392	273,066
Directors Fee	10,000	7,500	6,630	8,839	10,000
Legal Fees-General	90,000	67,500	67,025	89,367	90,000
Audting Fees	16,000	16,000	16,500	22,000	17,000
Engineering-General	10,000	7,500	5,009	6,679	10,000
Operator Fees	20,000	15,000	15,104	20,138	20,000
Lab Fees	9,000	6,750	3,925	5,233	9,000
Election Expense	0	0	0	0	0
Permits	3,000	2,908	2,908	3,878	3,000
Payroll Taxes	2,000	1,500	694	925	2,000
Bookkeeping	22,000	16,500	14,625	19,500	30,000
Repairs & Maintenance-Routine	30,000	22,500	19,333	25,777	30,000
Legal Notices	0	0	0	0	0
Printing & Office Exp	6,000	4,500	3,090	4,121	6,000
Consumer Confidence Report	1,000	750	0	0	1,000
Insurance & Bonds	10,000	5,307	5,307	7,076	10,000
Travel Expense	10,000	7,500	3,451	4,602	10,000
Other Expenses (website/FA)	6,000	4,500	5,581	7,442	7,500
Dues	850	750	750	1,000	850
Sewer Inspection Fees	15,000	11,250	10,124	13,499	15,000
Customer Service Inspection	150	113	0	0	0
Sheriff Contract	521,220	390,915	602,030	802,707	521,220
Surface Water to Master	242,250	181,688	175,227	233,636	242,250
TCEQ Assessment Fee	2,000	1,500	1,637	2,182	2,000
Smart Metera Monitoring	576	422	422	562	576
Lead/Copper	0	0	27,520	27,520	0
Total General Expenses	1,300,112	977,652	1,194,936	1,584,075	1,310,462
Surplus (Deficit)	385,608	10,932	-86,470	-106,120	361,758