

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 41

NOTICE OF SPECIAL PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors (the "Board") of the above-captioned District will hold a special public meeting at 15500 Voss Road, No. 200, Sugar Land, Fort Bend County, Texas, 77498, said address being a meeting place of the District.

The meeting will be held on Monday, August 31, 2026, at 4:00 P.M.

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

1. Public Comments;
2. Review and approve the minutes of the August 3, 2026, Board meeting;
3. Engagement of auditor to audit the District's financial statements and prepare the District's audit report for fiscal year ending September 30, 2026;
4. Engineering Report, including:
 - a) Authorizing the design, advertisement for bids, and/or award of construction contracts or concurrence in the award of a contract for the construction of water, sanitary sewer, and drainage facilities within the District;
 - b) Status of construction of facilities to serve land within the District, including capital improvement projects, and the approval of any change orders, pay estimates, and/or supplemental bids in connection with same;
 - c) Acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District;
 - d) Status of and actions required in connection with proposed or ongoing development within the District;
 - e) Miscellaneous engineering items, including:
 - i. Review and approval of Consent to Encroachment and Indemnity Agreement relative to resident obstruction within public utility easement;
 - ii. Review and approval of Rights-of-Entry relative to cleanout of Blossomwood out-tract;
 - iii. Discussion of proposed Blossomwood out-tract annexation;
 - iv. Review and approval of Conveyance and Bill of Sale of Utility Facilities from KLC Highway 6, LP; and
 - v. Review and approval of Utility Commitment for KLC Highway 6, LP development project; and
 - f) Status of acceptance by Fort Bend County of streets and storm sewers for maintenance;
5. Operations and Maintenance Report, including:
 - a) Status of payments of back charged invoices for damages to District facilities;

- b) Compliance with permits;
 - c) Appeals of District charges;
 - d) Authorizing repair and maintenance of District facilities;
 - e) Refer accounts for collection;
 - f) Approve write-off of uncollectible accounts;
 - g) Review of year-over-year sludge expense comparison and schedule of wet hauling and dry hauling; and
 - h) Consider proposals for sludge hauling services;
- 6. Discussion of matters regarding Duhacsek Village Green Park;
 - 7. Bookkeeper's Report, including financial and investment reports, Directors' Forms for Submission of Fees of Office, and Capital Improvements Cash Flow Schedule;
 - 8. Adoption of operating budget for fiscal year ending September 30, 2027 pursuant to Exhibits A and B attached hereto;
 - 9. Tax Assessment and Collection Report;
 - 10. Confirm date for public hearing regarding the adoption of the District's 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. Discussion of community issues, including:
 - a) West Airport Boulevard bridge repairs;
 - b) Agreement(s) for funding of County pedestrian and road improvements;
 - c) Construction of lighting along Red Gully sidewalks;
 - d) Other potential park and recreational projects; and
 - e) Irrigation evaluation and request for repairs from the Village of Oak Lake Homeowners Association;
 - 13. Discussion of District communications;
 - 14. Attorney's report;
 - 15. Closed Session for consultation with attorney regarding pending or threatened litigation and/or matters protected by attorney-client privilege pursuant to Section 551.071, Texas Government Code, as amended;
 - 16. Reconvene in Open Session and authorize any action resulting from matters discussed in Closed Session; and
 - 17. Matters for possible placement on future agendas.

(SEAL)



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

By: _____

J. 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.

FORT BEND COUNTY MUD #41
General Fund Budget
10/1/26-9/30/27

Exhibit "A"

Codes		OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	2027 TOTAL	2026 TOTAL	\$ VARIANCE	% CHANGE
Revenue																	
Water Revenue	14110	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	216,000	200,000	16,000	8%
NFBRWA Revenue	14111	45,993	43,500	41,685	39,582	42,225	41,335	39,644	41,006	42,911	45,394	41,225	45,500	510,000	525,684	(15,684)	-3%
Connect/Reconnect Fees	14140	900	900	900	900	900	900	900	900	900	900	900	900	10,800	9,000	1,800	20%
Garbage Revenue	14160	29,950	29,950	29,950	29,950	29,950	29,950	29,950	29,950	29,950	29,950	29,950	29,950	359,400	326,257	33,143	10%
NFBRWA Conservation Credits	14170	-	-	-	-	-	-	-	-	-	-	-	-	-	10,000	(10,000)	-100%
Sewer Revenue	14210	20,575	20,575	20,575	20,575	20,575	20,575	20,575	20,575	20,575	20,575	20,575	20,575	246,900	240,000	6,900	3%
Inspection Fees	14220	850	850	850	850	850	850	850	850	850	850	850	850	10,200	9,600	600	6%
Penalties	14320	1,880	1,880	1,880	1,880	1,880	1,880	1,880	1,880	1,880	1,880	1,880	1,880	22,560	24,000	(1,440)	-6%
Miscellaneous	14330	180	180	180	180	180	180	180	180	180	180	180	180	2,160	1,800	360	20%
Maintenance Tax	14350	4,500	20,637	39,050	241,020	509,012	445,035	27,434	13,983	2,950	2,000	2,000	2,000	1,309,621	1,309,617	4	0%
Interest Earnings	14370	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,300	128,000	222,000	(94,000)	-42%
Total Revenue		133,528	147,172	163,770	363,637	634,272	569,405	150,113	138,024	128,896	130,429	126,260	130,135	2,815,641	2,877,958	(62,317)	-2%
Expenses																	
Billing Service Fees	16000	5,580	5,580	5,580	5,580	5,580	5,580	5,580	5,580	5,580	5,580	5,580	5,580	66,960	60,000	6,960	12%
Repairs Water	16130	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	34,800	32,400	2,400	7%
Maintenance Water	16131	6,100	6,100	6,100	6,100	6,100	6,100	6,100	6,100	6,100	6,100	6,100	6,100	73,200	44,400	28,800	65%
Water Distribution Repairs	16132	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	192,000	168,000	24,000	14%
Chemicals - Water	16140	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000	7,200	10,800	150%
Lab Fees - Water	16150	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	24,000	6,000	25%
Utilities	16160	5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900	76,608	58,800	17,808	30%
Reconnect/Disconnect Fees	16180	1,170	1,170	1,170	1,170	1,170	1,170	1,170	1,170	1,170	1,170	1,170	1,130	14,000	10,560	3,440	33%
Mowing Water Plant	16200	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	2,000	18,500	3,960	14,540	367%
Mowing Detention	16201	290	290	290	290	290	290	290	290	290	290	300	300	3,500	3,360	140	4%
Grease Trap Inspection	16210	600	600	600	600	600	600	600	600	600	600	600	600	7,200	3,900	3,300	85%
Repair Sewer	16230	18,080	18,080	18,080	18,080	18,080	18,080	18,080	18,080	18,080	18,080	18,080	18,080	216,960	192,000	24,960	13%
Maintenance Sewer	16231	2,980	2,980	2,980	2,980	2,980	2,980	2,980	2,980	2,980	2,980	2,980	2,980	35,760	30,840	4,920	16%
Chemicals Sewer	16240	2,750	2,750	2,750	2,750	2,750	2,750	2,750	2,750	2,750	2,750	2,750	2,750	33,000	33,600	(600)	-2%
Lab Fees - Sewer	16250	4,175	4,175	4,175	4,175	4,175	4,175	4,175	4,175	4,175	4,175	4,175	4,075	50,000	28,800	21,200	74%
Sludge Removal	16280	-	3,000	8,500	3,650	3,700	14,000	2,650	8,000	8,000	8,500	8,000	2,000	70,000	70,640	(640)	-1%
Mowing Sewer	16280	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000	4,400	13,600	309%
Director Fees	16310	2,210	2,210	2,210	5,600	2,210	2,210	2,210	2,210	5,600	2,210	2,210	2,210	33,300	33,300	-	0%
Legal Fees - General	16330	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	90,000	81,000	9,000	11%
Auditing Fees	16340	-	-	14,750	-	-	4,000	750	-	-	-	-	-	19,500	18,250	1,250	7%
Engineering-Traffic Studies	16348	-	-	-	-	-	-	-	-	-	-	-	-	-	53,100	(53,100)	-100%
Engineering-Capital Impr Plan Updates	16349	833	833	833	833	833	833	833	833	833	833	833	833	10,000	10,000	-	0%
Engineering Fees	16350	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	11,500	105,000	100,000	5,000	5%
Engineering - WP Consultation	16351	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,500	12,500	10,000	2,500	25%
Engineering - WWTP Consultation	16353	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	25,000	(10,000)	-40%
Storm Wtr Mgmt Engineering	16360	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	3,100	35,000	25,000	10,000	40%
Permit Fees	16380	-	-	3,250	2,150	-	-	-	-	-	-	-	-	5,400	6,250	(850)	-14%
Telephone Expense	16390	580	580	580	580	580	580	580	580	580	580	580	580	6,960	6,600	360	5%
Service Acct Collection	16420	310	310	310	310	310	310	310	310	310	310	300	300	3,700	3,120	580	19%
Bookkeeping Fees	16430	4,080	4,080	4,080	4,080	4,080	4,080	4,080	4,080	4,080	4,080	4,080	4,080	48,960	45,000	3,960	9%
Arbitrage Expense	16440	850	-	850	-	-	-	-	-	-	-	-	-	1,700	1,700	-	0%
Legal Notice	16450	250	-	-	250	-	-	-	250	-	-	-	-	1,000	1,000	-	0%
Printing & Office Supplies	16460	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,950	46,850	39,300	7,550	19%
Filing Fees	16470	125	125	125	125	125	125	125	125	125	125	125	125	1,500	300	1,200	400%
Postage	16520	950	950	950	950	950	950	950	950	950	950	950	950	11,400	10,200	1,200	12%
Insurance	16530	-	-	-	-	39,750	100	-	-	-	-	-	-	39,850	34,850	5,000	14%
Travel/AWBD Expenses	16540	2,500	2,500	100	6,980	100	100	100	1,660	7,500	100	100	100	21,840	16,875	4,965	29%
Garbage Expense	16550	30,867	30,867	30,867	30,867	30,867	30,867	32,867	32,867	32,867	32,867	32,867	32,460	382,000	357,482	24,518	7%

FORT BEND COUNTY MUD #41
General Fund Budget
10/1/26-9/30/27

Codes		OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	2027 TOTAL	2026 TOTAL	\$ VARIANCE	% CHANGE
Bank Fees	16561	40	40	40	40	40	40	40	40	40	40	40	40	480	360	120	33%
Miscellaneous Expenses	16560	-	1,000	-	-	-	-	1,000	-	-	-	-	-	2,000	5,000	(3,000)	-60%
Meeting Expense - Meals	16562	260	260	260	260	260	260	260	260	260	260	260	260	3,120	3,600	(480)	-13%
NFBRWA Expense	16570	50,592	47,750	45,654	43,440	46,348	45,269	43,608	44,907	46,902	49,933	45,348	50,050	559,800	525,684	34,116	6%
Website Design & Maint	16571	650	650	650	650	650	650	650	650	650	650	650	650	7,800	5,100	2,700	53%
Customer Alert/Messaging	16574	100	100	100	100	100	100	100	100	100	100	100	100	1,200	1,200	-	0%
Payroll Tax Expenses	16600	426	426	426	850	426	426	426	426	850	426	426	426	5,963	5,963	(1)	0%
Tax Account Expenses	16610	1,975	1,975	3,750	3,750	3,750	3,750	3,750	3,750	1,975	1,975	1,975	1,975	34,350	31,475	2,875	9%
Duhacsek Park Maint	16620	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	60,000	-	0%
Duhacsek Park Irrigation	16680	180	180	180	180	180	180	180	180	180	180	180	180	2,160	1,200	960	80%
TCEQ Assmt Fee	17410	-	-	-	6,200	-	-	-	-	-	-	-	-	6,200	2,500	3,700	148%
Total Expenses		201,354	201,412	222,041	215,421	238,835	212,406	199,045	205,753	215,377	207,695	202,859	205,015	2,533,020	2,297,269	235,751	10%
Operating Surplus/Deficit		(67,826)	(54,240)	(58,271)	148,216	395,438	356,999	(48,932)	(67,729)	(86,481)	(77,266)	(76,599)	(74,880)	282,621			
Capital Repairs	17550	20,833	20,833	20,833	20,833	20,833	20,833	20,833	20,833	20,833	20,833	20,833	20,833	250,000			
Net Revenue/(Loss)		(88,659)	(75,073)	(79,104)	127,383	374,604	336,166	(69,765)	(88,563)	(107,315)	(98,099)	(97,432)	(95,713)	32,621			
Beginning Cash Surplus		5,381,510	5,313,684	5,259,444	5,201,173	5,349,389	5,744,827	6,101,826	6,052,894	5,985,165	5,898,683	5,821,417	5,744,818				
Less Operating Profit/Loss		(67,826)	(54,240)	(58,271)	148,216	395,438	356,999	(48,932)	(67,729)	(86,481)	(77,266)	(76,599)	(74,880)				
End Cash Surplus/Deficit		5,313,684	5,259,444	5,201,173	5,349,389	5,744,827	6,101,826	6,052,894	5,985,165	5,898,683	5,821,417	5,744,818	5,669,939				

NOTES:
Assumes No New Taps
Taxes 2025 PCAV \$407,892,653@ .331/100 97% Collected
Garbage 1134*27.22 Sept26 thru Mar27 1335*27.83 Apr27-Sept27

Presented Draft 1 : 8/31/2026

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Exhibit "B"

TAXPAYER IMPACT STATEMENT Fort Bend County Municipal Utility District #41

	Current Budget Fiscal Year Ending 9/2026**	Proposed Budget Fiscal Year Ending 9/2027**	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$1,116	\$1,126	\$1,116

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$.3310 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.