KINGSBRIDGE MUNICIPAL UTILITY DISTRICT
AGENDA FOR REGULAR BOARD MEETING

Notice is hereby given pursuant to V.T.C.A., Government Code, Chapter 551, that the Board of Directors (the "Board") of Kingsbridge Municipal Utility District (the "District") of Fort Bend/Harris County, Texas, will meet in public, at **6:30 p.m.** on **Thursday, September 10, 2026** at **Providence Community Center, 9114 Woodleigh, Houston, Texas 77083,** at which meeting the following items will be considered and acted upon:

1. **PUBLIC COMMENT;**
2. **GENERAL MATTERS:**
   A. Approve minutes of August 13, 2026 Board meeting;
   B. Revenue Management Services Report;
   C. Amend Rate Order, as needed;
   D. Ratification of Energy Agreement with Freepoint Energy Solutions;
   E. Resolution Regarding District's Tax Characterization for Year 2026;
3. **FINANCIAL ADVISOR'S REPORT:**
   A. Financial Advisor's recommended tax rate for the 2026 year;
   B. Determine and approve the proposed tax rate for public notice;
   C. Schedule and approve the date for the tax rate public hearing;
4. **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 or member of the public so requests, in which event, the item will be removed and placed on the Regular Agenda:
   A. Tax Assessor/Collector's Report, including approve payment of tax related invoices and issuance of checks;
   B. Bookkeeper's Report, including approve payment of invoices and issuance of checks, including Pay Estimates;
   C. Operator's Report, including report on monthly operations and repairs;
   D. Engineer's Report;
   E. Communications Services Report;
   F. Security Report;
5. **REGULAR AGENDA:**
   A. Additional Action Items from Security Coordinator;
   B. Additional Action Items from Tax Assessor/Collector:
      a) Delinquent Tax Report;
      b) Status of collections, including write-off of eligible uncollectible accounts;
      c) Pay bills from Tax Account;
   C. Additional Action Items from Bookkeeper:
      a) Budget for Fiscal Year Ending September 30, 2027;
      b) Increase of the Per Diem amount for Directors;
   D. Additional Action Items from Operator:
      a) Repairs and/or replacements of District Facilities;
      b) Customer correspondence, if any;
      c) Public hearing regarding terminations of service for lack of payment;
      d) Other Matters Presented by Operator;

E. Additional Action Items from Engineer:

   a) Approve pay estimates, purchase orders, change orders, consents to encroachment agreements, utility letters, if necessary and discussion of projects;
   b) Approve plans and authorize No Objection Letter be issued for Breaktime Market Hwy. 6.
   c) Approve plans for Mikes Seafood tenant buildout and authorize issuance of a No Objection Letter contingent upon satisfactorily addressing review comments of District's Engineer and Operator.

F. <u>Additional Action Items from Communications Consultant</u>;

6. **ATTORNEY'S REPORT:**

   A. TCEQ Extension Request, including status of District water supply agreement with Fort Bend County Fresh Water Supply District No. 2 ("FB 2");
   B. Rental Agreement with Providence Community Association;
   C. Settlement Agreement with Touchstone District Services, LLC;

7. **DIRECTORS REPORT, INCLUDING:**

   A. Security Committee Report;
   B. North Fort Bend Water Authority (the "Authority");
   C. Water Conservation Committee;
   D. Fort Bend County Emergency Services District No. 5;
   E. Fort Bend County Fresh Water Supply District No. 2;
   F. Renn Road Wastewater Treatment Plant;
   G. West Keegans Bayou Improvement District;
   H. Such other matters presented by Directors;

8. **EXECUTIVE SESSION, AS NECESSARY:**

   A. Pursuant to Chapter 551 of the Texas Government Code, Subchapter D, of the Open Meetings Act, discuss matters relating to attorney-client privilege, potential litigation, security matters and/or real estate matters, respectively;
   B. Reconvene in Open Session; and
   C. Vote on matters considered in Executive Session, if any.

By: ______________________________

Andrew P. Johnson, III
Johnson Petrov LLP
Attorneys for the District
2929 Allen Parkway, Suite 3150
Houston, Texas 77019

KINGSBRIDGE MUD

General Operating Budget

10/01/2026 - 09/30/2027

DRAFT # 1

	OCT	NOV	DEC	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	2027 Budget TOTAL	2026 Budget TOTAL	
Revenue															
4100 Water Service Revenue	52,150	52,150	52,150	52,150	52,150	52,150	52,150	52,150	52,150	52,150	52,150	52,150	625,800	576,000	8.65%
4120 Reconnection Fees(50)	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	12,000	25.00%
4155 Security Revenue	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	18,000	0.00%
4200 Sewer Service Revenue	99,586	99,586	99,586	99,586	99,586	99,586	99,586	99,586	99,586	99,586	99,586	99,586	1,195,032	1,140,000	4.83%
4202 Sewer Inspection Fees	42	42	42	42	42	42	42	42	42	42	42	42	500	-	100.00%
4310 Tap Fees (650)	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	20,000	3,600	455.56%
4315 Inspection Fees	833	833	833	833	833	833	833	833	833	833	833	833	10,000	-	100.00%
4319 Grease Trap Inspections (75)	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	37,200	20.97%
4320 Maintenance Tax Revenue	-	-	94,516	141,773	921,527	968,785	165,402	70,887	-	-	-	-	2,362,889	2,303,294	2.59%
4330 Penalties	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	72,000	72,000	0.00%
5328 Surface Water Revenue	118,000	118,000	118,000	118,000	118,000	118,000	118,000	118,000	118,000	118,000	118,000	118,000	1,416,000	1,416,000	0.00%
5377 SPA Revenues	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	540,000	540,000	0.00%
5391 Interest Earnings	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	300,000	396,000	-24.24%
5399 Miscellaneous Revenues	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	30,000	0.00%
5402 Plan Review Revenue	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	16,000	18,000	-11.11%
Total Revenue	358,611	358,611	453,127	500,384	1,280,138	1,327,396	524,013	429,498	358,611	358,611	358,611	358,611	6,666,221	6,562,094	1.59%
Expenses															
6200 Payroll Administration	750	750	750	750	750	750	750	750	750	750	750	750	9,000	9,000	0.00%
6201 Payroll Tax Expenses	230	230	230	230	249	199	207	172	421	199	191	199	2,754	2,754	0.00%
6300 Purchase Water	229,167	229,167	229,167	229,167	229,167	229,167	229,167	229,167	229,167	229,167	229,167	229,167	2,750,000	2,932,040	-6.21%
6301 Purchased Sewer	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	1,500,000	528,000	184.09%
6303 Trasfer to Debt Service	-	-	-	-	-	760,000	-	-	-	-	-	-	760,000	-	#DIV/0!
6310 Director Fees	3,000	3,000	3,000	3,000	3,250	2,600	2,700	2,250	5,500	2,600	2,500	2,600	36,000	36,000	0.00%
6315 Financial Advisor Fees	-	-	-	1,500	-	-	-	-	-	-	-	-	1,500	1,300	15.38%
6317 Communications Consulting	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	84,000	84,000	0.00%
6320 Legal Fees	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	150,000	147,600	1.63%
6321 Auditing Fees	-	-	-	18,500	-	-	-	-	-	-	-	-	18,500	16,000	15.63%
6322 Engineering Fees - General	6,350	6,350	6,350	6,350	6,350	6,350	6,350	6,350	6,350	6,350	6,350	6,350	76,200	97,300	-21.69%
6323 Operator Fees (1.11)	19,950	19,950	19,950	19,950	19,950	19,950	19,950	19,950	19,950	19,950	19,950	19,950	239,400	114,000	110.00%
6324 Laboratory Expenses	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	20,400	-26.47%
6326 Permit Fees	750	750	750	750	750	750	750	750	750	750	750	750	9,000	-	#DIV/0!
6330 Reports to Agencies	-	11,000	-	-	-	-	-	11,000	-	-	-	-	22,000	36,000	-38.89%
6333 Bookkeeping Fees	6,250	6,250	6,250	8,500	6,250	6,250	6,250	6,250	8,500	6,250	6,250	6,250	79,500	66,500	19.55%
6335 Maintenance/Repairs - Routine	54,167	54,167	54,167	54,167	54,167	54,167	54,167	54,167	54,167	54,167	54,167	54,167	650,000	410,000	58.54%
6338 Legal Notices	-	-	-	-	-	150	-	700	-	-	-	150	1,000	2,500	-60.00%
6340 Printing & Office Supplies	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	42,000	-14.29%
6342 Chemicals	333	333	333	333	333	333	333	333	333	333	333	333	4,000	-	#DIV/0!
6350 Postage	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	15,000	0.00%
6351 Telephone	542	542	542	542	542	542	542	542	542	542	542	542	6,500	7,800	-16.67%
6352 Utilities	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000	13,200	-9.09%
6353 Insurance	-	-	-	-	-	-	-	-	40,592	-	-	-	40,592	5,375	655.20%
6354 Travel & Expenses	417	417	417	417	417	417	417	417	417	417	417	417	5,000	5,000	0.00%
6355 Conference Expenses	-	1,000	2,000	-	5,000	-	-	5,000	-	2,000	-	-	15,000	15,000	0.00%
6359 Other Expenses	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	19,800	6,000	230.00%
6369 Water Conservation Kits	-	-	-	-	-	-	-	-	5,000	-	-	-	5,000	3,500	42.86%
6370 Tap Expense (350)	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	12,000	25.00%
6375 Inspection Fees	667	667	667	667	667	667	667	667	667	667	667	667	8,000	6,000	33.33%
6376 Grease Trasp Inspection Fees ($50*55)	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	45,700	42.23%
6378 Transfer Fees	417	417	417	417	417	417	417	417	417	417	417	417	5,000	7,900	-36.71%

KINGSBRIDGE MUD

General Operating Budget

10/01/2026 - 09/30/2027

DRAFT # 1

	OCT	NOV	DEC	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	2027 Budget TOTAL	2026 Budget TOTAL	
6379 Building Inspection Fees	667	667	667	667	667	667	667	667	667	667	667	667	8,000	-	#DIV/0!
6380 Disconnect Expenses	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	21,000	16,600	26.51%
6395 Security Payroll Services	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	312,000	240,000	30.00%
6396 Security Repairs/Maintenance	4,200	300	300	300	300	300	300	300	300	300	300	300	7,500	5,621	33.43%
6397 Security Fuel	500	500	500	500	500	500	500	500	500	500	500	500	6,000	7,200	-16.67%
6399 Garbage Expenses (23.97)	61,938	61,938	61,938	61,938	61,938	61,938	61,938	61,938	61,938	61,938	61,938	61,938	743,262	721,392	3.03%
6400 Mowing	6,300	6,300	6,300	6,300	34,400	6,300	6,300	6,300	6,300	6,300	6,300	6,300	103,700	103,700	0.00%
6402 Plan Review Expense	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792	21,500	18,000	19.44%
6413 Sales Tax Consulting	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	14,400	14,400	0.00%
6420 Engr - SWMP	3,000	-	-	3,000		-	3,000	-	-	3,000	-	-	12,000	16,000	-25.00%
6422 Engr-Telemetry	667	667	667	667	667	667	667	667	667	667	667	667	8,000	8,000	0.00%
6423 Engr - WP#1 Renovation	15,521	15,521	15,521	15,521	15,521	15,521	15,521	15,521	15,521	15,521	15,521	15,521	186,250	330,000	-43.56%
6426 Engr-Capital Equip	833	833	833	833	833	833	833	833	833	833	833	833	10,000	10,000	0.00%
6438 Engr-Install Debris Screens/Stm Outfalls(SWWP Outfall Controls)	333	333	333	333	333	333	333	333	333	333	333	333	4,000	4,000	0.00%
6446 Const - WP1 Rennovation	204,167	204,167	204,167	204,167	204,167	204,167	204,167	204,167	204,167	204,167	204,167	204,167	2,450,000	2,042,500	19.95%
6450 Air Piping Rehabilitation at Renn Rd MUD WWTP	2,025	2,025	2,025	2,025	2,025	2,025	2,025	2,025	2,025	2,025	2,025	2,025	24,300	24,300	0.00%
6454 Aeration Basin Inspection at Renn Rd MUD WWTP	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125	13,500	13,500	0.00%
6458 Engr-Remove/Replace Storm Sewer Outfalls	7,042	7,042	7,042	7,042	7,042	7,042	7,042	7,042	7,042	7,042	7,042	7,042	84,500	66,000	28.03%
7406 Arbitrage Compliance Expenses	-	-	-	-	3,500	-	-	-	-	-	-	-	3,500	3,300	6.06%
7410 TCEQ Assessment Fee	-	-	-	9,850	-	-	-	-	-	-	-	-	9,850	19,000	-48.16%
7438 Const - Install Debris Screens/Stm Outfalls(SWWP Outfall Controls)	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	30,000	33.33%
7450 Const - Air Pipping Rehab Renn Road MUD WWTP	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	162,000	162,000	0.00%
7454 Const - Aerobic Basin Inspection Renn Road MUD WWTP	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	90,000	0.00%
7458 Const-Remove/Replace Storm Sewer Outfalls	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	180,000	172,000	4.65%
7460 Patriotic Firehydrant Project	-	-	-	-	-	-	-	-	-	-	-	-	-	70,000	-100.00%
Total Expenses	838,197	843,297	833,297	866,397	868,166	1,591,017	833,974	847,190	881,830	835,867	830,759	831,017	11,171,009	8,882,882	25.76%
Net Revenue/Expense	(479,586)	(484,686)	(380,171)	(366,013)	411,971	(263,621)	(309,961)	(417,692)	(523,219)	(477,256)	(472,148)	(472,406)	(4,504,787)	(2,320,788)	

	OCT	NOV	DEC	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT
Beginning Cash Surplus	11,262,445	10,782,859	10,298,173	9,918,002	9,551,989	9,963,961	9,700,340	9,390,379	8,972,686	8,449,467	7,972,211	7,500,063
Net Revenue/Expenses	(479,586)	(484,686)	(380,171)	(366,013)	411,971	(263,621)	(309,961)	(417,692)	(523,219)	(477,256)	(472,148)	(472,406)
End Cash Surplus/Deficit	10,782,859	10,298,173	9,918,002	9,551,989	9,963,961	9,700,340	9,390,379	8,972,686	8,449,467	7,972,211	7,500,063	7,027,658
# of Months of Operating Reserve	11.58	11.06	10.65	10.26	10.70	10.42	10.09	9.64	9.08	8.56	8.06	7.55

Notes:

Tap Revenue/Expense Based on No Growth

Maintenance Tax Revenue Based on 2025 PAV HC, 2025 PAV FB $964,444,546 x .25/100 @ 98% Collections

Purchased Sewer Based on 2025 Renn Road STP Proposed Budget

Garbage Expense Based on $23.97 per Occupied Conn

Presented Draft # 1: 9/10/2026

CODE 6424 Capital Costs	**Engineering**	**Capital Cost**	**Construction Code**
6424 Capital Costs - Purchase of FWSD2 Investment in Keplinger WP2	-	-	
6422 Telemetry	8,000	10,000	6426
6423 Engr - WP# 1 Renovation	186,250	2,450,000	6446
Capital Costs:			
6438 Engr-Install Debris Screens/Stm Outfalls(SWWP Outfall Controls)	4,000	40,000	7438
6454 Engr-Air Pipping Rehab Renn Road MUD WWTP	24,300	162,000	7450
6454 Engr-Aerobic Basin Inspection Renn Road MUD WWTP	13,500.00	90,000.00	7454
6458 Engr-Remove/Replace Storm Sewer Outfalls	84,500	180,000.00	7458
TOTAL ENGINEERING/CAPITAL COSTS	**$ 320,550.00**	**$ 2,932,000.00**	

Prepared By:

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TAXPAYER IMPACT STATEMENT
Kingsbridge Municipal Utility District

	Current Budget Fiscal Year Ending 09/30/2026**	Proposed Budget Fiscal Year Ending 09/30/2027**	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	$605.82	$634.36	$605.82

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to $.25000 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.