

AGENDA
WEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 2

Notice is hereby given that the Board of Directors of West Harris County Municipal Utility District No. 2 will hold a regular meeting on **WEDNESDAY, September 16, 2026 at 12:00 p.m.**, at 2322 W Grand Pkwy N, Suite 150, Katy, Texas 77449, a meeting place of the District within the District's boundaries, for the purposes of considering and acting upon the matters listed below.

1. Public comments;
2. Approve minutes and official records of previous Board of Directors meetings;
3. Financial Advisor's report, including:
 - (a) receive 2026 tax rate analysis;
 - (b) call public hearing on 2026 tax rate and authorize publication of Notice of Hearing;
4. Tax Assessor/Collector's report, including authorize payment of bills;
5. Bookkeeper's report, including:
 - (a) authorization of payment of District bills and approval of investment report;
 - (b) adopt budget for fiscal year end October 31, 2027;
6. Operator's report, including authorization to terminate delinquent accounts;
7. Engineer's report, including:
 - (a) status of developer projects;
 - (b) status of District projects;
 - (c) status of surface water connection with Regional Water Authority;
 - (d) approval of easements as necessary; and
 - (e) authorize advertisement for bids, change in scope, and project awards as necessary;
8. Drainage maintenance report;
9. Attorney's report;
10. General District Management Matters, including:
 - (a) discussion of parks and trails projects, and authorize any action necessary thereto;
11. Such other matters as may come before the Board.

If, during the course of the meeting covered by this Notice, the Board should determine that a closed or executive session of the Board should be held or is required in relation to any agenda item included in this Notice, then such closed or executive meeting or session, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, as amended (the "Act"), will be held by the Board at the date, hour, and place given in this Notice concerning any and all subjects for any and all purposes permitted by Subchapter D of said Act.

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 1 (713) 651-0111 at least three business days prior to the meeting so that appropriate arrangements can be made.

EXECUTED THIS 9th day of September, 2026.



(SEAL)

WEST HARRIS COUNTY
MUNICIPAL UTILITY DISTRICT NO. 2

A handwritten signature in blue ink, appearing to read "Michael P. Bacon", is written over the printed name.

Michael P. Bacon
Attorney for the District

WEST HARRIS COUNTY MUD 2
TAXPAYER IMPACT STATEMENT

	Current Budget Fiscal Year Ending Oct 2026**	Proposed Budget Fiscal Year Ending Oct 2027**	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$270.98	\$266.74	\$270.98

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$.105 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.

WEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 2
PROPOSED BUDGET FOR FISCAL YEAR ENDING 10/31/27

	Proposed Budget 10/31/2027
REVENUE:	
WATER REVENUE	650,000
SEWER REVENUE	689,000
PENALTY & INTEREST	58,000
OTHER FEES	23,000
INTEREST EARNED	250,000
MAINTENANCE TAX	825,635
PUMPAGE FEE	690,000
PUMPAGE FEE CREDITS (WHCRWA)	55,836
TAP FEES	80,000
INSPECTION FEES	54,000
CITY OF HOUSTON SALES TAX	744,000
MISCELLANEOUS/GARBAGE	325,000
Total Revenue	4,444,471
EXPENSES:	
	Adopted
PURCHASE SEWER SERV.	300,000
STP CAPITAL EXPENSES	15,000
DIRECTOR FEES	27,000
PAYROLL TAXES	2,500
LEGAL FEES	115,000
AUDITING FEES	17,000
ENGINEERING FEES	130,000
LABORATORY EXPENSE	15,000
PERMIT FEES	4,000
OPERATOR'S FEES	182,000
BOOKKEEPING FEES	35,000
CHEMICALS @ WATER PL.	12,000
R&M: GENERAL	172,000
R&M:WATER PLANT	127,000
R&M:SEWER COLLECTION	200,000
R&M:WATER DISTRIBUTION	210,000
INSPECTION FEES	10,000
TAP EXPENSE	32,000
LEGAL NOTICE & PUBLICATION	2,000
OFFICE EXPENSES	52,000
UTILITIES	90,000
INSURANCE & BONDS	35,000
TRAVEL	13,000
GARBAGE	372,000
MEMBERSHIP FEES	750
ASSESSMENT FEES	7,000
PUMPAGE FEES (WHCRWA/INTERCONNECT)	700,000
SPA AUDIT	7,000
STORM WATER-DETENTION MOW	136,000
WILLIAMSBURG COLONY STREETLIGHTS	33,000
WILLIAMSBURG STREETLIGHTS	18,000
MISCELLANEOUS EXPENSE	5,000
Total Expense	3,076,250
Surplus (Deficit)	1,368,221