

NOTICE OF MEETING

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 221

TO: THE BOARD OF DIRECTORS OF HARRIS COUNTY MUNICIPAL
UTILITY DISTRICT NO. 221 AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of the Harris County Municipal Utility District No. 221 (the "District") will hold a regular meeting on **Tuesday, September 22, 2026 at 11:00 A.M.** at the office of Greenberg Traurig, LLP, 1000 Louisiana Street, Suite 6700, Houston, TX 77002, and Webex, or dial US Toll free **1.786.635.1003**, when prompted enter **Access Code 980 7791 9172, and Password 803233, or click on the following link:**

<https://gtlaw.zoom.us/j/98077919172?pwd=Il2xe5dWflxijrc2tp8YakAZoNd8PP.1> and when prompted enter **Password 803233**, to consider, discuss and adopt such orders, resolutions or motions, and take other direct or indirect actions as may be necessary, convenient, or desirable with respect to the matters listed on the agenda below.

A quorum of the Board of Directors will be physically present at the meeting location. This meeting will be conducted in person and by videoconference in accordance with the provisions of Section 551.127 of the Texas Government Code. The meeting location will be open to the public during open portions of the meeting.

The public will be permitted to offer comments as provided on the agenda and as permitted by the presiding officer during the meeting. During a public comment period, any person may address the Board of Directors in person or via Webex, or dial US Toll free **1.786.635.1003**, when prompted **980 7791 9172, and Password 803233, or click on the following link:**

<https://gtlaw.zoom.us/j/98077919172?pwd=Il2xe5dWflxijrc2tp8YakAZoNd8PP.1>

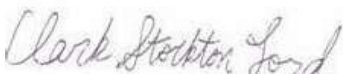
For an electronic copy of agenda documents, please refer to:
<https://greenbergtraurig.box.com/s/7macz8kvgn3jyt3lxgubs7l88771ja27>.

1. Public Comments.
2. Approve minutes of previous meetings.
3. Tax Rate:
 - a. Proposed tax rate and publication of Notice of Hearing; and
 - b. Meeting date for the public hearing and the adoption of the tax rate.
4. Discuss security matters:
 - a. review monthly patrolling report.
5. Best Trash report.
6. Champions Hydro-Lawn Detention and Drainage Facilities Report.
7. Tax Assessor/Collector's report:
 - a. collections;
 - b. account balances;
 - c. disbursements;
 - d. tax transfers; and
 - e. sales tax report.
8. Delinquent Tax Attorney's report:

- a. collection activity;
 - b. authorize filing of lawsuits;
 - c. authorize cut-offs due to non-payment of taxes;
 - d. authorize installment agreements;
 - e. authorize write-offs/uncollectibles; and
 - f. authorize demand letters.
9. Operator's report:
 - a. connection activity;
 - b. regulatory matters (permitting, subsidence);
 - c. water production and accountability;
 - d. billing and collections;
 - e. delinquent accounts; and
 - f. insurance claims.
10. Conduct hearing on termination of water service to customers with delinquent accounts.
 - a. Annual and as-needed services recently completed (and reflected in District invoice)
11. Bookkeeper's report:
 - a. review and possible approval of budget for the 2026-2027 fiscal year.
 - b. fund balances and disbursements;
 - c. payment of bills;
 - d. investments;
 - e. budget adjustments; and
 - f. operations, maintenance, and repairs of District facilities.
12. Engineer's report, and consider acting thereon:
 - a. Provide update on projects under design;
 - b. Construction Projects; and
 - c. Plan review.
13. Consideration and possible approval of engagement for annual fiscal audit.
14. Hear Attorney's Report.



(SEAL)



Attorney for the District

Pursuant to V.T.C.A Government Code, Chapter 551, as amended, the Board of Directors may convene in closed session to receive advice from legal counsel and discuss matters relating to pending or contemplated litigation, personnel matters, gifts and donations, real estate transactions, the deployment, or specific occasions for the implementation of, security personnel or devices and or economic development negotiations.

Harris County MUD 221
TAXPAYER IMPACT STATEMENT

	Current Budget Fiscal Year Ending September 2026**	Proposed Budget Fiscal Year Ending September 2027**	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$751.87	\$727.00	\$751.87

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to **\$0.303** 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.

To Calculate the amount for the Current and No-New Revenue Tax Rate Budget:

Average Appraised Homestead Value:	\$248,141.00	
Current M/O Tax Rate:	\$0.30300	2025
Amount to Put in Boxes:	\$751.87	

To Calculate the amount for the Proposed Tax Rate Budget:

Average Appraised Homestead Value:	\$238,362.00	
M/O Tax Rate Used for Budget:	\$0.30500	2024
Amount to Put in Box:	\$727.00	

If you are not changing the maintenance tax revenue in your budget, all #s should be the same

Harris County Municipal Utility District No. 221

Budget vs. Actual

		Actual	Adopted	Forecast	Proposed
		Oct '25 - Jul '26	Oct '25-Sep '26		Oct '25-Sep '27
Income					
	1.4100 · Water-Customer Service Fee	734,430.08	635,000.00	881,316.10	700,000.00
	1.4200 · Sewer-Customer Service Fees	491,471.85	410,000.00	589,766.22	450,000.00
	1.4330 · Penalty/Interest On Serv Accts	23,872.88	30,000.00	28,647.46	30,000.00
	1.4600 - Tap Fees	0.00	0.00	0.00	0.00
	1.5380 - Misc Income	465,040.13	1,500.00	558,048.16	1,500.00
	1.5391 · Interest on Temp Investment	213,766.39	260,000.00	256,519.67	260,000.00
	1.5396 · City Sales Tax	293,939.41	344,000.00	352,727.29	344,000.00
	1.5398 · Maintenance Tax Collections	1,401,925.34	1,284,000.00	1,682,310.41	1,284,000.00
Total Income		3,624,446.08	2,964,500.00	4,349,335.30	3,069,500.00
Expense					
1	1.6135 · Maintenance & Repair-Water	574,187.96	420,000.00	689,025.55	420,000.00
	1.6161 · Garbage Collections	233,033.20	266,000.00	279,639.84	266,000.00
	1.6201 · Purchases Wtr/Swr Services				
2	Sewer Purchases	533,660.15	826,340.00	640,392.18	826,340.00
	Water Services	0.00	0.00	0.00	0.00
Total 1.6201 · Purchases Wtr/Swr Services		533,660.15	826,340.00	640,392.18	826,340.00
3	1.6235 · Repair & Maintenance-Sewer	87,570.19	70,000.00	105,084.23	70,000.00
	1.6236 · Detention Repair/Maint	30,350.00	45,000.00	36,420.00	45,000.00
	1.6270 - Tap Expenditure	150,782.55	0.00	180,939.06	0.00
	1.6311 · Director Fee	15,367.00	20,000.00	18,440.40	20,000.00
	1.6320 · Legal Fees	194,148.03	120,000.00	232,977.64	120,000.00
	1.6321 · Auditing Fees	32,600.00	29,000.00	39,120.00	29,000.00
	1.6322 · Engineering Fees	252,494.53	125,000.00	302,993.44	125,000.00
	1.6326 · Permit Fees	3,951.85	5,000.00	4,742.22	5,000.00
	1.6332 · Operations	67,478.21	70,000.00	80,973.85	70,000.00
	1.6333 · Bookkeeping	27,743.67	22,000.00	33,292.40	22,000.00
	1.6340 · Printing & Office Supplies	12,848.33	16,000.00	15,418.00	16,000.00
	1.6352 · Utilities	79,923.13	68,000.00	95,907.76	70,000.00

Harris County Municipal Utility District No. 221

Budget vs. Actual

	Actual	Adopted	Forecast	Proposed
	Oct '25 - Jul '26	Oct '25-Sep '26		Oct '25-Sep '27
1.6353 · Insurance/Surety Bond Premiums	27,939.00	26,000.00	33,526.80	26,000.00
1.6354 · Travel & Per Diem	6,125.01	9,000.00	7,350.01	9,000.00
1.6355 · GRP Expense	348,063.78	362,000.00	417,676.54	362,000.00
1.6359 · Other Expenses	12,331.56	20,000.00	14,797.87	20,000.00
1.6370 · TCEQ Reg Fees	7,721.30	7,000.00	9,265.56	7,000.00
1.6380 · Constable Patrol	145,180.00	172,000.00	174,216.00	172,000.00
1.6560 · Payroll Taxes	1,175.58	1,500.00	1,410.70	1,500.00
1.7306 · Capital Outlay	70,116.91	0.00	84,140.29	0.00
Total Expense	2,914,791.94	2,699,840.00	3,497,750.33	2,701,840.00
	709,654.14	264,660.00	851,584.97	367,660.00
	709,654.14	264,660.00	851,584.97	367,660.00

- 1 Increased from\$350k in 10/2023
- 2 Increased from\$702,680k in 10/2023
- 3 Increased from\$55k in 10/2023

Harris County Municipal Utility District No. 221
STP Budget vs. Actual

	Actual	Adopted	Forecast	Proposed
	Oct '25 - Jul '26	Oct '25-Sep '26	Oct '25-Sep '26	Oct '26-Sep '27
Ordinary Income/Expense				
Income				
11.4203 ·Service Fees- MUD 154	539,620.61	1,014,860.00	647,544.73	1,014,860.00
11.4204 ·Service Fees- MUD 221	376,237.95	826,340.00	451,485.54	826,340.00
11.5391 - Interest	1.88	0.00	2.26	0.00
Total Income	915,860.44	1,841,200.00	1,099,032.53	1,841,200.00
Expense				
11.6201 ·STP-Sludge	162,647.99	290,000.00	195,177.59	290,000.00
11.6235 ·R & M - Sewer	273,709.79	716,000.00	328,451.75	716,000.00
11.6242 ·Chemicals	164,978.40	348,000.00	197,974.08	348,000.00
11.6321 ·Audit	0.00	4,500.00	0.00	4,500.00
11.6322 ·Engineering	13,533.75	60,000.00	16,240.50	60,000.00
11.6324 ·Lab Expense	54,430.50	56,000.00	65,316.60	56,000.00
11.6326 ·Permits	0.00	15,000.00	0.00	15,000.00
11.6332 ·Operator	99,034.07	140,000.00	118,840.88	140,000.00
11.6333 ·Bookkeeping Exp	6,553.49	7,200.00	7,864.19	7,200.00
11.6352 ·Utility Expense	68,575.95	136,000.00	82,291.14	136,000.00
11.6353 ·Insurance	71,008.00	68,000.00	85,209.60	68,000.00
11.6359 ·Other Expense	1,388.50	500.00	1,666.20	500.00
Total Expense	915,860.44	1,841,200.00	1,099,032.53	1,841,200.00
Net Ordinary Income	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00