

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 249
NOTICE OF 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 regular public meeting at 323 E. Louetta Road, Spring, Harris County, Texas 77373, said address being an official meeting place of the District.

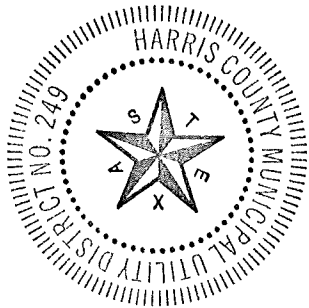
The meeting will be held on Thursday, December 11, 2025, at 6:30 p.m.

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

1. Public comments;
2. Approval of the minutes of the November 13, 2025, Board meeting;
3. District security matters;
4. Engagement of auditor to audit the District's financial statements and prepare the District's audit report for fiscal year ending December 31, 2025;
5. Tax Assessor-Collector's Report, including authorizing the payment of invoices presented;
6. Delinquent Tax Report, including discussion of any legal action taken by the District's delinquent tax collections attorney;
7. Bookkeeper's Report, including financial and investment reports, and authorizing the payment of invoices presented;
8. Adoption of operating budget for fiscal year ending December 31, 2026;
9. Storm Water Management Program Report;
10. Engineer's Report, including:
 - a. Authorizing the design, advertisement for bids, and/or award of contracts for the construction of facilities within the District, and approving of related storm water plans and/or permits, including:
 - (i) Water Well No. 2; and
 - (ii) Permanent Restroom Facilities and Permanent Generator for Wastewater Treatment Plant;
 - b. Authorizing the award of construction contracts or concurrence of award of contracts for the construction of facilities within the District, approval of any related storm water permits and acceptance of TEC Form 1295;
 - c. Status of construction of facilities to serve land within the District, including the approval of any pay estimates and/or change orders;

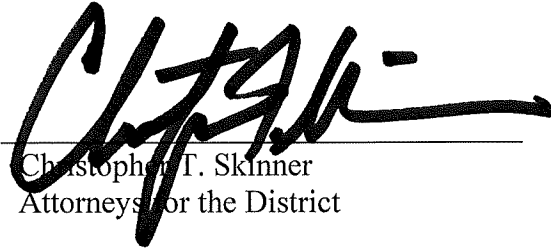
- d. Status of Storm Water Quality Permits, and the taking of any action in connection therewith;
 - e. Discussion regarding regional detention project with Harris County Water Control and Improvement District No. 110, including approval of Amended and Restated Drainage System Agreement between No. 110 & Lemm Gully Drainage Association;
 - f. Discussion regarding leasing or purchasing a generator for the District's Wastewater Treatment Plant; and
 - g. Status of replacement of fence located at Lift Station No. 1;
11. Operator's Report, including:
 - a. Monthly Report;
 - b. Appeals of District charges;
 - c. Status of compliance with District's waste discharge permit;
 - d. Authorizing the repair and maintenance of District facilities;
 - e. Refer accounts for collection;
 - f. Compliance with the District's waste discharge permit, including historical lab test results for samples taken at plant; and
 - g. Authorize Operator and Engineer to perform 2026 water loss audit;
 12. Communications Report/Website updates;
 13. Status of Interim Calculation through November 23, 2025 and Interim Yield Restriction/Yield Reduction Report through November 23, 2025 in connection with \$2,475,000 Unlimited Tax Bonds, Series 2021A from Arbitrage Compliance Specialists, Inc.;
 14. Attorney's report, including:
 - a. Acknowledgment of receipt of Masterson Advisors MSRB Rule G-10 disclosure;
 15. Discussion regarding utility capacity requests, including request from Harris County Emergency Services District No. 7 in connection with the development and possible annexation of a 63-acre tract of land, including approval of:
 - a. Interlocal Development, Financing and Annexation Agreement;
 - b. Petition for Addition of Land to the District;
 - c. Petition for Consent to Annex Land;
 - d. Order Adding Land and Redefining Boundaries of the District; and
 - e. Any other documents in connection therewith;
 16. Discussion regarding landscaping and maintenance within the District;
 17. Closed Session pursuant to Texas Government Code, Section 551.071 (consultation with attorney regarding matters protected by attorney-client privilege) and/or Section 551.072 (deliberation regarding acquisition of interest in real property);

18. Reconvene in Open Session and authorize any action(s) necessary in connection with matters addressed in closed session; and
19. Matters for possible placement on future agendas.



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

By: _____


Christopher T. Skinner
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.

Proposed Budget - GOF

Harris County MUD No. 249 - 12/2026

	Ten Month Actuals	Twelve Months Annualized	Approved	Proposed
	01/25 - 10/25	FYE 12/25	2025 Budget	2026 Budget

Revenues

14101 · Water- Customer Service Revenue	284,146	378,861	348,000	390,000
14102 · Water Authority Revenue	331,928	442,570	600,000	456,000
14108 · Transfer Fees	0	0	100	100
14201 · Wastewater-Customer Service Rev	322,206	429,608	385,000	442,500
14203 · Grease Trap Inspection Fees	12,200	16,267	14,500	16,750
14301 · Maintenance Tax Collections	1,740,680	1,740,680	1,821,081	1,994,437
14401 · Sales Tax Revenue	507,926	609,511	610,000	627,500
14501 · Tap Connections	3,050	3,050	0	0
14502 · Inspection Fees	113	150	100	155
14701 · Administrative Income	7,242	8,690	4,500	9,000
14702 · Penalties & Interest	25,741	34,322	24,000	35,000
14801 · Interest Earned on Checking	204	244	400	275
14802 · Interest Earned on Temp. Invest	402,833	483,399	325,000	352,500
15801 · Miscellaneous Income	32,456	32,456	0	0
Total Revenues	\$3,670,724	\$4,179,809	\$4,132,681	\$4,324,217

Expenditures

16101 · Billing Service Fees - Water	27,500	33,001	31,500	34,000
16102 · Operations - Water	7,240	8,688	7,200	9,000
16105 · Maintenance & Repairs - Water	173,753	208,503	175,000	215,000
16106 · Water Distribution Repairs	0	0	1,000	0
16107 · Chemicals - Water	12,532	15,038	18,500	15,500
16108 · Laboratory Expense - Water	13,080	15,696	19,000	16,500
16109 · Mowing - Water	2,700	3,240	3,000	3,600
16110 · Utilities - Water	54,784	65,741	65,000	67,750
16111 · Reconnection Expense	4,190	5,028	3,100	5,200
16112 · Disconnection Expense	4,660	5,592	2,000	5,800
16114 · Telephone Expense - Water	1,231	1,477	1,800	1,500
16115 · Meter Replacement	3,382	4,059	0	0
16119 · Pumpage Fees	349,110	418,932	600,000	456,000

Proposed Budget - GOF

Harris County MUD No. 249 - 12/2026

	Ten Month Actuals	Twelve Months Annualized	Approved	Proposed
	01/25 - 10/25	FYE 12/25	2025 Budget	2026 Budget
16201 · Billing Service Fees-Wastewater	24,417	29,301	30,000	30,200
16202 · Operations - Wastewater	12,000	14,400	12,750	14,800
16203 · Grease Trap Inspections	11,520	13,824	6,000	14,200
16205 · Maint & Repairs - Wastewater	19,349	23,219	43,000	24,000
16206 · Maint & Repairs - Lift Station	56,120	67,344	46,000	69,500
16211 · Utilities - Lift Station	5,379	6,455	10,000	7,000
16212 · Sludge Removal	4,856	5,827	34,000	6,000
16214 · Telephone Expense - Wastewater	646	776	800	780
16220 · Purchase Sewer Service	695,051	834,062	498,397	793,775
16221 · Mowing - Lift Stations	1,590	1,908	1,500	2,520
16301 · Garbage Expense	192,412	230,894	245,000	245,000
16407 · Gully Maint - Lexington	200,244	240,293	205,000	247,500
16501 · Tap Connection Expense	3,050	3,050	0	0
16502 · Inspection Expense	175	175	0	0
16703 · Legal Fees	76,061	91,273	120,000	120,000
16705 · Auditing Fees	13,450	13,450	14,500	14,500
16706 · Engineering Fees	14,803	17,764	72,500	72,500
16710 · Website Hosting	2,385	2,862	2,000	3,000
16711 · Sales Tax Consultant	4,074	4,889	5,200	5,200
16712 · Bookkeeping Fees	63,165	75,797	68,500	78,500
16713 · Legal Notices & Other Publ.	0	0	100	0
16714 · Printing & Office Supplies	12,349	14,819	17,000	15,250
16715 · Filing Fees	461	553	1,400	600
16716 · Delivery Expense	781	937	400	975
16717 · Postage	5,574	6,689	6,500	6,900
16718 · Insurance & Surety Bond	20,286	20,286	20,000	21,000
16721 · Meeting Expense	1,760	2,112	2,200	2,200
16722 · Bank Service Charge	200	240	400	250
16723 · Travel Expense	558	669	1,000	1,000

Proposed Budget - GOF

Harris County MUD No. 249 - 12/2026

	Ten Month Actuals 01/25 - 10/25	Twelve Months Annualized FYE 12/25	Approved 2025 Budget	Proposed 2026 Budget
16724 · Publication Expense (SB 622)	0	0	500	500
16728 · Record Storage Fees	2,091	2,509	1,700	2,600
16731 · Arbitrage Analysis	1,175	1,175	3,700	1,250
16737 · Communications Expense	3,726	4,471	5,000	5,000
16801 · Patrol Expense	391,035	521,700	521,220	534,000
17101 · Payroll Expenses	11,420	13,703	16,000	16,000
17802 · Miscellaneous Expense	6,840	8,208	5,000	8,500
Total Expenditures	\$2,513,165	\$3,060,628	\$2,944,367	\$3,194,850
Other Revenues				
15901 · Assigned Surplus	0	0	497,019	0
15906 · HC ESD 7 Agreement	2,282,351	2,282,351	0	0
Total Other Revenues	\$2,282,351	\$2,282,351	\$497,019	\$0
Capital Outlay				
17901 · Capital Outlay	21,630	21,630	85,000	0
17907 · Roadway Beautification	0	0	37,000	37,000
17909 · Cap Outlay - Land Acquisition	7,000	7,000	100,000	0
17915 · Cap Outlay - Water Plant	0	0	1,213,333	0
17916 · Capital Outlay - Lemm Gully DP	0	0	250,000	250,000
18106 · HC ESD 7 Tap Expense	114,140	114,140	0	0
Total Capital Outlay	\$142,770	\$142,770	\$1,685,333	\$287,000
Net Excess Revenues <Expenditures>	\$3,297,140	\$3,258,761	\$0	\$842,367

Proposed Budget - STP

Harris County MUD No. 249 - 12/2026

	Ten Month Actuals 01/25 - 10/25	Twelve Months Annualized FYE 12/25	Approved 2025 Budget	Proposed 2026 Budget
Revenues				
74801 · Interest Earned on Checking	52	63	0	0
75201 · Harris County MUD 249 Revenue	695,051	771,379	498,397	793,775
75202 · Harris County WCID 110 Revenue	261,520	290,640	184,338	299,360
Total Revenues	\$956,624	\$1,062,082	\$682,735	\$1,093,135
Expenditures				
76302 · Dumpster Expense	1,721	2,065	2,100	2,400
76701 · Legal Fees	0	0	2,500	2,500
76702 · Auditing Fees	3,275	3,275	3,275	3,500
76703 · Engineering Fees	99,115	118,938	105,000	122,500
76704 · Bookkeeping Fees	17,496	20,995	19,500	23,000
76705 · Printing & Office Supplies	181	218	100	225
76707 · Postage Expense	37	44	100	50
76708 · Insurance & Surety Bond	16,956	16,956	15,750	17,500
76709 · Bank Service Charges	425	510	150	400
76711 · Rent & Leases	10,040	12,047	13,000	13,000
76712 · Administrative Expense	4,447	5,336	5,750	5,750
77201 · Operations - Wastewater	25,750	30,900	30,000	32,445
77202 · Utilities	29,708	35,649	40,000	40,000
77203 · Maint & Repairs - Wastewater	247,876	297,451	280,000	306,375
77205 · Chemicals - Wastewater	39,599	47,519	24,000	49,000
77206 · Laboratory Expense - Wastewater	4,437	5,324	26,000	6,000
77207 · Sludge Removal	38,686	46,423	60,000	48,750
77208 · Mowing - Wastewater	7,020	8,424	9,360	10,140
77209 · Telephone Expense	703	843	550	850
77211 · Permit Fees	4,105	4,105	5,100	4,250
77801 · Miscellaneous Expense	50	60	500	500
77901 · Capital Outlay	405,000	405,000	40,000	404,000

Proposed Budget - STP

Harris County MUD No. 249 - 12/2026

	Ten Month Actuals 01/25 - 10/25	Twelve Months Annualized FYE 12/25	Approved 2025 Budget	Proposed 2026 Budget
Total Expenditures	\$956,624	\$1,062,082	\$682,735	\$1,093,135
Net Excess Revenues <Expenditures>	\$0	\$0	\$0	\$0

Exhibit B
Taxpayer Impact Statement

	Current Budget Fiscal Year Ending** 12/2025	Proposed Budget Fiscal Year Ending** 12/2026	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$1,399.62	\$1,487.09	\$1,399.62

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.48 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 operation 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.