

AGENDA
WEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9

Notice is hereby given that the Board of Directors of West Harris County Municipal Utility District No. 9 will hold a regular meeting on **MONDAY, July 27, 2026, at 7:00 p.m.** at 9431 Rio Grande Drive, Houston, Texas, the District's meeting place inside the boundaries of the District, for the purposes of considering and acting upon the matters listed below.

1. Public comments (3 minute limit per speaker);
2. Approve minutes and official records of previous Board of Directors meeting(s);
3. Tax Assessor/Collector's report, including authorization of payments from the Tax Account;
4. Bookkeeper's report, including:
 - (a) authorize payment of bills;
 - (b) approve investment report;
 - (c) adopt operating budget for fiscal year ending July 31, 2027;
5. Consider Auditor's continuation letter;
6. Consider insurance renewal proposal;
7. Landscaper's report, including quote for repairs to stone wall;
8. Administration building report, including discussion on hot water supply;
9. Operator's report;
10. Engineer's report, including:
 - (a) status of NHCRWA surface water conversion;
 - (b) status of water line rehabilitation Phases II, III and IV;
 - (c) status of trail extensions to Copperdale;
 - (d) approve pay estimates and change orders, as necessary;
11. Attorney's report, including status of correspondence with Ezee Fiber regarding damage to stone wall;
12. Such other matters as may come before the Board.

The Board of Directors reserves the right to meet in closed session on any of the items listed above should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551 of the Texas Government Code: 551.071 Consultants with Attorney, 551.072 Deliberations about Real Property, 551.073 Deliberations about Gifts and Donations, 551.074 Personnel Matters, 551.076 Deliberations about Security Devices or Security Audits; and 551.087 Deliberations Regarding Economic Development Negotiations.

Executed this 18th day of July, 2026.

WEST HARRIS COUNTY MUNICIPAL
UTILITY DISTRICT NO. 9



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Attorneys for the District

(SEAL)



West Harris County M.U.D. #9 Cash Flow Expense Forecast Fiscal Year Ending July 31st, 2027

	10	ADOPTED	Projected @ YE	PROPOSED
Revenue:	Actual YTD	7/31/26	7/31/26	7/31/27
Water Revenue	297,210.10	342,000.00	356,652.12	342,000.00
Sewer Revenue	363,674.18	430,300.00	436,409.02	430,300.00
Penalties	12,252.72	9,450.00	14,703.26	9,450.00
Reconnects	3,366.74	4,020.00	4,040.09	4,020.00
Tap Connection Fees	0.00	0.00	0.00	0.00
Maintenance Tax	371,224.22	310,000.00	371,224.22	387,000.00
City of Houston SPA	95,096.78	133,838.00	114,116.14	133,838.00
Sewer Inspection/Grease Trap	15,150.67	6,660.00	18,180.80	6,660.00
Interest Earned	75,211.51	81,000.00	90,253.81	81,000.00
Admin. Bldg. Revenue	14,875.00	15,860.00	17,850.00	15,860.00
Admin. Bldg. Deposits	14,300.00	13,900.00	17,160.00	13,900.00
NHCRWA fees	408,079.10	833,000.00	489,694.92	575,000.00
*NHCRWA Capital Credit	239,704.20	287,642.94	287,645.04	287,642.94
Miscellaneous Revenue	24,460.75	0.00	29,352.90	0.00
	1,934,605.97	2,467,670.94	2,247,282.32	2,286,670.94
EXPENSES:	Actual YTD	Annual Budget	Annual Budget	Annual Budget
Purchase Sewer Service	225,753.02	270,000.00	270,903.62	270,000.00
Tap Connection	0.00	0.00	0.00	0.00
Sewer Inspection	19,871.68	11,545.00	23,846.02	11,545.00
Laboratory	7,252.44	8,723.00	8,702.93	8,723.00
Repairs & Maint. - General	296,726.37	350,000.00	356,071.64	350,000.00
Repairs & Maint. - Contingencies	48,230.53	128,500.00	57,876.64	128,500.00
Chemicals	21,513.95	20,350.00	25,816.74	20,350.00
Utilities	60,393.72	81,500.00	72,472.46	81,500.00
Playground	0.00	7,000.00	0.00	7,000.00
Smoke Testing	0.00	0.00	0.00	0.00
PERMITS				
Permit Fees	4,833.85	5,000.00	5,800.62	5,000.00
TCEQ User Fees	3,908.35	4,000.00	4,687.62	4,000.00
***North HC Reg. Water Auth.	480,025.24	819,000.00	576,030.29	650,000.00
ADMINISTRATION		0.00		0.00
Director Fees	12,376.00	11,600.00	14,851.20	11,600.00
Payroll Taxes	642.35	622.38	770.82	622.38
Election Expenses	1,951.69	20,000.00	2,342.03	20,000.00
Insurance & Bonds	0.00	50,000.00	0.00	50,000.00
Travel Expenses	300.00	590.00	360.00	590.00
Legal Notices & Publication	0.00	5,000.00	0.00	5,000.00
Membership Fees	750.00	775.00	900.00	775.00
CONSULTANT FEES				
Legal Fees	59,187.68	75,000.00	71,025.22	75,000.00
Auditing Fees	16,250.00	15,500.00	19,500.00	15,500.00
Engineering Fees	65,629.18	33,000.00	78,755.02	33,000.00
Operator Fees	101,534.34	117,600.00	121,841.21	117,600.00
Bookkeeping Fees	26,650.00	30,000.00	31,980.00	30,000.00
OFFICE				
Office Expenses	26,870.31	33,200.00	32,244.37	33,200.00
Postage	745.42	6,600.00	894.50	6,600.00
Telephone	5,019.07	6,025.00	6,022.88	6,025.00
	0.00	0.00	0.00	0.00
Park Maintenance/Mowing	29,375.00	37,000.00	35,250.00	37,000.00
DISTRICT OFFICE BLDG.				
Admin. Bldg. Management	6,903.44	7,970.00	8,284.13	7,970.00
Admin. Bldg. Refunds	15,150.00	9,675.00	18,180.00	9,675.00
Admin. Bldg. Fees	2,272.50	1,740.00	2,727.00	1,740.00
Admin. Bldg. Janitorial/Supplies	0.00	1,100.00	0.00	1,100.00
Telephone/Monitor(security)	0.00	1,910.00	0.00	1,910.00
Electric (9431 Rio Grande)	4,107.61	6,050.00	4,929.13	6,050.00
Landscaping/Mowing	13,500.00	16,200.00	16,200.00	16,200.00
Improvements	4,939.86	0.00	5,927.83	0.00
Repairs & Maint.	54,985.25	49,900.00	65,982.30	49,900.00
Special parks proj/eng.	37,987.32	16,199.22	45,584.78	16,199.22
Garbage Collection	210,447.82	212,180.00	252,537.38	212,180.00
MISCELLANEOUS				
Safe Routes To School	3,750.00	4,500.00	4,500.00	4,500.00
Transfer to Debt Service (from maint tax)	0.00	60,000.00	0.00	60,000.00
Miscellaneous*	106,200.24	19,435.00	127,440.29	19,435.00
	1,976,032.23	2,554,989.60	2,371,238.68	2,385,989.60

**WEST HARRIS CO MUD #9
TAXPAYER IMPACT STATEMENT**

	Current Budget Fiscal Year Ending July 2026**	Proposed Budget Fiscal Year Ending July 2027**	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$244.52	\$327.87	\$244.52

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$.098 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.