

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 11
OF
HARRIS COUNTY, TEXAS**

TO: THE BOARD OF DIRECTORS OF HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 11 OF HARRIS COUNTY, TEXAS, AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Harris County Municipal Utility District No. 11 will hold a regular meeting, open to the public, on **WEDNESDAY, 3 DECEMBER 2025, at 5:00 P.M.** at the offices of Coats Rose, P.C., **9 Greenway Plaza, Suite 1000, Houston, Texas**, outside the boundaries of the District. The Board will consider and act upon the following matters:

1. Comments and questions from District residents (five-minute limit for each speaker);
2. Operator's Report, including:
 - (a) report on operations of the District's facilities;
 - (b) status of various repairs or replacement of equipment at District facilities;
 - (c) review actual termination list;
 - (d) correspondence from customers of the District, including requests for adjustments;
3. Report on Storm Water Detention Facilities (as needed);
4. Tax Assessor/Collector's Report, including:
 - (a) authorize payments from the District's tax account;
 - (b) status of collection of taxes, penalties, and interest due to the District for real and personal property accounts and consider termination of services for such accounts;
5. Engineer's Report (updates as needed);
6. Report regarding security matters in the District (Harris County Sheriff's Office);
7. Old business;

8. New business, including:
 - (a) adopt budget for the District for the fiscal year ending 31 December 2026;
 - (b) appoint director as voting member representative to vote on proposed Association of Water Board Directors Bylaws;
9. Attorney's Report, including:
 - (a) approve Sales Agreement between the District and Kenneth Vasina and Marvin Zahradnik;
 - (b) approve deed conveying 13138 Daywood Drive to Kenneth Vasina and Marvin Zahradnik;
 - (c) approve Utility Commitment, Annexation, Service, Development and Financing Agreement between the District and Urban Logistics Realty;
 - (d) approve First Amendment to Utility Commitment, Annexation, Service, Development and Financing Agreement between the District and Werner Enterprises, Inc.;
10. Convene in executive session pursuant to Texas Government Code, Chapter 551, to discuss matters only relating to pending or contemplated litigation, personnel matters, real estate transactions, or security, if necessary;
11. Action related to matters discussed during executive session; and
12. Schedule future meetings as required (next meeting date is **17 December 2025**).

(SEAL)



Coleman D. Konopka
Attorney for Harris County Municipal Utility
District No. 11
Coats Rose, P.C.
9 Greenway Plaza, Suite 1000
Houston, Texas 77046

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*	\$477.88	\$532.19	\$477.88

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.245 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.

DISCLAIMER: This statement is prepared pursuant to Texas Government Code, Section 551.043(c) as amended by House Bill 1522, 89th regular session. This District has used Texas Water Code equivalent calculations in place of the Tax Code, Chapter 26 "no-new-revenue tax rate" referenced in HB 1522 and has used average the homestead value as required by Texas Water Code Section 49.236 rather than the median homestead values specified in HB 1522. These modifications are necessary because the referenced Tax Code provisions do not apply to the District.

HARRIS COUNTY M.U.D. NUMBER 11
OPERATING BUDGET (prepared by KDV)
FOR CALENDAR YEAR 2026

REVENUES:	REVENUES	INC(DEC) 2025/K\$	EXPENSE	INC(DEC) 2025/K\$	NET	INC(DEC) 2025/K\$
WATER SERVICE	650,000	a				
WASTEWATER SERVICE	400,000	a				
MAINTENANCE TAX	700,000	+60 b				
TAP & INSPECTION FEES	10,000	-20 c				
SURFACE WATER FEES	300,000	-50 c				
SALES TAX (CITY OF HOUSTON)	65,000	a				
PENALTY & INTEREST	30,000	a				
INTEREST ON INVESTMENTS	160,000	-90 c				
OTHER REVENUES	35,000	a				
TOTAL REVENUES	2,350,000	-100	0		2,350,000	-100
EXPENDITURES:						
PROFESSIONAL-						
AUDITING			15,000	a		
LEGAL			130,000	a		
ENGINEERING			120,000	a		
ACCOUNTING			30,000	a		
OPERATOR			155,000	+55 b		
LABORATORY			40,000	a		
DIRECTORS			35,000	a		
SECURITY			200,000	+25 b		
TOTAL PROFESSIONAL			725,000	80		80
OPERATIONS & MAINTENANCE-						
PUBLICATIONS			20,000	a		
REPAIRS AND MAINTENANCE			700,000	+200 b		
SLUDGE DISPOSAL			50,000	a		
PERMIT FEES			10,000	a		
CHEMICALS			80,000	a		
UTILITIES			140,000	a		
INSURANCE			55,000	a		
SURFACE WATER PUMPAGE FEES			300,000	-50 c		
OTHER O & M EXPENSES			250,000	+50 b		
TOTAL O & M			1,605,000	200		200
CAPITAL OUTLAY - TOTAL			20,000	-80		-80
TOTAL EXPENDITURES			2,350,000	200	2,350,000	200
EXCESS REVENUES (EXPENSES)					0	-300

(a) no number = no change from last year

(b) + = Increase from last year

(c) - = Decrease from last year

By KDV 9/29/25