

SPRING WEST MUNICIPAL UTILITY DISTRICT
NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the above captioned District will hold a regular meeting at **1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas**, said address being an office and meeting place of the District. Said meeting will also be conducted **via videoconference** and **telephone conference call** pursuant to Texas Government Code, Sections 551.125 and 551.127, as amended, respectively. **To join the meeting by videoconference, please go to <https://meet.goto.com/797454005>**. If joining from a Chrome browser, no additional steps are necessary. For Safari, Edge, and other web browsers, you will need to take additional download steps for mobile- or desktop-based use. **To join the meeting by telephone conference call, the phone number is +1 (571) 317-3122 and the access code is 797-454-005**. All members of the public may participate in the meeting via **videoconference or telephone conference call**.

The meeting will be held on **Wednesday, December 10, 2025, at 8:30 a.m.**

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

1. Comments from the public;
2. Review and approval of the minutes of the regular Board of Directors meetings held September 10, 2025, October 8, 2025, and November 12, 2025, and special meeting held October 22, 2025;
3. Bookkeeper's Report, including:
 - a) Financial and monthly investment reports, and authorizing the payment of invoices presented; and
 - b) Report on status of the District's electricity contract;
4. Review and approval of Operating Budget for fiscal year ending December 31, 2026;
5. Engagement of auditor to audit the District's financial statements and prepare the District's audit report for fiscal year ending December 31, 2025;
6. Tax Assessor/Collector's Report, including authorizing the payment of invoices presented; status of delinquent taxes and installment payment agreements; authorize moving of accounts to uncollectible roll;
7. Delinquent Tax Collections Attorney's Report, including authorizing foreclosure proceedings, installment agreements, and the filing of proofs of claim as necessary;
8. Operator's Report, including:
 - a) Appeals of District charges;
 - b) Referral of accounts for collection and approve write-off of uncollectible accounts;

- c) Authorizing the repair and maintenance of District facilities and report on status of various previously authorized repairs;
 - d) Status of billing and collection of operations and maintenance costs related to Spring Plaza Regional Detention Pond and Storm Water Pump Station and Spring Pines Detention Pond;
 - e) Discussion regarding status of compliance with backflow prevention device testing requirements and communications with customers regarding same; authorize termination of services if necessary;
 - f) Report on status of evaluation of low water accountability and actions taken to improve same;
 - g) Report on status of communications with various customers regarding failure and replacement of grease traps and installation of sampling well; authorize any action necessary in connection therewith; and
 - h) Report on status of connection of Starbucks Store at 1731 Spring Cypress to the District's water and sanitary sewer system and status of payment of outstanding amounts owed to the District;
9. Authorize Operator and Engineer to perform 2026 Water Loss Audit;
10. Status of Storm Water Quality Permits ("SWQP") including: (i) monthly inspections and maintenance of stormwater quality features and (ii) authorize Storm Water Solutions ("SWS") to prepare and submit applications for renewal of said SWQPs as necessary;
11. Drainage and Detention Facilities Maintenance Report by Storm Maintenance & Monitoring, Inc. ("SM&M"); report on status of herbicide application in outfall channel of Spring Plaza Detention Pond and Storm Water Pump Station; authorize any action necessary in connection with same;
12. Review and approval of Amended and Restated Construction and Maintenance Agreement between the District and Hannover Forest Homeowners Association;
13. Engineer's Report, including:
- a) Authorizing the design and/or advertisement for bids for the construction of facilities within the District, and approving of related stormwater plans, including:
 - (i) Review and approval of any Storm Water Pollution Prevention Plans or Storm Water Quality Management Plans related to construction within or on behalf of District, and the execution of any documentation in connection therewith;
 - (ii) Outfall Rehabilitation project; and
 - (iii) Sanitary Sewer Extension to serve proposed development of Turphin Ventures, LLC tracts along F.M. 2920 and Holzwarth Road;
 - 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 authorize acceptance of TEC Form

1295, including:

- (i) Regrading and improvement of pilot channel in Hannover Estates Detention Pond;
- c) Status of construction of facilities to serve land within the District, including the approval of any change orders or pay estimates and authorize the acceptance of TEC Form 1295, including:
 - (i) Contract between DPEG Panjwani, LLC and Carlson McClain Construction Company, LLC for construction of Territory at Spring Stuebner Detention Pond to serve 21837 Holzwarth Road;
 - (ii) Contract with C3 Constructors, LLC for Water Plant No. 1 ("WP No. 1") Hydropneumatic Tank and Miscellaneous Improvements;
 - (iii) Contract with Wingo Service Company, Inc. for Replacement of Motor Control Center at WP No. 1;
 - (iv) Contract between DPEG Panjwani, LLC and Carlson McCain for construction of 6-inch Sanitary Force Main, 8-inch Sanitary Sewer, 12-inch Water Line and Sanitary Lift Station to serve Dhanani Private Equity Group ("DPEG") annexation tracts; status of acquisition of easements required in connection with same;
 - (v) Contract with SM&M for replacement of damaged outfall drainage pipes in drainage channel west of HEB on F.M. 2920; and
 - (vi) Contract between Meadowhill Regional Municipal Utility District and Tejas Civil Construction for repair of main outfall pipe and other miscellaneous repairs at the Hannover Village Regional Detention Pond;
- d) Acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District, acceptance of facilities for operation and maintenance purposes, and/or approval of consent to encroachment agreement, including:
 - (i) Conveyance and Bill of Sale of Utility Facilities from Starbucks Coffee Company;
 - (ii) Water Line and/or Sanitary Sewer Easements in connection with extension of utilities to serve DPEG annexation tracts;
 - (iii) Consent to Encroachment and Indemnity Agreement with DPEG in connection with construction of monuments for Territory at Spring Stuebner Apartments;
 - (iv) Water Meter Easements from Iglesia Intimidad Con Dios; and
 - (v) Consent to Encroachment and Indemnity Agreement with Iglesia Intimidad Con Dios;
- e) Review of District's updated water and wastewater capacity allocation chart;
- f) Discussion regarding Spring Pines Detention Pond, including status of plans for construction of walking trail and landscaping improvements in accordance with approved plans;
- g) Discussion regarding miscellaneous engineering items, including status of plan reviews for proposed developments within the District; authorize any

- actions necessary in connection therewith;
 - h) Status of development of Geographical Information System for the District; and
 - i) Discussion regarding update of District's Capital Improvement Plan and status of ongoing and proposed projects and estimated costs of same; authorize any action necessary in connection therewith;
- 14. Review of Annexation Feasibility Report prepared in connection with request of Keeton Contract Services, Inc. for water and sewer service in connection with proposed acquisition and development of an approximate 12.5-acre tract located at 2500 Spring Stuebner Road; authorize any actions necessary in connection therewith;
- 15. Status of proposed annexations, including:
 - a) Annexation of approximate 0.61-acres tract located at 20615 Sleepy Hollow Lane (Jose Guerrero and Adriana Torres);
 - b) Annexation of 2.0-acre tract located at 2525 F.M. 2920 (Prose Foster Venture, LP);
 - c) Annexation of approximate 16.2-acre tract located west of Holzwarth Road and north of the District (SRPF D/Holzwarth Industrial, L.P.); and
 - d) Annexation of property on Spring Cypress Road between Spring Plaza Drive and Spring Towne Drive on behalf of QuikTrip;
 consider approval of Petitions for Addition of Land to the District, Petitions for Consent to Include Additional Land in District, and other documentation necessary in connection with same; authorize any actions necessary in connection therewith;
- 16. Issuance of utility commitments, and authorize the acceptance of TEC Forms 1295, including:
 - a) Status of Utility Commitment to MMK&S, Ltd. d/b/a Houston Garden Center for water and sanitary sewer service to serve approximate 4.80-acre property located at 21107 I-45 North Freeway;
 - b) Status of Utility Commitment to 3743-47 UP Spring No. 2 LLC for water and sanitary sewer service to serve 0.5069-acre tract at 1731 Spring Cypress Road (Starbucks);
 - c) Status of Utility Commitment to Iglesia Intimidad Con Dios for water and sanitary sewer service to serve 10.86-acre tract located at 2931 F.M. 2920;
 - d) Status of Utility Commitment to Foster Road Collaborative, LLC for water and sanitary sewer capacity to serve proposed development of an eye care facility at 21309 Foster Road;
 - e) Status of Utility Commitment to Justin Thurmon for water and sanitary sewer capacity to serve proposed redevelopment of commercial property located at 20923 Holzwarth Drive;
 - f) Status of Utility Commitment to Black Tie Collision for water and sanitary sewer capacity to serve property along F.M. 2920;

- g) Status of Utility Commitment to SRPF D/Holzwarth Industrial, L.P (Stream Realty Partners) for water and sanitary sewer capacity to service 16.2-acre annexation tract located west of Holzwarth Road and north of the District;
 - h) Status of Utility Commitment to HEB Grocery Company, L.P. for water and sanitary sewer capacity to serve proposed Bojangles Restaurant to be constructed on approximate 1.24-acre pad site within HEB 2920 Subdivision along F.M. 2920 within the District;
 - i) Request of Turphin Ventures, LLC for water and sanitary sewer capacity to serve the proposed development of (1) Top Soap Car Wash at 2020 FM 2920, (2) Quick Service restaurant on 0.85 acres at 1806 Spring Cypress, and (3) Warehouse Development on 1.98 acres at 21414 Spring West Drive; and
 - j) Request of QuikTrip for water and sanitary sewer capacity to serve the proposed development of property along Spring Cypress Road between Spring Plaza Drive and Spring Towne Drive;
17. Developers' Reports, including request for Utility Development Agreements; authorize any actions necessary in connection therewith, including:
- a) Approval of Utility Development Agreement with SRPF D/Holzwarth Industrial, L.P.;
 - b) Status of development of Territory at Spring Stuebner and other DPEG Properties; and
 - c) Discussion regarding proposed development of multi-family project on 3.85 acres by BT Cobb Development, LLC; authorize any action necessary in connection therewith;
18. Status of activities of the North Harris County Regional Water Authority ("NHCRWA"); authorize any action necessary in connection therewith;
19. Review of monthly activity report for November 2025 received from Harris County Precinct 4 Constable's Office;
20. Attorney's Report, including:
- a) Approval of Water Supply and Sanitary Sewer Contract with RLC Jenna 18, LLC and RLC Justin 18, LLC in connection with service to Mobil/7-Eleven gas station and convenience store located at 1969 Spring Cypress Road;
 - b) Discussion regarding status of communications with Aspen Oak Capital Partners regarding Non-taxable Entity Fees being charged by the District to tax-exempt multi-family project (The Harlow Apartments); authorize any action necessary in connection therewith; and
 - c) Ratify approval of matters related to the Directors Election to be called for May 2, 2026, including authorization to post Notice Regarding Candidate Filing Period;
21. Convene Closed Session pursuant to Open Meetings Act, Section 551.071, Texas Government Code for consultation with the District's attorney regarding pending

or threatened litigation or matters protected by attorney-client privilege, and Section 551.072, Texas Government Code to discuss acquisition of real property interests; reconvene in Open Session and authorize any action resulting from matters discussed in Closed Session; and

22. Matters for possible placement on future agendas.



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

By: Abraham I. Rubinsky
Abraham I. Rubinsky
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.

EXHIBIT A
SPRING WEST MUD
OPERATING BUDGET
01/01/2026 - 12/31/2026
DRAFT 1

| | Jan | Feb | Mar | Apr | May | June | July | Aug | Sept | Oct | Nov | Dec | Total |
|------------------------------------|----------------|------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|------------------|
| REVENUE: | | | | | | | | | | | | | |
| 4100 Water Revenue | 55,000 | 55,000 | 55,000 | 55,000 | 55,000 | 55,000 | 55,000 | 55,000 | 55,000 | 55,000 | 55,000 | 55,000 | 660,000 |
| 4120 Reconnect Fees | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 1,440 |
| 4200 Sewer Revenue | 57,000 | 57,000 | 57,000 | 57,000 | 57,000 | 57,000 | 57,000 | 57,000 | 57,000 | 57,000 | 57,000 | 57,000 | 684,000 |
| 4310 Tap Fees | 9,000 | 9,000 | 9,000 | 9,000 | 9,000 | 9,000 | 9,000 | 9,000 | 9,000 | 9,000 | 6,000 | 4,000 | 100,000 |
| 4315 Cust. Serv. Inspect | 455 | 455 | 455 | 455 | 455 | 455 | 455 | 455 | 455 | 455 | 455 | 424 | 5,429 |
| 4319 Grease Trap Inspect Fee | 2,300 | 2,300 | 2,300 | 2,300 | 2,300 | 2,300 | 2,300 | 2,300 | 2,300 | 2,300 | 2,300 | 2,300 | 27,600 |
| 4320 Maintenance Tax | 463,000 | 1,356,000 | 139,500 | 78,571 | 61,209 | - | - | - | - | - | - | - | 2,098,280 |
| 4330 Penalties / Late Fees | 2,250 | 2,250 | 2,250 | 2,250 | 2,250 | 2,250 | 2,250 | 2,250 | 2,250 | 2,250 | 2,250 | 2,250 | 27,000 |
| 4350 Transfer Fees | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 1,500 |
| 5328 Surface Water Fees | 45,000 | 45,000 | 45,000 | 45,000 | 45,000 | 45,000 | 45,000 | 45,000 | 45,000 | 45,000 | 45,000 | 45,000 | 540,000 |
| 5380 Spring Plaza Det Pond/SWPS | 2,550 | 2,550 | 2,550 | 2,550 | 2,550 | 2,550 | 2,550 | 2,550 | 2,550 | 2,550 | 2,550 | 1,950 | 30,000 |
| 5381 Spring Pines Pond Maintenance | 2,083 | 2,083 | 2,083 | 2,083 | 2,083 | 2,083 | 2,083 | 2,083 | 2,083 | 2,083 | 2,083 | 2,087 | 25,000 |
| 5391 Interest Earnings | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 240,000 |
| 5399 Misc. Income | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 600 | 5,000 |
| 5404 SPA Revenue | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 | 21,000 | 21,000 | 21,000 | 21,000 | 21,000 | 20,000 | 20,000 | 245,000 |
| TOTAL REVENUE | 679,283 | 1,572,283 | 355,783 | 294,854 | 277,492 | 217,283 | 217,283 | 217,283 | 217,283 | 217,283 | 213,283 | 210,856 | 4,690,249 |
| EXPENSES: | | | | | | | | | | | | | |
| 6200 Pay Roll Administration | 375 | 375 | 375 | 375 | 375 | 375 | 375 | 375 | 375 | 375 | 375 | 375 | 4,500 |
| 6201 Pay Roll Tax Expenses | 230 | 230 | 230 | 230 | 230 | 230 | 230 | 230 | 230 | 230 | 230 | 230 | 2,754 |
| 6310 Director Fees | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 36,000 |
| 6320 Legal Fees | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 180,000 |
| 6321 Auditing Fees | - | - | - | 12,400 | 2,050 | - | - | - | - | - | - | - | 14,450 |
| 6322 Engineering Fees | 16,700 | 16,700 | 16,700 | 16,700 | 16,700 | 16,700 | 16,700 | 16,700 | 16,700 | 16,700 | 16,700 | 16,300 | 200,000 |
| 6323 Operator Fees | 16,900 | 16,900 | 16,900 | 16,900 | 16,900 | 16,900 | 16,900 | 16,900 | 16,900 | 16,900 | 16,900 | 17,100 | 203,000 |
| 6324 Lab Expenses | 3,340 | 3,340 | 3,340 | 3,340 | 3,340 | 3,340 | 3,340 | 3,340 | 3,340 | 3,340 | 3,340 | 3,000 | 39,740 |
| 6325 Elections | - | - | - | - | 7,500 | - | - | - | - | - | - | - | 7,500 |
| 6326 Permit Fees | - | - | - | - | - | - | - | - | - | - | 4,500 | - | 4,500 |
| 6328 Surface Water Fees | 45,000 | 45,000 | 45,000 | 45,000 | 45,000 | 45,000 | 45,000 | 45,000 | 45,000 | 45,000 | 45,000 | 45,000 | 540,000 |
| 6333 Bookkeeping | 6,150 | 5,500 | 4,800 | 4,800 | 4,800 | 4,800 | 4,800 | 4,800 | 4,800 | 4,800 | 4,800 | 4,800 | 59,650 |
| 6335 Maintenance & Repairs | 63,333 | 63,333 | 63,333 | 63,333 | 63,333 | 63,333 | 63,333 | 63,333 | 63,333 | 63,333 | 63,333 | 63,333 | 760,000 |
| 6336 Sludge Hauling | 12,000 | 12,000 | 12,000 | 12,000 | 12,000 | 12,000 | 12,000 | 12,000 | 12,000 | 12,000 | 13,800 | 14,400 | 150,000 |
| 6340 Office Expense | 3,100 | 3,100 | 3,100 | 3,100 | 3,100 | 3,100 | 3,100 | 3,100 | 3,100 | 3,100 | 3,100 | 3,100 | 37,200 |
| 6342 Chemicals | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | 48,000 |
| 6350 Postage | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 14,400 |
| 6351 Telephone | 1,050 | 1,050 | 1,050 | 1,050 | 1,050 | 1,050 | 1,050 | 1,050 | 1,050 | 1,050 | 1,000 | 1,000 | 12,500 |
| 6352 Utilities | 16,200 | 16,200 | 16,200 | 16,500 | 16,200 | 16,200 | 16,200 | 16,200 | 16,200 | 16,200 | 16,200 | 16,500 | 195,000 |
| 6353 Insurance | - | - | 76,843 | - | - | - | - | - | - | - | - | - | 76,843 |
| 6354 Travel & Expenses | 265 | 265 | 265 | 265 | 265 | 265 | 265 | 265 | 265 | 265 | 265 | 205 | 3,120 |
| 6355 AWBD Expenses | 1,950 | - | 850 | 1,600 | 1,825 | - | 6,500 | - | - | - | - | 1,825 | 14,550 |
| 6359 Other Expenses | 1,400 | 1,400 | 1,400 | 1,400 | 1,400 | 1,400 | 1,400 | 1,400 | 1,400 | 1,400 | 1,400 | 1,400 | 16,800 |
| 6374 GIS Fees - General | - | - | - | - | - | 7,500 | - | - | - | - | - | - | 7,500 |
| 6376 Grease Trap Inspect Exp | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 | 18,000 |
| 6377 Cust. Serv. Inspect | 4,250 | 4,250 | 4,250 | 4,250 | 4,250 | 4,250 | 4,250 | 4,250 | 4,250 | 4,250 | 4,250 | 4,250 | 51,000 |
| 6378 Transfer Fees | 255 | 255 | 255 | 255 | 255 | 255 | 225 | 255 | 255 | 245 | 255 | 235 | 3,000 |
| 6380 Reconnect / Disconnects | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 3,600 |

SPRING WEST MUD
OPERATING BUDGET
01/01/2026 - 12/31/2026
DRAFT 1

| | Jan | Feb | Mar | Apr | May | June | July | Aug | Sept | Oct | Nov | Dec | Total |
|-----------------------------------|----------------|------------------|----------------|----------------|----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------|
| 6395 Security Service | 14,518 | 14,518 | 14,518 | 14,518 | 14,518 | 14,518 | 14,518 | 14,518 | 14,518 | 14,518 | 14,518 | 14,522 | 174,220 |
| 6401 Mowing Detention Ponds | 4,500 | 4,500 | 4,500 | 4,500 | 4,500 | 4,500 | 4,500 | 4,500 | 4,500 | 4,500 | 4,500 | 4,500 | 54,000 |
| 6408 Valve/Manhole Survey | 5,000 | - | - | 5,000 | - | - | 5,000 | - | - | 5,000 | - | - | 20,000 |
| 6423 Detention Pond Maint | - | - | 30,310 | 2,435 | 2,435 | 6,350 | 2,435 | 2,435 | 2,435 | 2,435 | 2,435 | 2,435 | 56,140 |
| 6428 Spring Plaza Det Pond/SWPS | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 24,000 |
| 6429 Spring Pines Det Pond Maint. | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 30,000 |
| 6435 Maintenance - Generator | - | 5,166 | - | - | - | - | - | - | - | - | - | - | 5,166 |
| 6469 Generator Fuel | - | - | - | - | - | 1,000 | - | - | - | - | - | - | 1,000 |
| 6471 Arbitrage | - | 3,200 | - | - | 1,800 | - | - | - | - | - | - | - | 5,000 |
| 6542 SPA - City of Houston | 1,890 | - | - | - | 1,890 | - | 1,800 | - | - | 1,620 | - | - | 7,200 |
| 7410 TCEQ Assessment | 6,850 | - | - | - | - | - | - | - | - | - | - | - | 6,850 |
| TOTAL EXPENSES | 254,756 | 246,782 | 345,719 | 259,451 | 255,216 | 252,566 | 253,421 | 240,651 | 240,151 | 248,561 | 247,401 | 244,010 | 3,088,683 |
| NET REVENUES/(LOSS) | 424,527 | 1,325,501 | 10,064 | 35,403 | 22,276 | (35,283) | (36,138) | (23,368) | (22,868) | (31,278) | (34,118) | (33,154) | 1,601,566 |

| | 11,181,026 | 11,709,554 | 13,193,055 | 13,399,119 | 13,684,022 | 13,870,798 | 13,923,015 | 14,190,378 | 14,190,510 | 14,227,642 | 14,354,364 | 14,641,246 | Project Totals |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|------------------------|
| Beginning Cash Balance | | | | | | | | | | | | | |
| 6568 Water Plant #2 GST Rehab | | | | | | | | | | | | 211,124 | 211,124 |
| 6569 Water Plant #2 GST Rehab Engineering | | | | | | | | | | | | | - |
| 6570 Water Plant #1 HPT | | | | | 25,000 | 25,000 | | | | | | | 50,000 |
| 6571 Water Plant #1 HPT Engineering | | | | 1,500 | 2,500 | 1,500 | 1,500 | 500 | | | | | 7,500 |
| 6572 Water Plant #1 MCC | | | | | | | | | | | 230,000 | 200,000 | 430,000 |
| 6573 Water Plant #1 MCC Engineering | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | | | 50,000 |
| 6574 Meadowhill Outfall Repairs | | | | | 50,000 | 50,000 | 40,000 | | | | | | 140,000 |
| 6575 Meadowhill Outfall Repairs Engineering | | | | 10,000 | 1,000 | 2,000 | 2,000 | | | | | | 15,000 |
| 6579 Water Plant No. 2 HPT Addition | | | 25,000 | | | | 25,000 | | 25,000 | | 25,000 | | 100,000 |
| 6580 Water Plant No. 2 HPT Addition Engineering | | | | | 25,000 | | | | | | | | 25,000 |
| 6584 Hannover Estates Detention Regrading | | | | 200,000 | | | 200,000 | | | 150,000 | | | 550,000 |
| 6585 Hannover Estates Detention - Engineer | | | | | 20,000 | | | 15,000 | | | | | 35,000 |
| 6586 Outfall Rehabilitation | | | 30,000 | | 30,000 | | 30,000 | | 30,000 | | 60,000 | 20,000 | 200,000 |
| 6587 Outfall Rehabilitation - Engineer | | | 3,000 | | 6,000 | 4,000 | | 3,000 | | 3,000 | 6,000 | 5,000 | 30,000 |
| +/- Net Operating Revenue/(Loss) | 424,527 | 1,325,501 | 10,064 | 35,403 | 22,276 | (35,283) | (36,138) | (23,368) | (22,868) | (31,278) | (34,118) | (33,154) | \$ 2,261,624.00 |
| End Cash Surplus/(Deficit) | 11,709,554 | 13,193,055 | 13,399,119 | 13,684,022 | 13,870,798 | 13,923,015 | 14,190,378 | 14,190,510 | 14,227,642 | 14,354,364 | 14,641,246 | 15,044,216 | |

Maintenance Tax Assumes 2025 CAV \$586,603,202 x 0.365/100 at 98%

Presented Draft #1: 12/10/2025

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EXHIBIT B

TAXPAYER IMPACT STATEMENT

Spring West MUD

| | Current Budget Fiscal Year Ending 12/31/2025** | Proposed Budget Fiscal Year Ending 12/31/2026** | No-New-Revenue Tax Rate Budget*** |
|---|--|---|--------------------------------------|
| Estimated District Operations and Maintenance Tax Bill on Average Homestead* | \$896.76 | \$902.03 | \$896.76 |

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.365 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.