

**AMENDED AGENDA AND NOTICE OF MEETING
NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 21
OF HARRIS COUNTY, TEXAS**

Notice is hereby given pursuant to V.T.C.A., Government Code, Chapter 551, that the Board of Directors of Northwest Harris County Municipal Utility District No. 21 (the "District") will meet in **regular session**, open to the public, at **12:00 p.m., on Monday, May 18, 2026**, at Quiddity Engineering, LLC, 6330 West Loop South, Suite 150, Bellaire, Texas 77401. At the meeting the following items will be considered and acted on:

1. **Hear from public.**
2. **Accept Oaths of Office and Statement of Elected Officers.**
3. **Consider Reconstituting the Board of Directors and Amend District Registration Form.**
4. **Tax Assessor/Collector's Report, including:**
 - a. Approval of Tax Report and payment of tax-related checks; and
 - b. Review delinquent tax account list.
5. **Bookkeeper's Report, including:**
 - a. Receive Bookkeeper's Report and authorize payment of the District's bills;
 - b. Review and approve investment report; and
 - c. Approve Amended and Restated Agreement Bookkeeping Services.
6. **Operator's Report, including:**
 - a. Discuss operations of water plant facilities and wastewater treatment plant;
 - b. Authorize improvements, repairs, and modifications to District's water supply and wastewater treatment systems;
 - c. Consider termination of water service to delinquent accounts; and
 - d. Approve Consumer Confidence Report.
7. **Engineer's Report, including:**
 - a. Consider approving any requests for water and sewer commitments;
 - b. Report on surface water issues and take necessary action related thereto;
 - c. Report on operations of District plants and authorize necessary repairs and maintenance;
 - d. Consider and approve pay applications and change orders to existing contracts;
 - e. Authorize advertisement for bids for District construction projects; and
 - f. Review bids and consider awarding contracts for District construction projects.
8. **Attorney's Report, including:**
 - a. Approve the minutes of the meeting held on April 20, 2026.

Pursuant to V.T.C.A., Government Code, Chapter 551, the Board of Directors may convene in closed session to receive advice of legal counsel, discuss matters relating to pending or contemplated litigation, personnel matters, real estate transactions, gifts and donations, security devices and/or economic development negotiations. 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) 651-0111 at least three business days prior to the meeting so that appropriate arrangements can be made.

EXECUTED this the 13th day of May 2026.

(DISTRICT SEAL)



NORTHWEST HARRIS COUNTY MUNICIPAL
UTILITY DISTRICT NO. 21

By: _____

John G. Cannon
Attorney for the District
Coats | Rose, P.C.

NORTHWEST HARRIS COUNTY MUD #21
Adopted BUDGET
For Year Ending May 31, 2027

Projected Cash Balance @5/31/2026

7,000,000

| | Budget 5/31/2026 | Actual 8 MONTHS | Projected 12 months | Adopted Budget 5/31/2027 |
|---|---------------------|--------------------|------------------------|--|
| INCOME: | | | | |
| Water Revenue | 480,000 | 233,695 | 350,542 | 480,000 |
| Sewer Revenue | 225,000 | 174,830 | 262,244 | 225,000 |
| Penalties/ Interest | 4,500 | 9,648 | 14,472 | 4,500 |
| Fee charged for NHCRWA | 315,000 | 156,937 | 235,405 | 240,000 |
| Maintenance Tax | 315,000 | 70,000 | 315,000 | 312,000 |
| Interest Earned | 225,000 | 198,983 | 298,474 | 250,000 |
| Fountainhead (share of water) | 150,000 | 63,964 | 95,946 | 100,000 |
| Tap Fees & Utility Deposits | 0 | 6,263 | 6,263 | 0 |
| Strategic Partnership Revenue | 375,000 | 200,556 | 343,810 | 350,000 |
| Total Income | 2,089,500 | 1,114,874 | 1,922,157 | 1,961,500 |
| EXPENSES: | | | | |
| Share-Water Plant Expenses | 465,863 | 249,033 | 373,549 | 444,015 |
| Share-Sewer Plant Expenses | 236,210 | 200,601 | 300,902 | 295,002 |
| Repairs & Maintenance | 105,000 | 81,132 | 121,697 | 125,000 |
| Tap Fees | 0 | 0 | 0 | 0 offset by revenue if received |
| Directors | 25,000 | 14,365 | 21,548 | 25,000 |
| Payroll Taxes | 1,825 | 964 | 1,446 | 1,825 |
| Legal | 80,000 | 35,401 | 53,102 | 75,000 |
| Auditing | 15,000 | 15,000 | 15,000 | 17,500 |
| Engineering | 75,000 | 41,150 | 61,725 | 75,000 |
| Laboratory | 20,000 | 11,835 | 17,752 | 20,000 |
| Election Expenses | 0 | 0 | 0 | 0 |
| Permits | 4,500 | 5,142 | 5,142 | 6,500 |
| Operator | 6,750 | 4,939 | 7,409 | 7,500 |
| Bookkeeping | 26,000 | 15,675 | 23,513 | 26,000 |
| Legal Notices/ Election | 3,500 | 0 | 0 | 5,000 |
| Office Expenses | 7,500 | 4,143 | 6,215 | 7,500 |
| Utilities | 2,500 | 617 | 926 | 2,500 |
| Insurance & Bonds | 13,000 | 13,572 | 13,572 | 15,000 |
| Travel Expenses | 19,000 | 8,929 | 13,394 | 19,000 |
| Memberships | 750 | 750 | 750 | 750 |
| Green Belt/Median Maint | 9,261 | 6,447 | 9,671 | 10,000 |
| Capital Items Pd by Plant of NW#22 | 0 | -67,334 | -67,334 | 0 |
| Miscellaneous | 5,000 | 4,115 | 6,173 | 10,000 |
| Total Expense | 1,121,659 | 646,477 | 986,150 | 1,188,092 |
| SURPLUS (DEFICIT) | 967,841 | 468,397 | 936,006 | 773,408 |

Projected Cash Balance @ 5/31/2027

7,773,408

Reserve funds
(Recurring projects)

79
Months

NORTHWEST HARRIS COUNTY MUD #21
Adopted BUDGET
For Year Ending May 31st, 2027

Jt. Wastewater Treatment Plant

| | Budget 5/31/2026 | Actual 8 months | Projected 12 months | Adopted 5/31/2027 | |
|---|-----------------------------|----------------------------|--------------------------------|------------------------------|---------------|
| INCOME: | | | | | |
| Northwest Harris Cty MUD #21 | 277,610 | 170,488 | 272,801 | 295,002 | 27.00% |
| Northwest Harris Cty MUD #22 | 446,590 | 242,228 | 353,631 | 382,410 | 35.00% |
| Northwest Harris Cty MUD #23 | 482,800 | 252,014 | 383,942 | 415,188 | 38.00% |
| Interest Earned | 0 | 198 | 298 | 150 | |
| Total Income | 1,207,000 | 664,928 | 1,010,671 | 1,092,750 | |
| EXPENSES: | | | | | |
| Repairs & Maintenance | 325,000 | 299,327 | 350,000 | 350,000 | |
| Auditing | 5,000 | 5,500 | 5,500 | 5,750 | |
| Engineering | 75,000 | 7,934 | 11,900 | 20,000 | |
| Engineering / Multi Sector General Permit.. | 0 | 0 | 0 | 18,500 | |
| Laboratory | 145,000 | 82,357 | 123,536 | 145,000 | |
| TPDES Permit | 0 | 10,602 | 10,602 | 0 | |
| Operator | 80,000 | 52,804 | 79,206 | 81,000 | |
| Bookkeeping | 11,000 | 7,188 | 10,781 | 12,500 | |
| Office Expenses | 1,000 | 495 | 743 | 1,000 | |
| Utilities | 75,000 | 70,105 | 105,157 | 110,000 | |
| Insurance & Bonds | 65,000 | 67,895 | 67,895 | 69,000 | |
| Chemicals | 125,000 | 48,721 | 73,082 | 80,000 | |
| Sludge Hauling include basin cleanout | 300,000 | 81,126 | 121,689 | 200,000 | |
| Total Expense | 1,207,000 | 734,053 | 960,091 | 1,092,750 | |
| SURPLUS (DEFICIT) | 0 | -69,125 | 50,579 | 0 | |

Percentages used for budgeting are an estimated combination of fixed and variable expenses

CAPITAL REPAIR ITEMS

NORTHWEST HARRIS COUNTY MUD #21
Adopted BUDGET
For Year Ending May 31st, 2027

JOINT WATER PLANT

| | Budget 5/31/2026 | Actual 8 months | Projected 12 months | Adopted Budget 5/31/2027 | |
|---------------------------------|---------------------|--------------------|------------------------|--------------------------------|--------|
| INCOME: | | | | | |
| Northwest Harris County MUD #21 | 464,738 | 252,072 | 362,106 | 444,015 | 46.00% |
| Northwest Harris County MUD #22 | 568,013 | 293,741 | 425,080 | 521,235 | 54.00% |
| Misc/ Interest | 0 | 4,886 | 7,329 | 5,000 | |
| Total Income | 1,032,750 | 550,699 | 794,515 | 970,250 | |
| EXPENSES: | | | | | |
| Repairs & Maintenance | 100,000 | 52,106 | 78,159 | 125,000 | |
| Auditing | 4,500 | 5,500 | 5,500 | 5,750 | |
| Engineering | 20,000 | 1,996 | 2,994 | 10,000 | |
| Engineering WP Inspections | | | | 6,000 | |
| Lab | 3,250 | 1,634 | 2,451 | 5,000 | |
| Permits / Miscellaneous | 0 | 0 | 0 | 0 | |
| NHCRWA Fee (pumpage & surface) | 975,000 | 398,757 | 598,135 | 700,000 | |
| Operator | 35,000 | 22,309 | 33,464 | 35,000 | |
| Bookkeeping | 11,000 | 7,075 | 10,613 | 12,500 | |
| Office Expenses | 1,000 | 574 | 861 | 1,000 | |
| Utilities | 35,000 | 24,253 | 36,379 | 40,000 | |
| Insurance & Bonds | 20,000 | 21,683 | 21,683 | 25,000 | |
| Chemicals | 7,500 | 2,851 | 4,277 | 5,000 | |
| Total Expense | 1,212,250 | 538,737 | 794,515 | 970,250 | |
| SURPLUS (DEFICIT) | (179,500) | 11,961 | 0 | 0 | |

(1) N.W #21 and #22 percentage are of total expenses

Percentages used for budgeting are an estimated combination of fixed and variable expenses

RATE INCREASE

| | |
|---------------------------|---------------|
| Effective 4/1/25 | |
| Groundwater Rate | \$2.60 |
| Surface Water Rate | \$3.05 |

Northwest Harris County MUD #21

TAXPAYER IMPACT STATEMENT

The proposed budget will have no impact on the property tax bill for an average resident homestead as there are no properties that qualify for a residential homestead exemption within the boundaries of Northwest Harris County MUD #21 as of the date of the most recent certified values provided by Harris County Appraisal District.