

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 216

Minutes of Meeting of Board of Directors

June 8, 2026

The Board of Directors ("Board") of Harris County Municipal Utility District No. 216 ("District") met at 2727 Allen Parkway, Suite 1100, Houston, Harris County, Texas, on June 8, 2026, in accordance with the duly posted notice of the meeting, with a quorum of directors present as follows:

Brett Wink, President
Adrienne Gilpin, Vice President
Julie Botas, Director
Rafael Martinez, Director

and the following absent:

Lindsay Lofton, Secretary.

Also present were Mr. Bob Ideus of Municipal Business Services, Inc.; Ms. Michelle Guerrero of Bob Leared Interests; Mr. Mark Ivy of Marlon Ivy & Associates; Mr. Ronnie Koehn of Koehn & Associates Engineers, Inc.; Ms. Avni Patel of Forvis Mazars, LLP; and Mr. James D. Bonham, attorney for the District.

The meeting was called to order and declared open for such business as might properly come before it.

1. The Board considered the minutes of the Board of Directors meeting held May 11, 2026, and upon motion duly made, seconded, and unanimously carried, the Board approved the minutes as presented.

2. The Board then recognized Mr. Bob Ideus who presented the bookkeeper's report. The Board reviewed invoices presented by the bookkeeper and reviewed a schedule of District investments. The Board also reviewed the general fund comparison of actual budgeted revenues and expenditures for the fiscal year ending June 30, 2026. After review and discussion, upon unanimous vote, the Board approved the bookkeeper's report and the checks listed thereon.

3. The Board considered the attached Resolution adopting a general fund budget for the fiscal year ending June 30, 2027 and upon unanimous vote the budget was approved by the Board.

4. The Board considered engagement of an auditor to perform the audit for the fiscal year ending June 30, 2026 and upon unanimous vote, the Board engaged Forvis Mazars to perform the audit.

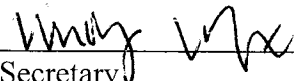
5. The Board then reviewed the tax assessor/collector's report reflecting the District's 2025 taxes to be 94.2% collected. The Board reviewed a schedule of delinquent taxes, and after discussion, upon motion duly made, seconded, and unanimously carried, the Board approved the tax assessor/collector's report and the checks drawn on the tax account.

6. Mr. Mark Ivy then presented the operator's report reflecting 146 total accounts in the District. The Board reviewed the operation of the water plant and the wastewater treatment plant. Mr. Ivy reported that 113% of the water pumped during the previous month had been accounted for and reported no waste discharge permit violations. Mr. Ivy also reviewed with the Board the repairs and maintenance to the District's facilities during the month. After discussion by the Board, upon unanimous vote, the Board approved the operator's report and authorized termination of water service to all customers on the delinquent account list in accordance with the District's Rate Order.

7. Mr. Ronnie Koehn then presented the engineer's report. After review and discussion, upon unanimous vote, the Board approved the engineer's report.

8. The Board then discussed the recent amendment of the Rate Order establishing a rate for non-taxable entities. The Board considered the impact on the District's customers including those customers who continue to pay taxes and upon unanimous vote, it was agreed that the recent Rate Order amendment establishing the non-taxable entity water rate be rescinded and reflected in an amended Rate Order to be considered at the next Board meeting.

There being no further business to come before the Board, the meeting was adjourned.


Secretary

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 216

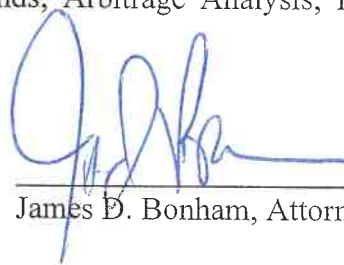
NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **2727 Allen Parkway, Suite 1100, Houston, Texas 77019.**

The meeting will be held at **11:30 a.m. on Monday, June 8, 2026.**

The subject of the meeting is to receive public comment on, consider and act on the following:

1. Minutes of Board of Directors Meeting(s)
2. Bookkeeper's Report; Checks and Invoices; Investment of District Funds; Depository Pledge Agreement(s)
3. Resolution Adopting Operating Budget for Fiscal Year Ending June 30, 2027
4. Engage Auditor
5. Tax Assessor/Collector's Report; Invoices and Checks; Delinquent Tax Collections; Investment of District Funds; Tax Rate; Tax Exemptions
6. Operator's Report; Operation, Maintenance and Repair of District Facilities; Rate Order; Consumer Confidence Report; Waste Discharge Permit; Customer Appeals; Termination of Service on Delinquent Accounts
7. Engineer's Report
8. Other Matters: Insurance; Consultant Contracts; Contract for Electric Power; Audit Report; Application to Texas Commission on Environmental Quality; Continuing Disclosure; Critical Load Submission; Water Conservation Plan; Drought Contingency Plan; Arbitrage Analysis; Issuance of Bonds; Arbitrage Analysis; Issuance of Bonds; Elections
9. Pending Business

A handwritten signature in blue ink, appearing to read "James D. Bonham", is written over a horizontal line.

James D. Bonham, Attorney for the District

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 216

Compliance with Texas Government Code Section 551.043

Pursuant to Texas Government Code § 551.043(c), a physical copy of the proposed budget has been attached to this Notice of Public Meeting

Taxpayer Impact Statement

Below is a comparison of a property tax bill for a median-valued¹ homestead property in the District for the current fiscal year to an estimate of a property tax bill for the same property for the upcoming fiscal year if the proposed budget is adopted.

Description	Tax Bill (\$)
Property tax bill for a median-valued homestead property in District for current fiscal year	\$1,775.87
Estimated property tax bill for the same median-valued homestead property in District for upcoming fiscal year if proposed budget is adopted	\$1,775.87

Taxing units such as the District adopt their tax rates under the authority of Chapter 49, Texas Water Code and are not governed by the no-new-revenue tax rate calculations set forth in Chapter 26, Texas Tax Code. Therefore, this Taxpayer Impact Statement does not provide a comparison of property tax bills for the current fiscal year to a balanced budget funded at the no-new-revenue-tax rate as calculated under Chapter 26, Texas Tax Code.

¹ While Texas Government Code § 551.043 uses the term “median-valued,” such term does not appear in the sections of Texas Tax Code Chapter 26 that are applicable to taxing units such as the District. Laws applicable to the District require its tax assessor-collector to calculate the tax rate using the “average taxable value” of homestead properties. (*Texas Water Code, Sections 49.23601, 49.23602(d) and 49.23603*) Therefore this Taxpayer Impact Statement calculates the property tax bill using such “average taxable value.”

JUNE 8, 2026

HARRIS COUNTY MUD 216
OPERATING BUDGET
FYE 06-30-27

REVENUE

WATER REVENUE	\$365,000.00
SEWER REVENUE	\$285,000.00
PENALTY AND INTEREST	\$5,000.00
MAINTENANCE TAX	\$950,000.00
INTEREST INCOME	\$260,000.00
SALES TAX REVENUE	\$90,000.00
ADDITIONAL SALES TAX	\$90,000.00
TAP FEES	\$0.00
HC 345 CONTRACT	\$165,000.00
LITHIA MOTORS CONTRACT	\$11,452.00
MARRIOTT CONTRACT	\$22,421.00

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\$2,243,873.00

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EXPENDITURES

DIRECTORS FEES	\$13,260.00
OPERATOR FEES	\$90,000.00
REPAIRS AND MAINTENANCE	\$400,000.00
OFFICE EXPENSE	\$12,000.00
LAB	\$35,000.00
UTILITIES	\$165,000.00
LEGAL	\$120,000.00
LEGAL FEES-RECORDS MANAGEMENT	\$3,000.00
LEGAL FEES-STRATEGIC P/S AGREEMENT	\$27,000.00
ENGINEERING	\$35,000.00
BOOKKEEPING	\$14,000.00
INSURANCE	\$13,000.00
PERMITS	\$8,500.00
TAPS/INSPECTIONS	\$12,000.00
AUDIT	\$26,500.00
CHEMICALS	\$45,000.00
GARBAGE DISPOSAL	\$4,500.00
MISC.	\$10,000.00
SLUDGE REMOVAL	\$50,000.00
PAYROLL TAXES	\$1,000.00
ELECTION	\$0.00
CITY OF HOUSTON GRP PARTICIPATION	\$450,000.00
DETENTION POND MAINTENANCE	\$7,500.00

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\$1,542,260.00

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EXCESS REV (EXP) FROM OPERATIONS \$701,613.00

CAPITAL EXPEND

EXCESS REV (EXP) FROM OPERATIONS \$701,613.00