

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 152A
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 77056, said address being a meeting place of the District. The meeting will be held on **Wednesday, August 19, 2026, at 12:00 Noon. Members of the public may attend the meeting via telephone conference by dialing +1 469-998-7488, and entering pin 706098470#** The Board shall consider and discuss the following matters and take any action appropriate with respect to such matters:

1. Public comments;
2. Review and approve minutes of July 15, 2026, Board of Directors meeting;
3. Receive and act upon bids for the purchase of the District's \$22,000,000 Unlimited Tax Bonds, Series 2026 ("Bonds"), and take the following actions related to the Bonds:
 - (a) adoption of an Order authorizing the issuance, sale and delivery of the Bonds;
 - (b) approval and distribution of Final Official Statement;
 - (c) approval and execution of Paying Agent/Registrar Agreement by and between the District and The Bank of New York Mellon Trust Company, N.A.;
 - (d) any other matters concerning the Bonds, including the approval and execution of various documents for inclusion in the transcript of proceedings to be submitted to the Attorney General of the State of Texas;
 - (e) engagement of an auditor for preparation of audit of payments to the developer out of the proceeds of the Bonds; and
 - (f) authorize use of Base Fund portal for closing, including discussion regarding purchase of transaction wire-fraud insurance;
4. Bookkeeper's Report, including: (a) authorizing the payment of invoices presented, and (b) adoption of operating budget for fiscal year ending August 31, 2027, a draft of which is attached hereto as Exhibit A;
5. Engagement of auditor to audit the District's financial statements and prepare the District's audit report for fiscal year ending August 31, 2026;
6. Tax Assessor-Collector's report, including status of tax valuations by Montgomery Central Appraisal District;
7. Review and approval of Amended and Restated Agreement for Services of Tax Assessor-Collector with BLICO, Inc., dba Bob Leared Interests; authorize acceptance of related TEC Form 1295;
8. Receive the Financial Advisor's recommendation concerning the District's proposed 2026 tax rate, determine intended tax rate, and authorize:
 - (a) the required notice that the Board will consider adoption of a tax rate; and
 - (b) the means of providing such notice;

9. Report and legal action taken by the District's delinquent tax collections attorney, authorize foreclosure proceedings, installment agreements, and the filing of proofs of claim, and consider request for waiver of penalty and interest on delinquent taxes;
10. Engineers' Reports, including:
 - (a) authorize the design, advertisement for bids and/or award of construction contracts or concurrence in the award of a contract for the construction of water, sanitary sewer, drainage, road, and recreational facilities within the District, including:
 - (i) Water, Sanitary Sewer, Drainage and Paving to serve Townsen Boulevard Phase 4;
 - (ii) Water, Sanitary Sewer, Drainage and Paving to serve Woodson's Reserve Section 47;
 - (iii) Water, Sanitary Sewer, Drainage and Paving Facilities to serve Townsen Center and Shallow Creek Drive;
 - (iv) Water, Sanitary Sewer, Drainage and Paving to serve Woodson's Reserve Section 49; and
 - (v) Water, Sanitary Sewer, Drainage and Paving to serve Woodson's Reserve Section 34;
 - (b) status of construction contracts, including the approval of any change orders and/or acceptance of facilities for operation and maintenance purposes, including:
 - (i) Paving for Right Turn Lane on Grand Parkway at Woodson's Grand Drive by Forde Construction;
 - (ii) Paving for Right Turn Lane and Driveway on State Highway 99 for Grand Oaks Commercial by GMR Total Services, LLC; and
 - (iii) Water, Drainage and Paving to serve Townsen Boulevard Phase 3 by Bay Paving, LLC;
 - (c) acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District;
11. Developer's Report;
12. Landscape Architect Report, including:
 - a) authorize the design, advertisement for bids and/or award of construction contracts or concurrence in the award of a contract for the construction of recreational facilities within the District, including:
 - (i) Section 34 – CCA Design Proposal; and
 - (ii) Townsen Phase 3 – CCA Design Proposal;
 - b) status of construction contracts, including the approval of any pay estimates and/or change orders, including:
 - (i) Section 29 landscape improvements by Strickscapes, Inc.;
 - (ii) Sections 31 and 32 landscape improvements and park by Strickscapes, Inc.;
 - (iii) Water Bend Cove and Townsen Boulevard by Earth First; and
 - (iv) Antler Run Park Phase 2;
 - c) acceptance of sites and/or easement conveyances for facilities constructed or to be constructed for the District and acceptance of facilities for operation and maintenance purposes;
 - (i) Grand Parkway Entry by DL Meachum Construction; and
 - (ii) Section 29 Masonry Wall by American Wall;

13. Operator's Report, including:
 - a) repair and maintenance of District facilities;
 - b) customer service and billing matters, including appeals of District charges and disposition of delinquent and uncollectible accounts; and
 - c) compliance with permit and regulatory requirements;
14. Amendment of the District's Rate Order to account for CPI increase for solid waste collection services;
15. Drainage Facilities Maintenance Reports from Ethoscapes and Lake Management Services;
16. Approval of First Amendment to Landscape Maintenance and Security Services Agreement between District and Woodson's Reserve Residential Community, Inc.;
17. Status of compliance with annual cybersecurity training as required by Chapter 2054, Texas Government Code, and authorize any required reporting to the Texas Department of Information and Resources;
18. Attorney's Report, including ratify filing of Local Government Bond, Tax, and Project Database report with Texas Comptroller of Public Accounts pursuant to Section 403.702, Gov't Code; and
19. Matters for placement on future agendas, including discussion of September meeting date, and location.



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

By: _____


Cole Trolinger
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

Proposed Budget

Montgomery County MUD No. 152A - Fiscal Year End 08/27

	Ten Months Actuals 09/25 - 06/26	Twelve Months Annualized FYE 08/26	Approved 2026 Budget	Proposed 2027 Budget
Revenues				
14101 · Water- Customer Service Revenue	309,493	399,493	267,600	699,100
14102 · Groundwater Conservation	6,380	7,880	72,100	13,800
14105 · Connection Fees	760	912	550	1,600
14106 · Transfer Fees	7,600	9,120	10,200	6,500
14201 · Wastewater-Customer Service Rev	472,021	582,021	321,900	804,586
14203 · Grease Trap Inspection Fees	1,036	1,316	756	1,680
14301 · Maintenance Tax Collections	1,176,879	1,176,879	1,210,300	1,039,130
14501 · Tap Connections	593,972	712,766	410,640	510,200
14502 · Inspection Fees	52,446	62,935	66,800	45,000
14505 · Tap Application Fees	6,345	7,614	0	11,800
14506 · Rental Meter Fees	0	0	0	8,500
14507 · Backflow Fees	0	0	0	3,500
14702 · Penalties & Interest	8,455	10,146	9,600	17,800
14703 · Plan Review Fees	600	600	200	0
14801 · Interest Earned on Checking	51	51	0	50
14802 · Interest Earned on Temp. Invest	31,882	38,258	25,675	52,981
15801 · Miscellaneous Income	11,411	13,693	11,300	0
Total Revenues	\$2,679,330	\$3,023,684	\$2,407,621	\$3,216,227
Expenditures				
16101 · Billing Service Fees - Water	24,492	29,391	50,900	38,728
16104 · MC 152C Expenses	581,457	714,125	591,974	653,681
16105 · Maintenance & Repairs - Water	103,330	123,996	211,900	130,200
16108 · Laboratory Expense - Water	2,546	3,395	800	3,600
16112 · Disconnection Expense	1,478	1,774	3,500	3,100
16113 · Transfer Expense	14,941	17,929	22,900	11,769
16117 · TCEQ Regulatory Expense - Water	806	2,500	1,474	3,800
16203 · Grease Trap Inspections	1,095	1,314	0	1,500
16205 · Maint & Repairs - Wastewater	133,117	159,741	115,000	167,700
16217 · TCEQ Regulatory Exp-Wastewater	806	2,500	1,474	3,800
16301 · Garbage Expense	140,001	172,001	78,100	252,656

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	Ten Months Actuals	Twelve Months Annualized	Approved	Proposed
	09/25 - 06/26	FYE 08/26	2026 Budget	2027 Budget
16401 · SWQ Management	0	0	1,800	1,800
16403 · Detention Pond Maintenance	23,433	34,939	29,500	86,000
16404 · Detention Pond Mowing	6,196	7,435	13,700	7,600
16501 · Tap Connection Expense	300,497	360,596	322,400	236,700
16502 · Inspection Expense	40,232	48,278	33,900	31,700
16610 · Utilities - Streetlights	41,881	50,258	22,300	69,200
16701 · Administrative Fees	559	671	420	700
16703 · Legal Fees	120,448	144,538	100,000	100,000
16705 · Auditing Fees	17,000	17,000	17,000	18,000
16706 · Engineering Fees	48,136	57,763	48,300	48,300
16709 · Election Expense	3,892	3,892	10,000	0
16710 · Website Hosting	5,583	7,178	0	7,400
16712 · Bookkeeping Fees	48,546	58,256	55,800	64,100
16713 · Legal Notices & Other Publ.	1,776	1,776	1,100	1,800
16714 · Printing & Office Supplies	8,159	9,791	7,800	10,100
16715 · Filing Fees	1,189	1,427	300	1,500
16716 · Delivery Expense	828	993	600	1,000
16717 · Postage	4,120	4,943	3,600	6,400
16718 · Insurance & Surety Bond	3,700	3,700	3,300	4,100
16719 · AWBD Expense	750	750	0	5,000
16721 · Meeting Expense	3,273	3,927	5,900	4,500
16722 · Bank Service Charge	490	588	100	720
16723 · Travel Expense	399	479	300	500
16724 · SB 622 Advertising Costs	0	0	500	500
16728 · Record Storage Fees	367	440	500	500
16735 · Real Estate Expense	0	0	0	500
16731 · Arbitrage Analysis	1,100	1,100	1,100	1,100
16801 · Patrol Expense	15,600	18,720	19,656	19,656
17101 · Payroll Expenses	8,840	10,608	13,260	16,800
17102 · Payroll Administration	525	630	0	600

Proposed Budget

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	Ten Months Actuals 09/25 - 06/26	Twelve Months Annualized FYE 08/26	Approved 2026 Budget	Proposed 2027 Budget
17103 · Payroll Tax Expenses	676	811	1,014	1,300
17802 · Miscellaneous Expense	445	445	5,500	0
Total Expenditures	\$1,712,711	\$2,080,599	\$1,797,672	\$2,018,610
Net Excess Revenues <Expenditures>	\$966,620	\$943,085	\$609,949	\$1,197,617

Exhibit B
Taxpayer Impact Statement

	Current Budget Fiscal Year Ending** August 2026	Proposed Budget Fiscal Year Ending** August 2027	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$3,590.87	\$3,447.23	\$3,590.87

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.5 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 operation 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.