HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 157

AMENDED 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 **12:00 p.m. on Tuesday, November 17, 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. Accept Resignation of Director; Appoint Director to Fill Vacancy
3. Bookkeeper's Report; Checks and Invoices; Investment of District Funds; Investment Policy; Depository Pledge Agreement(s)
4. Resolution Adopting Operating Budget for Fiscal Year Ending December 31, 2027
5. Tax Assessor/Collector's Report; Invoices and Checks; Delinquent Tax Collections; Investment of District Funds; Tax Rate; Tax Exemptions; Tax Assessor's Contract
6. Operator's Report; Operation, Maintenance, and Repair of District Facilities; Water Quality Report; Waste Discharge Permit; Customer Appeals; Rate Order; Termination of Service on Delinquent Accounts
7. Engineer's Report; Design of Facilities; Advertisement for Bids; Construction Contract(s), Pay Estimate(s), and Change Order(s); Utility Commitments; Annexation of Land; Permit Matters; Proposal(s)
8. Storm Water Management Report
9. Insurance Proposals
10. Eminent Domain Report
11. Other Matters: Order Appointing Director; Travel and Reimbursement Policy; Insurance; Consultant Contracts; Solid Waste Collection Contract; Contract for Electric Power; Arbitrage Compliance; Engage Auditor; Audit Report; Application to Texas Commission on Environmental Quality; Drought Contingency Plan; Water Conservation Plan; Continuing Disclosure; Issuance of Bonds; Elections; Contract for Law Enforcement Services
12. Pending Business



James D. Bonham, Attorney for the District

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 157

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-valued 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.[1]

Description	Tax Bill ($)
Property tax bill for a median-valued homestead property in District for current fiscal year	$1,177.49
Estimated property tax bill for the same median-valued homestead property in District for upcoming fiscal year if proposed budget is adopted	$1,177.49

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 the legislation 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 notice calculates the property tax bill using such "average taxable value."

HARRIS COUNTY M. U. D. #157

OPERATING BUDGET

1/01/27- 12/31/27

Draft #1 : 11-17-26

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Total
REVENUE													
4100 Water Revenue	116,667	116,667	116,667	116,667	116,667	116,667	116,667	116,667	116,667	116,667	116,667	116,667	1,400,000
4200 Sewer Revenue	166,667	166,667	166,667	166,667	166,667	166,667	166,667	166,667	166,667	166,667	166,667	166,667	2,000,000
5328 Surface Water Rev	158,333	158,333	158,333	158,333	158,333	158,333	158,333	158,333	158,333	158,333	158,333	158,333	1,900,000
4319 Grease Trap Inspect	4,830	4,830	4,830	4,830	4,830	4,830	4,830	4,830	4,830	4,830	4,830	4,870	58,000
4120 Reconnect Fees	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	1,380,000	620,000	135,000	30,000	20,000	15,000	-	-	-	-	-	-	2,200,000
4330 Penalty Revenue	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	168,000
4350 Transfer Fees	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
5391 Interest Earnings	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	420,000
5399 Miscellaneous Rev	300	300	300	300	300	300	300	300	300	300	300	300	3,600
5402 SPA Revenue	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	252,000
TOTAL REVENUE	**1,900,597**	**1,140,597**	**655,597**	**550,597**	**540,597**	**535,597**	**520,597**	**520,597**	**520,597**	**520,597**	**520,597**	**520,637**	**8,447,200**
EXPENSES													
6200 Payroll Administration	500	500	500	500	500	500	500	500	500	500	500	500	6,000
6201 Payroll Tax Expenses	230	230	230	230	230	230	230	230	230	230	230	230	2,754
6301 Purchase Sewer	76,888	76,506	76,562	78,699	76,506	76,562	76,506	77,070	77,729	80,401	110,687	78,605	962,721
6310 Director Fees (5 Directors)	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-General	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	120,000
6321 Auditing Fees	-	-	13,450	500	-	-	-	-	-	-	-	-	13,950
6322 Engineering Fees	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	79,200
6323 Operators Fees	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	252,000
6324 Lab Fees	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	70,000
6326 Permit Fees	-	-	-	-	-	-	-	-	-	-	12,000	1,000	13,000
6328 Surface Water Exps	158,333	158,333	158,333	158,333	158,333	158,333	158,333	158,333	158,333	158,333	158,333	158,333	1,900,000
6333 Bookkeeping Fees	4,000	4,800	3,800	3,800	4,500	4,700	4,000	4,000	4,000	4,000	4,000	3,800	49,400
6335 Maint & Repair-Routine	62,500	62,500	62,500	62,500	62,500	62,500	62,500	62,500	62,500	62,500	62,500	62,500	750,000
6338 Legal Notices	-	-	-	-	10,000	-	-	-	-	-	-	-	10,000

HARRIS COUNTY M. U. D. #157

OPERATING BUDGET

1/01/27- 12/31/27

Draft #1 : 11-17-26

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Total
6340 Printing/Office Supply	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	120,000
6342 Chemicals	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,667	80,000
6350 Postage	2,950	2,950	2,950	2,950	2,950	2,950	2,950	2,950	2,950	2,950	2,950	2,950	35,400
6351 Telephone (5 Accts)	350	350	350	350	350	350	350	350	350	350	350	350	4,200
6352 Utilities - Facilities	10,400	10,400	10,400	10,400	10,400	10,400	10,400	10,400	10,400	10,400	10,400	10,400	124,800
6365 Utilities - Streetlights	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	264,000
6353 Insurance	-	-	-	-	-	-	-	-	-	-	50,000	-	50,000
6354 Travel & Expenses	250	250	250	250	250	250	250	250	250	250	250	250	3,000
6355 AWBD Expenses	3,500	-	3,000	-	-	7,500	-	-	2,500	800	-	2,400	19,700
6359 Other Expenses	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
6378 Transfer Fee Exps (25)	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	20,400
6380 Disconnect Fees (10)	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	22,800
6395 Security Services (90%)	28,500	28,500	28,500	28,500	28,500	28,500	28,500	28,500	28,500	28,500	28,500	28,500	342,000
6399 Garbage/Rcycl (26.13)	103,710	103,710	103,710	103,710	103,710	103,710	103,710	103,710	103,710	103,710	103,710	103,710	1,244,520
6423 Detention Pond Maint.-SWS	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
6471 Arbitrage Analysis	-	5,000	-	-	-	-	-	-	9,000	-	-	-	14,000
6489 Mowing-Ready Maint	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000
7410 TCEQ Assessment Fees	17,000	-	-	-	-	-	-	-	-	-	-	-	17,000
TOTAL EXPENSES	**576,061**	**560,979**	**571,485**	**557,672**	**565,679**	**563,435**	**555,179**	**555,743**	**567,902**	**559,874**	**651,360**	**560,478**	**6,845,845**
NET REVENUE/EXPS	**1,324,536**	**579,618**	**84,112**	**(7,075)**	**(25,082)**	**(27,838)**	**(34,582)**	**(35,146)**	**(47,305)**	**(39,277)**	**(130,763)**	**(39,841)**	**1,601,355**
Beginning Cash Surplus	12,293,000	13,617,536	14,197,154	14,281,266	14,274,190	14,249,108	14,221,270	14,186,688	14,151,542	14,104,237	14,064,960	13,934,196	
Operating Surplus/Deficit	1,324,536	579,618	84,112	(7,075)	(25,082)	(27,838)	(34,582)	(35,146)	(47,305)	(39,277)	(130,763)	(39,841)	
End Cash Surplus/Deficit	**13,617,536**	**14,197,154**	**14,281,266**	**14,274,190**	**14,249,108**	**14,221,270**	**14,186,688**	**14,151,542**	**14,104,237**	**14,064,960**	**13,934,196**	**13,894,355**	

Notes:

Maintenance tax based on 2026 CAV of $ 1,176,203,973 @ .200/ 100 @ 98%

Security Services (4 Deputies)-Rate is $31,593 effective Oct 2026.(GOF Sh-90% $28,434)

Garbage & Recycling rate increased from $24.91 to $26.13 / Conn starting Feb 2026.

Presented Draft 1: 11/17/26

Adopted :

Prepared By:
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HARRIS COUNTY MUD # 157
REGIONAL WASTE TREATMENT PLANT
Operating Budget
1/01/2027 To 12/31/2027

Draft #1 : 11-17-26

	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
Revenue													
Interest on Temp Invmts	500	500	500	500	500	500	500	500	500	500	500	500	6,000
HCMUD 157	83,758	83,376	83,432	85,570	83,376	83,432	83,376	83,941	84,599	87,271	117,558	84,910	1,044,599
HCMUD 165	65,044	64,726	64,769	66,552	64,726	64,769	64,726	65,161	65,702	67,930	93,144	65,961	813,211
Total Revenue	**149,302**	**148,602**	**148,702**	**152,622**	**148,602**	**148,702**	**148,602**	**149,602**	**150,802**	**155,702**	**211,202**	**151,372**	**1,863,810**
Fixed Expenses-Capacity													
Legal Fees	-	-	-	-	-	-	-	-	-	5,000	-	-	5,000
Auditing Fees	-	-	-	3,450	-	-	-	-	-	-	-	-	3,450
Operator Fees	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	9,000	9,000	9,000	9,000	100,000
Permit Fees	-	-	-	-	-	-	-	-	-	-	18,500	-	18,500
Bookkeeping Fees	2,000	1,300	1,300	1,870	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,870	17,440
Insurance	-	-	-	-	-	-	-	-	-	-	42,000	-	42,000
Security Services 10% Share	3,160	3,160	3,160	3,160	3,160	3,160	3,160	3,160	3,160	3,160	3,160	3,160	37,920
Total Fixed Expenses-Cap	**13,160**	**12,460**	**12,460**	**16,480**	**12,460**	**12,460**	**12,460**	**12,460**	**13,460**	**18,460**	**73,960**	**14,030**	**224,310**
Variable Expenses-Conn													
Lab Fees	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,400	2,400	2,400	2,400	28,000
Maintenance & Repair	37,500	37,500	37,500	37,500	37,500	37,500	37,500	37,500	37,500	37,500	37,500	37,500	450,000
Sludge & Waste Disposal	54,167	54,167	54,167	54,167	54,167	54,167	54,167	54,167	54,167	54,167	54,167	54,167	650,000
Office Supplies	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Chemicals	25,000	25,000	25,000	25,000	25,000	25,000	25,000	26,000	26,000	26,000	26,000	26,000	305,000
Postage	20	20	20	20	20	20	20	20	20	20	20	20	240
Utilities	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	14,500	174,000
Telephone	55	55	55	55	55	55	55	55	55	55	55	55	660
Other Expenses	-	-	100	-	-	100	-	-	100	-	-	100	400
Garbage Fees	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Mowing	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	19,200
Total Variable Expenses-Conn	**136,142**	**136,142**	**136,242**	**136,142**	**136,142**	**136,242**	**136,142**	**137,142**	**137,342**	**137,242**	**137,242**	**137,342**	**1,639,500**
Total Exp-Cap & Conn	**149,302**	**148,602**	**148,702**	**152,622**	**148,602**	**148,702**	**148,602**	**149,602**	**150,802**	**155,702**	**211,202**	**151,372**	**1,863,810**
Net Revenue/Expense	-	-	-	-	-	-	-	-	-	-	-	-	-

Note:

Revenue based on:	Capacity	Number of Connections	Percent of Total
HCMUD #157	54.570%	4,396	56.468%
HCMUD #165	45.430%	3,389	43.532%
	100.000%	7,785	100.000%

Required 4 Month Reserve 621,270.01

Presented Draft #1: 11/17/26
Adopted :

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