

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248
NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested parties that the Board of Directors of the captioned District will hold a public meeting at **13205 Cypress North Houston Road, Cypress, Harris County, Texas.** The meeting will be held at **11:30 a.m.** on **Wednesday, March 11, 2026.** The subject of the meeting is to consider and act on the following:

1. Public comments
2. Minutes of meeting held February 11, 2026
3. Bookkeeper's report; review of checks and invoices; payment of bills; investment of District funds
4. Resolution Adopting Operating Budget for fiscal year ending March 31, 2027
5. Engage Auditor for fiscal year ending March 31, 2026
6. Tax assessor-collector's reports for District & Defined Area; invoices & checks; status of delinquent taxes; authorize appropriate actions for collection of delinquent accounts
7. Operator's report; repair and maintenance of District water, sewer, and drainage facilities; customer appeals & account adjustments; termination of service for open delinquent accounts; authorize writing off closed uncollectable accounts
8. Matters related to the North Harris County Regional Water Authority; conversion to chloramine disinfection system and surface water
9. Detention pond operator report; authorize repairs and maintenance
10. Engineer's report: project design; approve advertisement for bids, award of contracts, pay estimates, and change orders; utility commitments; capital improvements plan; design of water and sewer facilities to serve 290/Huffmeister/Hempstead Road triangle tract
11. Easements, contracts, and other actions necessary for provision of water and sewer service to 290/Huffmeister/Hempstead Road triangle tract
12. Report from committee on law enforcement patrol and camera contracts; Interlocal Agreement with Harris County for law enforcement patrol; Contract with Flock Group, Inc. for cameras
13. Inspection/maintenance funding agreements with homeowner associations
14. Adopt Order Designating Polling Place and Appointing Election Officials
15. Pending business



A handwritten signature in blue ink that reads "Melissa J. Parks".

Melissa J. Parks
Attorney for the District

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248
AVISO DE ASAMBLEA PÚBLICA

Se notifica por el presente a todos los miembros del público interesados que la Junta Directiva del Distrito mencionado en el título realizará una asamblea pública en 13205 Cypress North Houston Road, Cypress, Condado de Harris, Texas. La asamblea se celebrará a las **11:30 horas del miércoles 11 de marzo de 2026.**

El asunto a tratar en la asamblea será considerar y actuar sobre lo siguiente:

Adoptar una Orden para designar el lugar de votación y los funcionarios electorales

THÔNG BÁO CUỘC HỌP CÔNG KHAI

Theo đây xin thông báo cho tất cả các thành viên cộng đồng quan tâm về việc Ban Giám Đốc của cơ quan ghi trên sẽ tổ chức một cuộc họp công khai tại 13205 Cypress North Houston Road, Cypress, Quận Harris, Texas. Phiên họp sẽ được tổ chức vào **lúc 11:30 sáng Thứ Tư, ngày 14 tháng 1 năm 2026.**

Chủ đề của cuộc họp là xem xét và thực thi nội dung sau đây:

Thông Qua Lệnh Án Định Địa Điểm Bỏ Phiếu và Bổ Nhiệm Các Viên Chức Phụ Trách Bầu Cử

公眾會議通知

茲此通知所有相關公眾人士，本區董事會將於 13205 Cypress North Houston Road, Cypress, Harris County, Texas 举行公开会议。 **会议将于 2026 年 1 月 14 日星期三上午 11:30。**

本次會議的主題將是審議並執行以下事項：

採納關於指定投票所及委任選舉官員的命令



Melissa J. Parks, Attorney for the District

Harris County Municipal Utility District No. 248
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	\$965.15
Estimated property tax bill for the same median-valued homestead property in District for upcoming fiscal year if proposed budget is adopted	\$965.15

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.”

HARRIS COUNTY MUD #248
OPERATING BUDGET
4/1/26 to 3/31/27

1st Draft

	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	TOTAL
REVENUE:													
4100 Water Revenue	35,833	35,833	35,833	35,833	35,833	35,833	35,833	35,833	35,833	35,833	35,833	35,833	430,000
4200 Sewer Service Revenue	38,167	38,167	38,167	38,167	38,167	38,167	38,167	38,167	38,167	38,167	38,167	38,167	458,000
4310 Tap Connection Fees	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
4320 Maintenance Tax Revenue	96,370	-	-	-	-	-	-	-	32,123	321,234	1,027,949	128,494	1,606,170
4322 Sales Tax Revenue -COH	33,333	33,333	33,333	33,333	33,333	33,333	33,333	33,333	33,333	33,333	33,333	33,333	400,000
4330 Penalty Interest & Late Fee	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
4331 -NHCRWA Revenue	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	600,000
5391 Interest on Temp Investments	15,417	15,417	15,417	15,417	15,417	15,417	15,417	15,417	15,417	15,417	15,417	15,417	185,000
5399 Miscellaneous Revenue	417	417	417	417	417	417	417	417	417	417	417	417	5,000
TOTAL REVENUE	273,037	176,667	176,667	176,667	176,667	176,667	176,667	176,667	208,790	497,901	1,204,616	305,160	3,726,170
EXPENSES:													
6200 Payroll Administration	287	287	287	287	287	287	287	287	287	287	287	287	3,444
6201 Payroll Tax Expense	85	85	85	423	85	85	85	85	85	85	304	80	1,572
6300 Purchase Water	15,500	15,500	15,500	15,500	15,500	15,500	15,500	15,500	15,500	15,500	15,500	15,500	186,000
6301 Purchase Sewer Services	38,167	38,167	38,167	38,167	38,167	38,167	38,167	38,167	38,167	38,167	38,167	38,167	458,000
6302 Infrastructure Rehab	30,417	30,417	30,417	30,417	30,417	30,417	30,417	30,417	30,417	30,417	30,417	30,417	365,000
6310 Director Fees	1,713	1,713	1,713	1,713	1,713	1,713	1,713	1,713	1,713	1,713	1,713	1,713	20,553
6320.1 Legal Fees	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
6379 Election Expenses		60,000											60,000
6321 Auditing Fees	-	-	-	-	22,000	2,800	-	-	-	-	-	-	24,800
6322 Engineering Fees - General	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	100,000
6323 Operator Fees	10,833	10,833	10,833	10,833	10,833	10,833	10,833	10,833	10,833	10,833	10,833	10,833	130,000
6324 Laboratory 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
6326 Permit Fees	-	-	-	-	-	-	-	2,700	-	-	-	-	2,700
6328 -NHCRWA Expenses	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	600,000
6329 Arbitrage Reports	3,500	-	-	-	-	-	-	-	-	-	-	-	3,500
6333 Bookkeeping Fees	2,884	2,884	2,884	2,884	2,884	2,884	2,884	2,884	2,884	2,884	2,884	2,884	34,608
6335 Maintenance & Repairs-Routine	20,833	20,833	20,833	20,833	20,833	20,833	20,833	20,833	20,833	20,833	20,833	20,833	250,000
6338 Legal Notices	-	-	3,000	-	-	-	-	-	-	-	-	-	3,000
6340 Printing and Office Supplies	1,220	1,220	1,220	1,220	1,220	1,220	1,220	1,220	1,220	1,220	1,220	1,220	14,640
6350 Postage	435	435	435	435	435	435	435	435	435	435	435	435	5,220
6354 Travel Expenses	250	250	250	250	250	250	250	250	250	250	250	250	3,000
6351 Telephone	100	100	100	100	100	100	100	100	100	100	100	100	1,200
6352 Utilities	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	22,000
6353 Insurance	-	35,334	-	-	-	-	-	-	-	-	-	-	35,334
6355 Miscellaneous Exp	325	325	325	325	325	325	325	325	325	325	325	325	3,900
6359 Dues and Meetings & Education	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	20,000
6370 Tap Connection Expense	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
6378 TWA Fee	225	225	225	225	225	225	225	225	225	225	225	225	2,700
6400 Detention Pond Maint/Mowing	13,333	13,333	13,333	13,333	13,333	13,333	13,333	13,333	13,333	13,333	13,333	13,333	160,000
7410 TCEQ Assessment Fee	-	-	-	-	-	-	-	-	-	5,000	-	-	5,000
TOTAL EXPENSES	215,190	307,024	214,690	212,028	233,690	214,490	211,690	214,390	211,690	216,690	211,909	211,685	2,675,172
NET REVENUES/LOSS	57,846	(130,358)	(38,024)	(35,362)	(57,024)	(37,824)	(35,024)	(37,724)	(2,900)	281,210	992,706	93,475	1,050,999
Beginning Cash Surplus	7,958,361	8,016,208	7,885,850	7,847,826	7,812,464	7,755,441	7,717,617	7,682,593	7,644,869	7,641,969	7,923,179	8,915,885	
Net Revenues/Loss	57,846	(130,358)	(38,024)	(35,362)	(57,024)	(37,824)	(35,024)	(37,724)	(2,900)	281,210	992,706	93,475	
Ending Cash Surplus/Deficit	8,016,208	7,885,850	7,847,826	7,812,464	7,755,441	7,717,617	7,682,593	7,644,869	7,641,969	7,923,179	8,915,885	9,009,360	

NOTES:

Tax Rate: 2025 Certified Assessed Value \$910,527,271 x .1800 M/O Rate/100 @ 96% Collected = \$1,606,710

Presented Draft 1: 03/11/26
Presented Draft 2:
Adopted Draft 2:
Approved Amended 1:

Prepared By:
McLennan & Associates, LP
1717 St. James Place, Suite 500
Houston, Texas 77056
Phone (281) 920-4000
E-Mail: jdiaz@mcclennanandassoc.com
E-Mail: ogomez@mcclennanandassoc.com