

## **FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 41**

### **NOTICE OF SPECIAL 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 special public meeting at 15500 Voss Road, No. 200, Sugar Land, Fort Bend County, Texas, 77498, said address being a meeting place of the District.

**The meeting will be held on Thursday, September 4, 2025, at 4:00 P.M.**

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 the minutes of August 4, 2025, August 18, 2025, and August 23, 2025, Board of Directors meetings;
3. Discussion of request for drainage easement for proposed neighboring development by Sunstone Two Tree;
4. Conduct a public hearing regarding the adoption of the District's 2025 tax rate;
5. Levy of the District's 2025 debt service and maintenance tax rates, and the adoption of an Order in connection therewith;
6. Approval and execution of an Amendment to the Second Amended and Restated District Information Form;
7. Adoption of operating budget for fiscal year ending September 30, 2026;
8. Engagement of auditor to audit the District's financial statements and prepare the District's audit report for fiscal year ending September 30, 2025;
9. Engineering report, including:
  - a) Authorizing 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 and drainage facilities within the District;
  - b) Status of construction of facilities to serve land within the District, including capital improvement projects, and the approval of any change orders, pay estimates and/or supplemental bids in connection with same;
  - c) Acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District;
  - d) Status of and actions required in connection with proposed or ongoing Development within the District; and
  - e) Miscellaneous engineering items, including resident obstruction within public utility easement;

10. Operations and Maintenance Report, including:
  - a) Status of payments of back charged invoices for damages to District facilities;
  - b) Compliance with permits;
  - c) Appeals of District charges;
  - d) Authorizing repair and maintenance of District facilities;
  - e) Refer accounts for collection; and
  - f) Approve write-off of uncollectible accounts;
11. Discussion of matters regarding Duhacsek Village Green Park;
12. Bookkeeper's report, including financial and investment reports, Directors' Forms for Submission of Fees of Office, Capital Improvements Cash Flow Schedule;
13. Tax Assessment and Collection Report;
14. Report and legal action taken by the District's delinquent tax collections attorney, including authorizing foreclosure proceedings, installment agreements and the filing of proofs of claim;
15. Adoption of Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District;
16. Annual Review of Order Establishing Policy for Investment of District Funds and Appointing Investment Officer, and adoption of Resolution and amended Order in connection therewith;
17. Discussion of community issues, including:
  - a) Construction of pickleball courts and actions required in connection with the Recreational Facility Funding and Maintenance Agreement for Pickleball Courts and Related Facilities and Construction Contract related to same;
  - b) West Airport bridge repairs;
  - c) Construction of lighting along Red Gully sidewalks;
  - d) Other potential park and recreational projects; and
  - e) Irrigation evaluation and recommended repairs;
18. Discussion of District communications;
19. Attorney's report;
20. Closed Session for consultation with attorney regarding pending or threatened litigation and/or matters protected by attorney-client privilege pursuant to Section 551.07, Texas Government Code, as amended;
21. Reconvene in Open Session and authorize any action resulting from matters discussed in Closed Session; and

22. Matters for possible placement on future agendas.



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

By: JS III  
John H. Eichelberger III  
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.***

**DRAFT 2**

[illegible]

# FORT BEND COUNTY MUD #41

## General Fund Budget

10/1/25-9/30/26

DRAFT 2

	Codes	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	FY 2025
Service Acct Collection	16420	260	260	260	260	260	260	260	260	260	260	260	260	3,120
Bookkeeping Fees	16430	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	45,000
Arbitrage Expense	16440	850	-	850	-	-	-	-	-	-	-	-	-	1,700
Legal Notice	16450	250	-	-	250	-	-	-	250	-	-	250	-	1,000
Printing & Office Supplies	16460	3,275	3,275	3,275	3,275	3,275	3,275	3,275	3,275	3,275	3,275	3,275	3,275	39,300
Filing Fees	16470	25	25	25	25	25	25	25	25	25	25	25	25	300
Postage	16520	850	850	850	850	850	850	850	850	850	850	850	850	10,200
Insurance	16530	-	-	-	-	34,750	100	-	-	-	-	-	-	34,850
Travel/AWBD Expenses	16540	850	1,500	100	5,725	100	100	100	600	7,500	100	100	100	16,875
Garbage Expense	16550	29,348	29,348	29,348	29,348	29,348	29,348	30,232	30,232	30,232	30,232	30,232	30,232	357,482
Bank Fees	16561	30	30	30	30	30	30	30	30	30	30	30	30	360
Miscellaneous Expenses	16560	-	2,500	-	-	-	-	2,500	-	-	-	-	-	5,000
Meeting Expense - Meals	16562	300	300	300	300	300	300	300	300	300	300	300	300	3,600
NFBRWA Expense	16570	54,993	51,615	39,685	47,151	34,598	36,335	39,644	39,006	41,911	45,746	47,500	47,500	525,684
Website Design & Maint	16571	425	425	425	425	425	425	425	425	425	425	425	425	5,100
Customer Alert/Messaging	16574	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Payroll Tax Expenses	16600	426	426	426	850	426	426	426	426	850	426	426	426	5,963
Tax Account Expenses	16610	6,251	475	475	4,891	475	4,891	475	1,835	4,891	475	475	5,867	31,476
Duhacsek Park Maint	16620	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	60,000
Duhacsek Park Irrigation	16680	100	100	100	100	100	100	100	100	100	100	100	100	1,200
TCEQ Assmt Fee	17410	-	-	-	2,500	-	-	-	-	-	-	-	-	2,500
Capital Repairs	17550	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
<b>Total Expenses</b>		<b>214,903</b>	<b>211,799</b>	<b>219,009</b>	<b>223,389</b>	<b>224,332</b>	<b>211,135</b>	<b>197,712</b>	<b>202,284</b>	<b>220,709</b>	<b>208,414</b>	<b>205,918</b>	<b>207,668</b>	<b>2,547,270</b>
<b>Net Revenue/(Loss)</b>		<b>(69,312)</b>	<b>(61,984)</b>	<b>(54,498)</b>	<b>240,125</b>	<b>420,342</b>	<b>261,334</b>	<b>(43,314)</b>	<b>(61,062)</b>	<b>(88,933)</b>	<b>(73,753)</b>	<b>(67,003)</b>	<b>(71,253)</b>	<b>330,688</b>
<b>Beginning Cash Surplus</b>		<b>5,352,652</b>	<b>5,283,340</b>	<b>5,221,356</b>	<b>5,166,858</b>	<b>5,406,984</b>	<b>5,827,326</b>	<b>6,088,660</b>	<b>6,045,346</b>	<b>5,984,284</b>	<b>5,895,350</b>	<b>5,821,597</b>	<b>5,754,594</b>	
<b>Less Operating Profit/Loss</b>		<b>(69,312)</b>	<b>(61,984)</b>	<b>(54,498)</b>	<b>240,125</b>	<b>420,342</b>	<b>261,334</b>	<b>(43,314)</b>	<b>(61,062)</b>	<b>(88,933)</b>	<b>(73,753)</b>	<b>(67,003)</b>	<b>(71,253)</b>	
<b>End Cash Surplus/Deficit</b>		<b>5,283,340</b>	<b>5,221,356</b>	<b>5,166,858</b>	<b>5,406,984</b>	<b>5,827,326</b>	<b>6,088,660</b>	<b>6,045,346</b>	<b>5,984,284</b>	<b>5,895,350</b>	<b>5,821,597</b>	<b>5,754,594</b>	<b>5,683,340</b>	

**NOTES:**

**Assumes No New Taps**

**Taxes 2024 CAV \$403,021,345@.335/100 97% Collected**

**Garbage 1134\*25.88 Sept25 thru Mar26 1137\*26.66 Apr26-Sept26**

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Presented Draft 1 : 8/5/2024

Presented Draft 2: 9/4/2024

Adopted Draft 2:

## Exhibit B

### TAXPAYER IMPACT STATEMENT Fort Bend County Municipal Utility District No. 41

	Current Budget Fiscal Year Ending September 2025**	Proposed Budget Fiscal Year Ending September 2026**	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$1,049.53	\$1,096.21	\$1,049.53

\*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$.335 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 operations 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.