

**MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 16 OF  
MONTGOMERY COUNTY, TEXAS**

TO THE BOARD OF DIRECTORS OF MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO.16 OF MONTGOMERY COUNTY, TEXAS, AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Montgomery County Municipal Utility District No. 16 of Montgomery County, Texas will meet in regular session on **TUESDAY, September 9, 2025** at **7:00 p.m.**, at the home of **KARL KEITH, 25374 DOGWOOD LANE, SPLENDORA, MONTGOMERY COUNTY, TEXAS** within the boundaries of the district, open to the public. Guests attending the meeting via ZOOM videoconference, please join the meeting at <https://us06web.zoom.us/j/89213019059> or dial 1-346-248-7799 and enter MEETING ID: 892 1301 9059. The Board will consider and act upon the following matters:

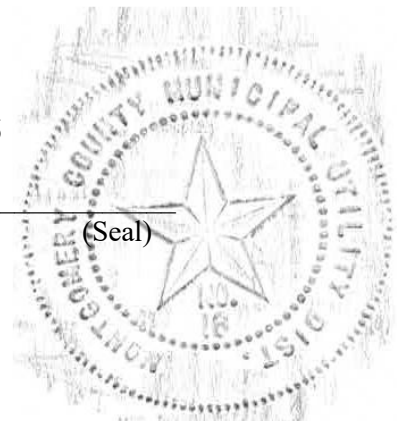
**REGULAR AGENDA**

1. CONSIDER AND APPROVE MINUTES OF THE PREVIOUS MEETING(S);
    - a. Minutes of August 12, 2025
  2. RECEIVE COMMENTS FROM THE PUBLIC (MAXIMUM OF 5 MINUTES);
  3. CONSIDER TAX COLLECTOR'S REPORT AND PAYMENT OF BILLS;
    - a. Approval of disbursements from the District's tax account;
    - b. Conduct public hearing on The District's proposed 2025 tax rate
    - c. Adopt Order Levying Taxes for 2025
    - d. Approve Amendment to Information Form and authorizing filing of same with the Texas Commission on Environmental Quality
    - e. Present findings on 25423 Dogwood.
  4. CONSIDER DEVELOPERS REPORT;
    - a. Development of Hill & Dale Ranch
  5. CONSIDER BOOKKEEPER'S REPORT AND PAYMENT OF BILLS;
    - a. Adopt budget for the District for the fiscal year ending September 30, 2026
  6. CONSIDER THE OPERATORS REPORT AND AUTHORIZE REPAIRS;
    - a. Status report on Sewer Plant and Water Plant operations & repairs;
    - b. Status report on the repairs to the water and sewer lines;
  7. CONSIDER DELINQUENT TAX COLLECTION REPORT;
  8. CONSIDER ENGINEERS REPORT;
    - a. Status of WWTP Improvements;
    - b. Status of Drainage Improvements;
    - c. Status Water Plant Improvements;
    - d. White Oak Plantation Section Two Development Letter
    - e. Review Capital and Maintenance Plans
  9. AUTHORIZE AUDITOR TO PERFORM AUDIT FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2025;
  10. CONSIDER ATTORNEYS REPORT;
  11. DISCUSS TRAVEL TRAILER AT 25423 DOGWOOD;
  12. CONVENE IN EXECUTIVE SESSION PURSUANT TO TEXAS GOVERNMENT CODE, CHAPTER 551, TO DISCUSS MATTERS ONLY RELATING TO PENDING OR CONTEMPLATED LITIGATION, PERSONNEL MATTERS, REAL ESTATE TRANSACTIONS OR SECURITY, IF NECESSARY;
  13. CONSIDER, DISCUSS AND ACT UPON ANY OTHER MATTERS WHICH MAY PROPERLY COME BEFORE THE BOARD;
- POSTED:

**4<sup>th</sup> Day of September, 2025**  
**Mark Turnbull County Clerk,**  
**Montgomery County, Texas**

By \_\_\_\_\_  
Deputy

**Larry E. Currey,**  
**Montgomery County M.U.D. 16**  
**Montgomery County, Texas**  
/s/ Larry E. Currey



### TAXPAYER IMPACT STATEMENT###

	Current Budget Fiscal Year Ending [Month Year]**	Proposed Budget Fiscal Year Ending [Month Year]**	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	1541.47 \$[ ]	1576.58 \$[ ]	1541.47 \$[ ]

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

**DISCLAIMER:** This statement is prepared pursuant to Texas Government Code, Section 551.043(c) as amended by House Bill 1522, 89<sup>th</sup> regular session. This District has used Texas Water Code equivalent calculations in place of the Tax Code, Chapter 26 "no-new-revenue tax rate" referenced in HB 1522 and has used average the homestead value as required by Texas Water Code Section 49.236 rather than the median homestead values specified in HB 1522. These modifications are necessary because the referenced Tax Code provisions do not apply to the District.

*Instructions for Preparation:* This form is to be prepared by the Bookkeeper for the District and provided to the Attorney and Legal Assistant, along with the proposed budget, at least 10 days prior to the date of the meeting at which the proposed budget will be considered. Please note that the rates utilized below may not conform exactly to the O/M rate levied by the Board. The average homestead value should be the same for all calculations and should be the average resident homestead value shown in the most recent truth in taxation worksheet prepared by the Tax Assessor Collector on behalf of the District.

#### Taxes for Current Budget and No-New-Revenue Tax Rate Budget:

Average Homestead Value Shown in Most Recent Truth in Taxation Worksheet	X	O/M Tax Rate Used to Produce Projected O/M Levy in Current Budget
100		

#### Taxes for Proposed Budget:

Average Homestead Value Shown in Most Recent Truth in Taxation Worksheet	X	O/M Tax Rate Used to Produce Projected O/M Levy in Proposed Budget
100		

### If the district does not levy an operations and maintenance tax to fund its operating budget, the above table and footnotes should be replaced with the following statement: [The][Name of District] does not levy an operations and maintenance tax to fund its operations and maintenance budget, and the proposed operations and maintenance budget will not impact the property tax bill of a homestead within the boundaries of the [name of district].

If the district does not contain any resident homesteads as of the most recent certified values received from the CAD, the above table and footnotes should be replaced with the following statement: The proposed budget will have no impact on the property tax bill for an average resident homestead as there are currently no properties that qualify for a residential homestead exemption within the boundaries of [name of district] as of the date of the most recent certified values provided by [APPRAISAL DISTRICT].

Montgomery County MUD 16

	Actuals at 08/12/2025	Budget for 09/30/2025	Approved Budget for 09/30/2026
<u>Income</u>			
Customer Service fees - Water	\$ 113,363.01	\$ 100,000.00	\$ 140,000.00
Water Tap Connection Fees	220,550.00	50,000.00	100,000.00
SJRA Collections	42,422.79	45,675.00	53,000.00
Lone Star GCD	1,062.69	700.00	1,400.00
Customer Service fees - Sewer	\$ 110,394.00	\$ 103,000.00	\$ 134,000.00
Sewer Inspection Fees	900.00	100.00	1,200.00
Maintenance Taxes	390,103.65	417,797.00	414,168.00
Penalties and Interest	4,292.29	5,000.00	5,000.00
Termination/Reconnection	13,270.92	9,750.00	15,000.00
Transfer / Connection Fees	1,290.00	500.00	1,400.00
TCEQ Assessment Fees	89.13	1,000.00	1,000.00
Customer Service Inspections	2,750.00	0.00	3,500.00
Miscellaneous Income	32,284.15	1,000.00	1,000.00
Interest Income	18,713.61	15,800.00	20,000.00
Total Income	\$ 951,486.24	\$ 750,322.00	\$ 890,668.00
<u>Water Expense</u>			
Laboratory Expense	800.80	5,000.00	2,000.00
Permit Fees	3,976.95	6,000.00	5,000.00
SJRA Pumpage Fees	35,813.20	48,000.00	52,000.00
Repairs & Maintenance	127,008.99	108,175.00	108,175.00
Chemicals	1,145.00	5,000.00	2,500.00
Tap Connection Expense	103,828.21	15,000.00	50,000.00
<u>Sewer Expense</u>			
Laboratory Expense	\$ 12,247.25	\$ 11,000.00	\$ 14,000.00
Permit Fees	1,350.00	0.00	1,350.00
Repairs & Maintenance	30,048.65	85,000.00	85,000.00
Sludge Removal	4,573.47	5,000.00	5,000.00
Chemicals	1,257.02	2,400.00	2,400.00
Sewer Inspection Expense	4,300.00	500.00	5,000.00
<u>Other Expense</u>			
Director Fees	\$ 16,221.40	\$ 17,680.00	\$ 19,890.00
Payroll Tax Expense	1,149.64	1,414.00	1,591.00
Legal Fees	29,534.59	48,000.00	48,000.00
Audit Fees	11,750.00	11,000.00	13,250.00
Engineering Fees	91,595.82	86,425.00	100,000.00
Management Fees	15,250.00	17,400.00	17,400.00
Election Expense	0.00	0.00	10,000.00
TCEQ Assessment fee	1,376.59	1,250.00	1,370.00
Operator Expenses	52,102.55	53,000.00	67,000.00

Bookkeeping Fees	17,258.20	20,000.00	20,000.00
M & R - Other Facilities	20,685.00	12,500.00	20,000.00
Legal Notices/Other Publication	613.04	0.00	1,000.00
Office Expense	6,949.06	8,500.00	8,500.00
Postage	488.03	800.00	800.00
Utilities	25,090.79	36,000.00	36,000.00
Insurance	27,426.00	27,300.00	30,400.00
Travel Expense	1,194.88	2,000.00	2,000.00
Registration/Membership Fees	1,055.00	5,000.00	5,000.00
Website Expense	4,600.00	4,800.00	6,000.00
Rent	1,950.00	2,000.00	2,000.00
Other Expense	574.32	1,750.00	1,750.00
Inspection Fees	8,622.00	1,000.00	9,500.00
Termination/Reconnection/NSF	6,480.00	4,050.00	7,500.00
Security Services	6,534.36	6,900.00	6,900.00
<u>Capital Outlay</u>			
Lift Station	\$ 0.00	\$ 75,000.00	\$ 100,000.00
Total Expense	\$ 674,850.81	\$ 734,844.00	\$ 868,276.00
Net Gain	\$ 276,635.43	\$ 15,478.00	\$ 22,392.00

Maintenance Tax: Value: \$58,778,972 Rate: \$.719 @98% collections