

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 419

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 public meeting at 1300 Post Oak Boulevard, Suite 2500, Houston, Texas 77056, said address being a meeting place of the District.

The meeting will be held on **Monday, May 11, 2026, at 11:00 a.m.**

The Board shall consider and discuss the following matters and take any action appropriate with respect to such matters:

1. Receive public comments, including comments and requests submitted through the District's website, and matters of public interest;
2. Review and approval of the minutes of the meetings of the Board of Directors held on May 9, 2025, and April 13, 2026;
3. Acceptance of Qualification Statements, Bonds, Oaths of Office, Affidavits of Current Director, and Elections Not to Disclose Certain Information for Directors Woodall and Goodspeed;
4. Election of officers of Board of Directors;
5. Approval of District Registration Form relative to election of Directors;
6. Authorize preparation and maintenance of a local government officers list in connection with conflict of interest disclosure requirements;
7. Discuss changes to cybersecurity and artificial intelligence training requirements applicable to directors of the District;
8. Bookkeeper's report, including financial and investment reports and the payment of invoices presented;
9. Adoption of operating budget for fiscal year ending May 31, 2027 (reference Exhibit A and Exhibit B attached hereto);
10. Engagement of auditor to audit the District's financial statements and prepare the District's audit report for fiscal year ending May 31, 2026;
11. Review of 10-Year Financial Operating Strategy prepared by EVO; consider investment of District funds into CDARs, and authorize any action necessary in connection therewith;

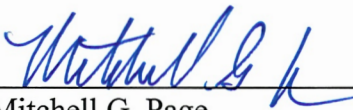
12. Consider proposals from energy consultants for electricity brokerage services;
13. Receive Tax Assessor-Collector report and approve payment of invoices presented and moving of accounts to uncollectible roll;
14. Report on legal action taken by the District's delinquent tax collections attorney, authorize foreclosure proceedings, installment agreements, and the filing of proofs of claim;
15. Approval of Unclaimed Property Report(s) as of March 1, 2026, and authorize bookkeeper and tax assessor-collector to file Report(s) with State Comptroller prior to July 1, 2026;
16. Operator's Report, including:
 - a) Monthly report;
 - b) Repair and maintenance of District facilities;
 - c) Appeals of District charges and consideration of customer comments; and
 - d) Status of filing of 2025 water loss audit with Texas Water Development Board;
17. Review and approval of the annual Consumer Confidence Report and authorize Operator to provide such report to the District's website provider and distribute same to District customers;
18. Authorize and direct the District's engineer and/or the District's operator to comply with the requirements of the EPA's America's Water Infrastructure Act of 2018;
19. Garbage Collection and Recycling Report from Republic Services, Inc.;
20. Engineer's Report, including:
 - a) Authorizing the design and/or advertisement for bids for the construction of facilities within the District, including:
 - i. Lift Station No. 2 Rehabilitation;
 - b) Authorizing the award of construction contracts or concurrence of award of contracts for the construction of facilities within the District;
 - c) Status of construction of water, sewer and drainage facilities and paving to serve land within the District, including the approval of any pay estimates and/or change orders, and acceptance by Harris County of streets for maintenance, including:
 - i. Mason Road, Sections 8 and 9 – Water, Sewer and Drainage Facilities and Paving (Unitas Construction, Inc.);
 - d) Authorizing the design, advertisement, or award of construction contracts or concurrence in the award of contracts for the construction of recreational facilities within the District;
 - e) Status of construction of recreational facilities to serve land within the District, and the approval of any change orders, including:
 - i. Mason Road Section 9 Medians and Setbacks Landscape (Allgreen Associates);
 - f) Discussion regarding status of general landscaping improvements within the District, including review of proposals for maintenance of District facilities;
 - g) Acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District, acceptance of facilities for operation and maintenance

- purposes, and conveyance of sites and/or facilities by the District;
- h) Status of storm water permitting related to construction within the District, and the taking of action in connection therewith;
 - i) Status of acceptance by Harris County of streets and storm sewers for maintenance;
 - j) Discussion regarding Capital Improvements Plan and Summary of Costs for potential bond issuance, and authorize any action necessary in connection therewith; and
 - k) Discussion regarding alternative fencing options to serve the District's facilities;
21. Status of the proposed issuance of the District's \$5,425,000 Unlimited Tax Park Bonds, Series 2026, and the District's \$5,250,000 Unlimited Tax Bonds, Series 2026;
 22. Matters related to the Bridgeland Water Agency (the "Agency") and directives to the District's Trustee and Alternate(s);
 23. Updates and revisions to District website, including status of website administration through Touchstone District Services, LLC;
 24. Developer's report;
 25. Matters relative to Bridgeland Council, Inc. and/or Lakeland Village Community Association, Inc. (the "Association"), including discussion regarding potential recreational facilities maintenance agreement with the Association;
 26. Discussion regarding site plan for the District's 5-acre administrative facility site; authorize any action necessary in connection therewith;
 27. Ratify prior approval of Contract Regarding the Financing, Construction, Operation and Maintenance of The Bridgeland Veterans Memorial Park by and among the District, Harris County Water Control and Improvement District No. 157, Harris County Water Control and Improvement District No. 159 and Harris County Municipal Utility District No. 489;
 28. Attorney's Report;
 29. Schedule of future Board meetings; and
 30. Matters for possible placement on future agendas.

(SEAL)



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

By: 
 Mitchell G. Page
 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 Operating Budget for Fiscal Year Ending May 31, 2027]

Proposed Budget

Harris County MUD No. 419 - Fiscal Year Ending 05/2027

	Ten Month Actuals 06/25 - 03/26	Twelve Months Annualized FYE 05/26	Adopted 2026 Budget	Proposed 2027 Budget
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Revenues

11313 . HC 489 - Land Payment	0	0	0	954,463
14101 · Water - Customer Service Fee	1,114,583	1,337,500	1,360,000	1,337,000
14102 · WHCRWA Fees	1,871,031	2,245,237	2,430,725	2,385,832
14201 · Wastewater-Customer Service Fee	2,092,395	2,510,873	2,521,221	2,544,000
14203 · Grease Trap Inspection Fees	5,670	6,804	6,500	6,900
14301 · Maintenance Tax Collections	3,791,843	3,791,843	3,652,070	3,545,367
14501 · Tap Connections	55,050	55,050	0	0
14502 · Inspection Fees	7,380	12,300	450	12,500
14702 · Penalties & Interest	80,252	96,302	108,000	97,000
14801 · Interest Earned on Checking	1,707	2,276	360	2,500
14802 · Interest Earned on Temp. Invest	397,714	477,257	450,000	480,000
15801 . Miscellaneous Income	509	611	50	0
Total Revenues	\$9,418,133	\$10,536,053	\$10,529,376	\$11,365,562

Expenditures

16101 · Billing Service Fees - Water	77,250	92,699	76,000	96,000
16103 · JWP General & Administrative Ex	23,044	27,653	30,384	32,796
16104 · Purchase Water / JWP	468,791	562,549	543,349	505,891
16105 · Maintenance & Repairs - Water	204,850	245,821	508,000	253,000
16108 · Laboratory Expense - Water	73,207	87,848	137,000	92,000
16112 · Service Account Collection	46,437	55,724	69,500	60,000
16115 · Meter Replacement	0	0	2,000	2,000
16116 · Permit Expense - Water	6,034	6,034	6,200	6,250
16118 · WHCRWA Fee	1,704,273	2,272,365	2,430,725	2,378,111
16119 · Smart Meter Subscription	31,101	37,321	39,000	39,000
16120 · Maint. & Repair - Air Scouring	0	0	73,000	73,000
16121 · Mahole Survey	0	0	20,000	20,000
16201 · Billing Service Fees-Wastewater	94,906	113,887	103,000	118,000
16204 · Purchase Wastewater Service	836,655	1,115,540	801,711	797,155
16205 · STP General & Administrative Ex	23,065	27,677	30,974	27,957

Proposed Budget

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16206 · Maint & Repairs - Wastewater	249,264	299,116	340,000	310,000
16209 · Mowing - Lift Station	3,515	4,218	5,500	4,500
16211 · Utilities - Lift Station	17,982	23,975	25,000	25,000
16218 · Maint. & Repair - Televising	0	0	95,000	95,000
16220 · Maint. & Repair - Collection Lines	18,898	56,693	200,000	60,000
16406 · Maint & Repair - Stormwater	124	149	9,000	1,000
16301 · Garbage Expense	931,124	1,117,348	1,122,000	1,151,000
16501 · Tap Connection Expense	7,846	7,846	0	0
16502 · Inspection Expense	9,584	11,500	7,900	12,000
16603 · Utilities - Streetlights	150,837	201,116	195,000	207,000
16604 · Maint. Contracts-Rec Facility	0	260,000	130,000	130,000
16605 · Landscape Repair / Improvements	471,478	471,478	0	80,000
16701 · Administrative Fees	8,035	9,641	7,000	10,000
16703 · Legal Fees	84,597	101,516	100,000	100,000
16705 · Engineering Fees	61,921	74,306	98,000	98,000
16707 · Engineering Fees - GIS	500	600	600	600
16708 · Election Expense	249	249	20,000	5,000
16709 · Auditing Fees	28,600	28,600	26,000	29,500
16710 · Bookkeeping Fees	75,925	91,110	87,000	95,000
16711 · Website	10,391	11,336	5,000	16,000
16712 · Consumer Confidence Report	0	0	550	550
16714 · Printing & Office Supplies	6,606	7,927	10,000	8,500
16715 · Filing Fees	220	264	300	300
16716 · Delivery Expense	587	782	850	850
16717 · Postage	399	479	500	500
16718 · Insurance & Surety Bond	36,360	36,360	22,000	38,200
16719 · AWBD Expense	7,870	7,870	7,200	8,200
16721 · Meeting Expense	3,431	4,574	4,800	4,800
16722 · Bank Expense	665	798	200	850

Proposed Budget

Harris County MUD No. 419 - Fiscal Year Ending 05/2027

	Ten Month Actuals 06/25 - 03/26	Twelve Months Annualized FYE 05/26	Adopted 2026 Budget	Proposed 2027 Budget
16723 · Travel Expense	5,610	6,732	5,000	7,000
16724 · SB 622 Advertising Costs	0	0	5,000	5,000
16728 · Record Storage Fees	1,858	2,229	2,100	2,500
16731 · Arbitrage Expense	23,775	23,775	30,000	17,750
16737 · Bridgeland Water Agency	107,543	129,052	84,066	78,851
16737.01 · BWA - Security	658,102	789,722	719,693	770,354
16739 · Sponsorships	5,000	5,000	253,150	5,000
16740 · Vererans Memorial	0	0	0	266,315
16802 · BWA Security Cameras	0	0	0	27,824
17101 · Payroll Expenses	21,074	25,288	25,000	26,000
17102 · Payroll Administration	75	125	0	150
17802 · Miscellaneous Expense	33	33	3,600	0
17806 · AWIA RRA & ERP Renewal	0		0	15,000
Total Expenditures	\$6,599,686	\$8,456,927	\$8,517,852	\$8,215,253
Capital Outlay				
17921 · Capital Outlay - LS Rehab	25,428	25,428	110,000	110,000
17922 · Capital Outlay - LS Fencing	0	0	430,000	0
Total Capital Outlay	\$25,428	\$25,428	\$540,000	\$110,000
Net Excess Revenues <Expenditures>	\$2,793,019	\$2,053,698	\$1,471,524	\$3,040,309

Maintenance Tax Collections = Taxable Value / 100 * M&O Tax Rate *
 $\$1,176,742,207 / 100 * 0.205 * 0.98 = \$3,545,367$ (per Financial Advisor)

EXHIBIT B

Taxpayer Impact Statement

	Current Budget Fiscal Year Ending May 2026**	Proposed Budget Fiscal Year Ending May 2027**	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$1,021.68	\$1,096.44	\$1,021.68

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.205 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.