

AGENDA
EAST MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 5

Notice is hereby given pursuant to V.T.C.A. Government Code, Chapter 551, that the Board of Directors of East Montgomery County Municipal Utility District No. 5 will meet in **regular** session, open to the public, at **12:00 p.m., on Thursday, May 21, 2026 at 9 Greenway Plaza, Suite 1000, Houston, Texas 77046**, a designated meeting place outside the boundaries of the District. However, those unable to attend in person may join the meeting at: <https://us06web.zoom.us/j/82464645977?pwd=zL1Qk1BLjDnc3Surmlg53t6bbg3m2H.1> or by telephone at *telephone + 1 346 248 7799, Meeting ID: 824 6464 5977, passcode 894470*. At this meeting the following items will be considered and acted on:

1. Hear from the Public.
2. Consider approving minutes of the meetings held on April 16, 2026.
3. Hear Roman Forest Police Department Report and consider taking action thereon.
4. Authorize Auditor to conduct Audit for fiscal year ending May 31, 2026.
5. Hear a report from Waste Management and consider taking action thereon.
6. Hear Tax Assessor/Collector's Report and take any action requested, including:
 - a. Approve report and authorize payments from the tax account.
7. Hear Operator's Report and consider taking any action requested, including:
 - a. Review billing and collections;
 - b. Authorize termination of water and sewer service to delinquent accounts;
 - c. Authorize Operator to make necessary repairs to the regional and/or District water and sanitary system;
 - d. Approve Consumer Confidence Report; and
 - e. Ratify approval of write-off of uncollectible roll.
8. Discuss Amendment to Rate Order and if necessary consider taking action thereon.
9. Hear Engineer's Report and consider taking action thereon, including:
 - a. Authorize the design of District and/or Master District facilities;
 - b. Approve plans and specifications for District and/or Master District facilities;
 - c. Authorize Engineer to advertise bids for District and/or Master District projects;
 - d. Approve report, pay estimates, and change orders for construction projects in progress in the District and/or Master District;
 - e. Authorize and/or ratify construction contracts and related items;
 - f. Accept and/or ratify acceptance of conveyance of real property by deeds and/or easement; and
 - g. Approve summary of costs for Internal WSD Bond Application No. 3.
10. Adopt Order Authorizing Application to the TCEQ and approve Application for WSD Bond Issuance No. 3.
11. Hear Regional Detention/Drainage Maintenance Reports and consider taking any action requested, including:
 - a. Authorize and/or approve proposals for maintenance of regional detention and drainage facilities.
12. Hear Bookkeeper's report and consider taking action thereon, including:
 - a. Approve report and payment of bills listed therein;
 - b. Adopt Master District budget for fiscal year ending May 31, 2027; and
 - c. Adopt District budget for fiscal year ending May 31, 2027.
13. Hear report from Attorney and consider taking any action requested, including:
 - a. Authorize attorney to solicit insurance proposals.
14. Such other matters as may come before the Board.

Pursuant to V.T.C.A. Government Code, Chapter 551, as amended, the Board of Directors may convene in closed session to receive advice from legal counsel and discuss matters relating to pending or contemplated litigation, personnel matters, gifts and donations, real estate transactions, the deployment, or specific occasions for the implementation, of security personnel or devices and/or economic development negotiations. Electronic copies of meeting materials are available by contacting nhollis@coatsrose.com. 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) 651-0111 at least three business days prior to the meeting so that appropriate arrangements can be made.

**If attending in person, indicate a desire to address the Board on the sign-in sheets. If attending virtually, use the "raise hand" function to indicate the desire to address the Board. Those present via telephone (+ 1 346 248 7799, Meeting ID: 824 6464 5977, passcode 894470) shall indicate their desire to address the Board when called upon.*

EXECUTED this 14th day of May 2026

(SEAL)



EAST MONTGOMERY COUNTY
MUNICIPAL UTILITY DISTRICT NO. 5

Emily Kolb Forswall
Coats Rose P.C.
Attorneys for the District

East Montgomery County MUD 5 MASTER

	Actuals 04/06/2026	Budget for 05/31/2026	Proposed Budget for 05/31/2027
Income			
Master District Revenue from EMC MUD 6	\$ 904,615.53	1,108,904.00	1,581,484.00
Master District Revenue from EMC MUD 7	866,957.00	1,108,904.00	1,538,741.00
Master District Revenue from EMC MUD 5 Internal	682,398.50	950,489.00	1,154,056.00
Bulk Water Sales	6,761.03	0.00	0.00
Interest Income	262.13	200.00	0.00
Total Income	\$ 2,460,994.19	3,168,497.00	4,274,281.00
Expenses			
Water Expenses			
Bulk Water Purchases	\$ 0.00	1,000.00	1,000.00
Laboratory Fees	62,400.05	40,000.00	74,000.00
Permit Fees	0.00	150.00	150.00
SJRA Fees	712,676.46	925,000.00	945,000.00
LSWCD Fees & Permit	47,005.00	46,000.00	47,000.00
Maintenance and Repair	162,441.78	200,000.00	200,000.00
Chemicals	39,740.01	25,000.00	46,000.00
Sewer Expenses			
Purchased Sewer Service	\$ 0.00	1,000.00	1,000.00
Laboratory Fees	0.00	40,000.00	84,000.00
Permit Fees	0.00	3,900.00	3,900.00
Maintenance and Repair	588,192.83	450,000.00	550,000.00
Chemicals	17,550.00	24,000.00	24,000.00
Utilities	233,097.11	255,000.00	280,000.00
Lease of Sewer Plant #1 Phase II (\$8,200)	94,400.00	111,000.00	98,400.00
Lease of Sewer Plant #1 Phase III (\$18,125)	199,375.00	217,500.00	217,500.00
Lease of Sewer Plant #1 Phase IV (\$20,470)	0.00	0.00	245,640.00
Lease of Sewer Plant #2 (\$12,300)	135,300.00	147,600.00	147,600.00
Lease of Sewer Plant #2 Phase II (\$17,520)	0.00	0.00	210,240.00
Garbage expense	4,983.46	6,000.00	6,000.00
Other Expenses			
Director Fees	12,155.00	8,840.00	16,575.00
Payroll Taxes	929.82	707.00	1,326.00
Legal Fees	51,388.65	45,000.00	80,000.00
Audit Fees	25,700.00	25,600.00	27,200.00
Engineering Fees	49,609.44	60,000.00	65,000.00
Maintenance & Operator Expense - Other	167,666.75	175,000.00	175,000.00
Bookkeeping Fees	11,750.00	14,000.00	16,500.00
Maintenance - Drainage, mowing & repairs	492,717.17	230,000.00	668,050.00
Maintenance - Drainage repairs	2,145.00	75,000.00	0.00
Insurance	28,747.00	34,400.00	28,800.00
Travel/Mileage	2,032.40	150.00	4,000.00
Registration/Membership Fees	1,190.00	2,000.00	2,000.00
Website Expense	2,045.00	4,000.00	2,400.00
Other Expenses	4,459.78	650.00	6,000.00
Capital Outlay			
Capital Outlay - Facilities	\$ (121,500.00)	0.00	0.00
Total Expense	\$ 3,028,197.71	3,168,497.00	4,274,281.00
Net Gain	\$ (567,203.52)	0.00	0.00

East Montgomery County MUD 5 Internal District

	Actuals as of 04/25/2026	Budget for 05/31/2026	Proposed Budget for 05/31/2027
<u>Income</u>			
Water Revenue			
Customer Service Fees - Water	\$ 189,070.53	\$ 250,000.00	\$ 240,000.00
Water Tap Connection Fees	17,006.80	133,650.00	30,000.00
LSGCD Collections	7,070.14	7,200.00	8,200.00
SJRA Collections	222,393.36	210,000.00	250,000.00
Sewer Revenue			
Customer Service Fees - Sewer	\$ 480,184.72	\$ 500,000.00	\$ 520,000.00
Sewer Inspection Fees	200.00	2,000.00	1,000.00
Grease Trap Inspections	200.00	0.00	1,000.00
Other Revenue			
Security Service	\$ 138,819.00	\$ 168,000.00	\$ 170,000.00
Inspection Fees	4,860.00	150,000.00	5,000.00
Maintenance Taxes	413,681.85	598,532.00	500,000.00
Penalties & Interest	15,124.14	12,000.00	18,000.00
Termination/Reconnection/NSF	28,814.21	14,000.00	30,000.00
Transfer/Connection Fees	11,585.00	25,000.00	14,000.00
Interest Income	7,489.24	6,000.00	8,500.00
Total Income	\$ 1,536,498.99	2,076,382.00	1,795,700.00
<u>Expenses</u>			
Water Expenses			
Laboratory Expense	\$ 4,153.87	\$ 8,500.00	\$ 6,500.00
Permit Fees	3,864.55	0.00	3,865.00
Repairs & Maintenance	129,749.38	70,000.00	140,000.00
Tap Connection Expense	61,447.50	53,500.00	18,000.00
Sewer Expenses			
Permit Fees	\$ 125.00	\$ 125.00	\$ 125.00
Repair & Maintenance	14,759.59	90,000.00	30,000.00
Chemicals	0.00	2,500.00	2,500.00
Inspection Expense	4,200.00	12,000.00	5,000.00
Other Expenses			
Service from Master District	\$ 626,048.18	\$ 950,489.00	\$ 1,154,056.00
Legal Fees	22,160.75	30,000.00	\$ 35,000.00
Auditing Fees	7,000.00	8,000.00	7,500.00
Engineering Fees	0.00	25,000.00	35,000.00
TCEQ Assessment Fees	3,575.86	3,500.00	3,800.00
Operator Expense	51,326.06	60,000.00	60,000.00
Bookkeeping Expense	5,300.00	6,000.00	6,600.00
M&R - Other Facilities	798.50	0.00	2,000.00
Other Expenses	1,435.20	500.00	2,000.00
Builder Inspections	10,435.00	15,000.00	12,000.00
CSI Inspections	13,500.00	20,000.00	15,000.00
Termination/Reconnection/NSF	31,017.14	15,000.00	35,000.00
Security Service	180,824.36	168,000.00	170,000.00
Garbage Expense	230,590.71	255,000.00	326,500.00
Total Expense	\$ 1,402,311.65	1,793,114.00	2,070,446.00
Net Gain	\$ 134,187.34	283,268.00	(274,746.00)

Exhibit B

Taxpayer Impact Statement'

EMC 5

	Current Budget Fiscal Year Ending 5/31/26	Proposed Budget Fiscal Year Ending 5/31/27	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	Ø	Ø	Ø

*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 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.