

**AMENDED CNP UTILITY DISTRICT
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 **3355 W. Alabama St., Suite 350, Houston, Harris County, Texas, 77098**, said address being an office and meeting place of the District.

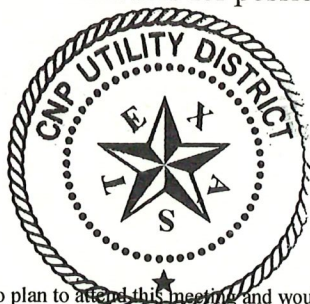
The meeting will be held on **Thursday, October 15, 2026, at 12:00 p.m.**

The Board shall consider and act upon the following matters:

1. Consider questions and comments from the public (*Please note that the Board imposes a three-minute speaking limit for each member of the public wishing to address the Board; comments will be closed after this item*);
2. Review and consider approval of minutes of the September 17, 2026, Board of Directors meeting;
3. Consider status of security patrol of parks and contract patrol services from the Harris County Sheriff's Office, and the taking of any actions required in connection therewith;
4. Consider engagement of auditor to prepare the District's audit report for the fiscal year ending October 31, 2026;
5. Conduct a public hearing relative to the District's proposed 2026 debt service tax rate;
6. Consider the adoption and levy of the District's proposed 2026 debt service tax rate, and the adoption of an Order in connection therewith;
7. Consider approval and execution of an Amendment to the Third Amended and Restated District Information Form relative to the levy of the District's 2026 debt service tax rate;
8. Consider report on the status of collection of taxes, the status of collection of delinquent tax accounts, and the payment of invoices in connection therewith, and the taking of any actions required in connection therewith;
9. Consider status of sales tax audit being performed by B&A Municipal Sales Tax Services, and the taking of any actions required in connection therewith;
10. Consider report on the District's water, sanitary sewer and storm sewer systems, including:
 - (a) Authorizing the repair and maintenance of District facilities, and the taking of any action required in connection therewith;
 - (b) Compliance with the District's water and waste discharge permits;
 - (c) Status of pending repairs;
 - (d) Appeals of District charges;
11. Consider approval of amendment to District's Operator Service Agreement with Municipal District Services, LLP, and the taking of any actions required in connection therewith;
12. Consider status of North Harris County Regional Water Authority, and the taking of any actions required in connection therewith;

13. Consider the Engineer's 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 or drainage facilities within the District, including:
 - (i) status of design work and authorize preparation of plans for the Commercial Meter Replacement;
 - (ii) status of design work and authorize preparation of plans and specifications for the WWTP Phase II Rehabilitation project;
 - (b) Status of construction contracts, including the approval of any change orders and/or acceptance of facilities for operation and maintenance purposes, including:
 - (i) status of contract with W.W. Payton Corporation for replacement of Motor Control Center at Water Plant No. 1;
 - (ii) status of contract between Forestar (USA) Real Estate Group, Inc. and R Construction Civil, LLC for water, sewer and drainage facilities to serve the Ember Grove single-family development;
 - (c) Acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District;
 - (d) Status of storm water quality permits;
 - (e) Status of development in District, including:
 - i) status of Ember Grove single-family development on Cypress Station Dr. by Forestar (USA) Real Estate Group Inc. (DR Horton);
 - ii) proposed car wash development; and
 - iii) proposed Cypress Station Townhomes development located at 544 FM 1960;
 - (f) Issuance of utility commitments;
 - (g) Status of Harris County sidewalk project;
- and the taking of any actions required in connection therewith;
14. Consider report from Champions Hydro-Lawn regarding park maintenance and management, consider approval of maintenance, repair and/or installation of equipment facilities and/or grounds at park and the taking of any actions required in connection therewith;
15. Consider status of use of soccer fields by GFI Academy at Lents Family Park, and the taking of any actions required in connection therewith;
16. Consider financial and investment reports, including invoices presented, and the taking of any actions required in connection therewith, including authorizing the payment of invoices presented;
17. Consider adoption of operating budget for fiscal year ending October 31, 2026, a draft of which is attached hereto as Exhibit "A" along with the Taxpayer Impact Statement;
18. Consider report from Touchstone District Services, and the taking of any actions required in connection therewith; and
19. Consideration of matters for possible placement on future agendas.

(SEAL)



MARKS RICHARDSON PC

Kara E. Richardson / BE

Kara E. Richardson

Attorneys for the District

EXHIBIT "A"

Proposed Budget

CNP UD - FYE 10/2027

	Nine Month Actuals 11/25 - 07/26	Twelve Months Annualized FYE 10/26	Adopted 2026 Budget	Proposed 2027 Budget
Revenues				
14101 · Water -Customer Service Revenue	607,290	808,290	829,400	832,500
14102 · NHCRWA Fees	991,728	1,357,728	1,391,200	1,391,200
14103 · NHCRWA - Capital & Interest	427,624	570,165	570,165	570,165
14110 · NHCRWA - Credit	27,140	36,187	36,187	36,187
14201 · Wastewater-Customer Service Fee	507,365	676,487	721,300	710,300
14203 · Grease Trap	43,574	58,098	57,170	58,680
14401 · Sales Tax-COH	522,603	704,182	724,300	711,200
14501 · Tap Connections	12,970	12,970	0	0
14502 · Inspection Fees	725	725	3,600	3,600
14602 · Security Patrol Revenue	675,849	901,132	900,000	900,000
14702 · Penalties & Interest	27,339	36,452	65,800	36,820
14801 · Interest Earned on Checking	790	835	2,400	900
14802 · Interest Earned on Temp. Invest	131,783	159,009	165,400	179,800
15801 · Miscellaneous Income	184	3,184	2,000	0
Total Revenues	\$3,976,965	\$5,325,445	\$5,468,922	\$5,431,352
Expenditures				
16101 · Billing Service Fees - Water	78,003	102,663	98,600	104,700
16103 · NHCRWA - Pumpage Fee	544,380	694,263	469,610	701,210
16104 · NHCRWA - Purchase Water	315,718	503,148	727,340	508,180
16105 · Maintenance & Repairs - Water	268,740	366,942	324,170	385,290
16107 · Chemicals - Water	47,314	64,558	59,700	65,800
16108 · Laboratory Expense - Water	11,213	16,727	22,000	17,100
16109 · Mowing - Water	9,029	12,038	12,700	12,700
16110 · Utilities - Water	89,804	119,574	117,500	122,000
16111 · Reconnections	439	614	0	615
16112 · Disconnect Expense	2,013	2,630	0	2,700
16114 · Telephone Expense - Water	1,875	2,672	2,500	2,700
16115 · Meter Replacement	0	0	14,800	0
16116 · Permit Expense - Water	21,802	21,802	50,500	50,500

Proposed Budget

CNP UD - FYE 10/2027

	Nine Month Actuals 11/25 - 07/26	Twelve Months Annualized FYE 10/26	Adopted 2026 Budget	Proposed 2027 Budget
16117 · TCEQ Regulatory Expense - Water	651	651	3,700	3,700
16118 · Commercial Meter Testing	12,237	12,237	36,600	12,400
16201 · Billing Service Fees-Wastewater	78,003	102,663	98,600	104,700
16203 · Sanitary Lift Station Exp	24,029	29,669	16,000	30,300
16205 · Maint & Repairs - Wastewater	196,207	269,871	181,800	275,300
16206 · Storm Water Pump Station Exp	1,794	1,794	2,500	2,500
16207 · Chemicals - Wastewater	57,855	78,785	54,800	80,400
16208 · Laboratory Fees - Wastewater	68,169	90,892	102,900	92,700
16209 · Mowing - Wastewater	9,029	12,038	12,300	12,300
16210 · Utilities - Wastewater	144,685	191,758	204,000	195,600
16211 · Utilities - Lift Station	152	202	200	200
16212 · Sludge Removal	82,254	109,672	87,100	115,200
16214 · Telephone Expense - Wastewater	445	593	620	600
16215 · Grease Trap Expense	42,193	55,749	56,320	56,860
16216 · Permit Expense - Wastewater	0	0	15,810	0
16217 · TCEQ Regulatory Expense - Wastewa	651	651	3,700	3,700
16301 · Garbage Expense	29,628	39,989	33,390	42,390
16404 · Mowing - Detention	24,434	32,766	25,300	32,000
16502 · Inspection Expense	38,483	39,668	42,100	40,100
16601 · Green Medians Fees	10,786	14,456	14,800	14,800
16602 · Cypress Station-Assessment Fee	13,821	13,821	13,800	14,100
16603 · Park Maintenance	337,497	455,020	304,800	450,000
16604 · Park Utilities	753	2,037	2,100	2,100
16701 · Administrative Fees	0	0	520	0
16703 · Legal Fees	51,762	68,890	57,000	57,000
16705 · Auditing Fees	29,500	29,500	29,100	31,000
16706 · Engineering Fees	30,735	39,788	85,000	85,000
16707 · Engineering Fees - Special	20,873	26,369	65,000	65,000
16708 · Financial Advisor Fees	1,200	1,200	950	1,200

Proposed Budget

CNP UD - FYE 10/2027

	Nine Month Actuals 11/25 - 07/26	Twelve Months Annualized FYE 10/26	Adopted 2026 Budget	Proposed 2027 Budget
16709 · Election Expense	578	1,514	10,000	10,000
16710 · Website Expense	2,100	2,509	3,000	2,600
16711 · Sales Tax Tracking	12,500	17,000	16,000	17,000
16712 · Bookkeeping Fees	59,702	79,452	81,400	87,400
16713 · Legal Notices & Other Publ.	0	0	2,900	0
16714 · Printing & Office Supplies	4,033	5,633	5,900	5,700
16715 · Filing Fees	17	23	300	300
16716 · Delivery Expense	681	965	500	1,000
16717 · Postage	1,784	2,352	2,100	3,000
16718 · Insurance & Surety Bond	128,425	128,425	128,200	134,800
16719 · AWBD Expense	750	750	750	800
16721 · Meeting Expense	2,951	4,092	5,100	4,200
16722 · Bank Service Charge	425	590	3,700	660
16723 · Travel Expense	529	842	740	850
16727 · SB/HB Compliance	1,500	1,500	4,500	1,500
16728 · Record Storage Fees	5,571	7,098	3,600	7,200
16729 · Sponsorships	4,180	4,180	4,200	4,200
16730 · Consumer Confidence Report	0	0	9,200	9,200
16731 · Arbitrage Fees	9,745	9,745	3,000	9,900
16801 · Park Security Patrol	126,595	167,989	172,300	171,300
16802 · Internet - Security Cameras	9,092	11,992	15,600	12,200
16803 · Security Patrol Expense	829,801	1,000,777	1,012,700	1,056,120
17101 · Payroll Expenses	8,177	11,271	13,300	13,300
17102 · Payroll Administration	450	600	600	600
17103 · Payroll Tax Expense	625	862	1,000	1,017
17802 · Miscellaneous Expense	4,896	4,896	500	500
Total Expenditures	\$3,913,260	\$5,093,416	\$4,951,320	\$5,349,992

Capital Outlay

Proposed Budget

CNP UD - FYE 10/2027

	Nine Month Actuals 11/25 - 07/26	Twelve Months Annualized FYE 10/26	Adopted 2026 Budget	Proposed 2027 Budget
17901 · Capital Outlay	125,167	157,394	55,000	55,000
Total Capital Outlay	\$125,167	\$157,394	\$55,000	\$55,000
Net Excess Revenues <Expenditures>	(\$61,463)	\$74,635	\$462,602	\$26,359

Exhibit B
Taxpayer Impact Statement

CNP UD does not levy an operations and maintenance tax to fund its operating budget. The proposed operations and maintenance budget will not impact the property tax bill of a homestead within the boundaries of CNP UD.