

MINUTES OF BOARD OF DIRECTORS MEETING
OCTOBER 17, 2023

THE STATE OF TEXAS
COUNTY OF HARRIS
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 109

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The Board of Directors (the “*Board*”) of Harris County Municipal Utility District No. 109 (the “*District*”) met in regular session, open to the public, at the Atascocita Waste Water Treatment Plant, 5003 Atascocita Road, Humble, Texas 77346, on October 17, 2023, at 5:30 p.m.; whereupon the roll was called of the Board, to-wit:

Owen H. Parker, President
Chris Green, Vice President
Cheryl Moore, Secretary
Robin Sulpizio, Assistant Secretary
Nancy A. Frank, Assistant Secretary

All members of the Board were present. Also attending all or parts of the meeting were Sergeant Romero of Harris County Precinct 4 Constable’s Office; Mr. Chris Davy of Ad Valorem Appraisals, tax assessor and collector for the District; Mr. Cory Burton of Municipal Accounts & Consulting, LP (“MAC”), bookkeeper for the District; Mr. Bill Kotlan of BGE, Inc. (“BGE”), engineers for the District; Mr. Clint Gehrke of Water Waste Water Management Services, Inc. (“WWWMS”), operator for the District; and Mr. Dimitri Millas, Ms. Leslie Bacon and Ms. Jane Maher of Norton Rose Fulbright US LLP (“NRF”), attorneys for the District.

Call to Order. President Parker called the meeting to order in accordance with notice posted pursuant to law, copies of certificates of posting of which are attached hereto as *Exhibit A*, and the following business was transacted:

1. **Public Comments.** There were no public comments.
2. **Minutes.** The Board considered the proposed minutes of meeting held on September 19, 2023, previously distributed to the Board. Upon motion by Director Green, seconded by Director Sulpizio, after full discussion and the question being put to the Board, the Board voted unanimously to approve the minutes of the meeting held on September 19, 2023, as presented.
3. **Security Report.** President Parker recognized Sergeant Romero, who presented to and reviewed with the Board the Security Report for the month of September 2023, a copy of which is attached hereto as *Exhibit B*.

Upon motion by Director Moore, seconded by Director Sulpizio, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Security Report.

4. **Consider approval of Security Contribution Agreement for Reimbursement of Law Enforcement Services.** President Parker recognized Mr. Millas, who presented to and reviewed with the Board the Security Contribution Agreement for the Reimbursement of Law Enforcement Services (the “*Agreement*”), a copy of which is attached hereto as *Exhibit C*. Discussion ensued. Mr. Millas noted that the Agreement would be revised to include payments dates at the end of the month, combining the September and October payment of \$7,500, and

updating the contact information for the Oaks of Atascocita.

Upon motion by Director Green, seconded by Director Sulpizio, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Agreement, as revised.

5. **Public Hearing on Tax Rate.** President Parker opened the hearing on the proposed tax rate. There were no comments. President Parker closed the hearing.

6. **Adopt Order Setting Tax Rate and Levying Tax for 2023.** The Board reviewed an Order Setting Tax Rate and Levying Tax for 2023 (the "Order"), a copy of which is attached hereto as *Exhibit D*. President Parker proposed that the Board consider adopting a tax rate of \$0.44 per \$100 assessed valuation. Discussion ensued.

Upon motion by Director Frank, seconded by Director Sulpizio, after full discussion and the question being put to the Board, the Board voted unanimously to adopt the Order, thereby levying a tax rate of \$0.44 per \$100 assessed valuation (\$0.23 for debt service and \$0.21 for operations and maintenance).

7. **Review Amended District Information Form and take appropriate action.** President Parker recognized Ms. Bacon, who presented to and reviewed with the Board the Amended and Restated District Information Form (the "District Information Form"), a copy of which is attached hereto as *Exhibit E*. She stated that since the approved total tax rate changed from the previous year's rate, the Board will need to approve the form. She noted that the District Information Form is recorded in the Harris County Real Property records and posted on the District's website to provide notice to purchasers of property in the District of the current tax rate.

Upon motion by Director Sulpizio, seconded by Director Frank, after full discussion and the question being put to the Board, the Board voted unanimously to approve the District Information Form.

8. **Review Operations Report, consideration of water smart resolution, authorize repairs, approve termination of delinquent accounts in accordance with the District's Rate Order.** President Parker recognized Mr. Gehrke, who presented the Operations Report dated October 17, 2023 and a list of delinquent accounts, copies of which are attached hereto as *Exhibit F*. Mr. Gehrke reported that 93.05% of the water pumped was billed for the period September 1, 2023 through September 30, 2023.

Mr. Gehrke reported on various maintenance items. He requested Board approval of the Water Smart Resolution.

Mr. Gehrke reviewed a customer request for an adjustment. Discussion ensued. It was the consensus of the Board to not offer an adjustment and offer a payment plan option.

Upon motion by Director Frank, seconded by Director Green, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Operations Report and to approve termination of the delinquent accounts in accordance with the terms of the District's Rate Order and to approve the Water Smart Resolution.

9. **Tax Collector's Report and authorize payment of certain bills.** President Parker recognized Mr. Davy, who presented to and reviewed with the Board the Tax Assessor

and Collector's Report for the month of September 2023, a copy of which is attached hereto as *Exhibit G*.

Upon motion by Director Frank, seconded by Director Sulpizio, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Tax Assessor and Collector's Report and to authorize payment of checks therein, from the Tax Account to the persons, in the amounts, and for the purposes listed therein.

10. **Review Bookkeeper's Report, and authorize payment of certain bills, and approve quarterly investment report.** President Parker recognized Mr. Burton, who presented to and reviewed with the Board the Bookkeeper's Report, a copy of which is attached hereto as *Exhibit H*.

Upon motion by Director Green, seconded by Director Frank, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Bookkeeper's Report and to authorize payment of the checks in the amounts, to the persons, and for the purposes listed therein, to adopt the Bookkeeper's Report as presented.

11. **Engineer's Report.** President Parker recognized Mr. Kotlan, who presented to and reviewed with the Board the Engineer's Report, a copy of which is attached hereto as *Exhibit I*.

Mr. Kotlan reported on the utility relocations related to the FM 1960 widening and stated that BGE is waiting on the future phase to complete water system modifications which include the lowering of the water line crossing FM 1960 at Woodland Hills Dr.

Mr. Kotlan reported on the Water Plant No. 2 Expansion, and stated that the warranty period ends December 12, 2023.

Mr. Kotlan reported on the Barents Drive Lift Station. He requested authorization for BGE to advertise and receive bids for Barents Drive Lift Station project on November 10, 2023.

Mr. Kotlan reported on the Wastewater Treatment Plant and stated that the construction at the treatment plant is ongoing.

Mr. Kotlan reviewed the Capital Improvement Plan, a copy of which is attached hereto as *Exhibit J*. He recommended adoption of the Capital Improvement Plan. Discussion ensued regarding the possible developer reimbursement agreement. He noted that the possible developer reimbursement is currently not on the Capital Improvement Plan. Discussion ensued regarding limiting the reimbursement to no more than \$500k, or the total value of the operations and maintenance tax revenue. Upon motion by Director Frank, seconded by Director Green, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Capital Improvement Plan with the addition of \$125k a year beginning in 2026 for five years for the developer reimbursement.

Mr. Kotlan reported on the Lead and Copper Rule. He stated that the deadline for Phase 1 is October 16, 2024.

Mr. Kotlan reported on the Emergency Preparedness Plan ("EPP"). He stated that the EPP has been submitted to the TCEQ.

Mr. Kotlan reported on the Woodland Hills Tract. He reviewed the Feasibility Study, a copy of which is attached hereto as *Exhibit K*.

Upon motion by Director Frank, seconded by Director Green, after full discussion and the question being put to the Board, the Board voted unanimously to accept the Engineer's Report and to authorize BGE to advertise and receive bids for Barents Drive Lift Station.

12. **Discuss and consider developer reimbursement agreement and take any necessary action.** This item was discussed under the previous item.

13. **Discuss emergency text message notification system.** President Parker discussed emergency text message alerts. He stated that he will ask the District's website provider for pricing. Upon motion by Director Frank, seconded by Director Sulpizio, after full discussion and the question being put to the Board, the Board voted unanimously to proceed with obtaining pricing and information for an emergency text message notification system.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD, the meeting was adjourned.

* * *

The above and foregoing minutes were passed and approved by the Board of Directors on November 21, 2023.



President, Board of Directors

ATTEST:



Secretary, Board of Directors

(DISTRICT SEAL)

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 109

NOTICE

In accordance with chapter 551, Texas Government Code and Section 49.063, Texas Water Code, both as amended, take notice that the Board of Directors of Harris County Municipal Utility District No. 109 will meet in regular session, open to the public, at **Atascocita Waste Water Treatment Plant, 5003 Atascocita Road, Humble, Texas 77346**, at **5:30 p.m. on Tuesday, October 17, 2023**. At such meeting, the Board will consider and act on the following matters:

1. Public comments;
 2. Approve minutes of the meeting held on September 19, 2023;
 3. Report by Harris County Precinct Four Constable and take any necessary action;
 4. Consider approval of Security Contribution Agreement for Reimbursement of Law Enforcement Services;
 5. Public Hearing on Tax Rate;
 6. Adopt Order Setting Tax Rate and Levying Tax for 2023;
 7. Review Amended District Information Form and take appropriate action;
 8. Approve Operations Report, consideration of water smart resolution, authorize repairs, approve termination of delinquent accounts in accordance with the District's Rate Order;
 9. Review Tax Collector's Report and authorize payment of certain bills;
 10. Review Bookkeeper's Report, and authorize payment of certain bills, and approve quarterly investment report;
 11. Review Engineer's Report, including approval of pay estimates, authorization of change orders to pending construction contracts, proposal for construction materials testing, annexation matters, capital improvement plan, variance request and authorize capacity commitments;
 12. Discuss and consider developer reimbursement agreement and take any necessary action;
 13. Discuss emergency text message notification system and take any necessary action;
- and such other matters as may properly come before the Board.



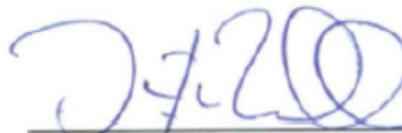

Norton Rose Fulbright US LLP
Attorneys for District

Exhibit A

If, during the course of the meeting covered by this Notice, the Board should determine that a closed or executive session of the Board should be held or is required in relation to any agenda item included in this Notice, then such closed or executive meeting or session, as authorized by the Texas Open Meetings Act, will be held by the Board at the date, hour, and place given in this Notice concerning any and all subjects for any and all purposes permitted by Sections 551.071-551.084 of the Texas Government Code and the Texas Open Meetings Act, including, but not limited to, Section 551.071 - for the purpose of a private consultation with the Board's attorney on any or all subjects or matters authorized by law.

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 paralegal at (713) 651-5589 at least three business days prior to the meeting so that appropriate arrangements can be made.

CERTIFICATE OF POSTING NOTICE
OF MEETING OF BOARD OF DIRECTORS

THE STATE OF TEXAS §
COUNTY OF HARRIS §
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 109 §

I hereby certify that on OCT. 14, 2023, I posted the Notice of Meeting of the Board of Directors of Harris County Municipal Utility District No. 109, a true copy of which is attached hereto, at a place convenient to the public in Plexiglas enclosed bulletin boards located on the grounds of the District's Water Plant No. 1 at 5722 Forest Timbers Drive, Water Plant No. 2 at 20322 Burle Oak, Lift Station No. 1 at 19419 Timber Forest Drive, and Lift Station No. 2 at 4630 Springlea, within said political subdivision, as required by law.

EXECUTED this 14 day of October, 2023.



Jane Maher

From: Russell Lambert <russ@texasnetwork.com>
Sent: Wednesday, October 11, 2023 10:55 PM
To: Jane Maher
Cc: The Texas Network; Solana Morton
Subject: RE: 109 & AJOB October Postings

CERTIFICATE OF POSTING OF NOTICE OF PUBLIC MEETING

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I hereby certify that on the date listed in this email above, that I have posted the notice of public meeting on the website at the following location:
<https://www.waterdistrict109.com/meetings/index.html>

Russell Lambert
russ@texasnetwork.com

From: Jane Maher <jane.maher@nortonrosefulbright.com>
Sent: Wednesday, October 11, 2023 6:19 PM
To: Russell Lambert <russ@texasnetwork.com>
Cc: The Texas Network <support@texasnetwork.com>; Solana Morton <solana.morton@nortonrosefulbright.com>
Subject: 109 & AJOB October Postings

Hi Russ,

Please post the attached agendas to 109's website and return the COPs at your earliest convenience.

Thanks,

Jane Maher | Senior Paralegal
Norton Rose Fulbright US LLP
1301 McKinney, Suite 5100, Houston, Texas 77010-3095, United States
Tel +1 713 651 5589 | Fax +1 713 651 5246
jane.maher@nortonrosefulbright.com

NORTON ROSE FULBRIGHT

Law around the world
nortonrosefulbright.com

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HARRIS COUNTY CONSTABLE, PRECINCT 4

CONSTABLE MARK HERMAN

"Proudly Serving the Citizens of Precinct 4"

6831 Cypresswood Drive ★ Spring, Texas 77379 ★ (281) 376-3472 ★ www.ConstablePct4.com

Monthly Contract Stats

HARRIS CO MUNICIPAL UTILITY DIST #109

For September 2023

Categories

Burglary Habitation: 0	Burglary Vehicle: 1	Theft Habitation: 0
Theft Vehicle: 0	Theft Other: 1	Robbery: 0
Assault: 0	Sexual Assault: 0	Criminal Mischief: 5
Disturbance Family: 6	Disturbance Juvenile: 0	Disturbance Other: 6
Alarms: 19	Suspicious Vehicles: 8	Suspicious Persons: 10
Runaways: 1	Phone Harrassment: 0	Other Calls: 596

Detailed Statistics By Deputy

Unit Number	Contract Calls	District Calls	Reports Taken	Felony Arrests	Misd Arrests	Tickets Issued	Recovered Property	Charges Filed	Mileage Driven	Days Worked
242	0	1	0	0	0	0	0	0	295	4
H67	39	9	8	1	3	20	0	3	1139	19
H68	60	38	25	0	1	22	33000	1	808	18
H69	35	11	14	0	0	32	0	0	786	16
TOTAL	134	59	47	1	4	74	33000	4	3028	57

Summary of Events

Alarms:

Deputies responded to 19 alarm calls that were cleared as false.

Checks:

Deputies conducted numerous combined park checks, neighborhood checks, MUD, and other miscellaneous checks.

Traffic Enforcement:

Deputies conducted numerous traffic stops and traffic initiatives throughout the contract during the month in the interest of public safety, and in an attempt to reduce the risk of motor vehicle accidents.

5400 FM 1960 Rd. E. - Deputy conducted a traffic stop. Investigation revealed that the driver of said vehicle was found to be in unlawful possession of a firearm. Driver was arrested.

Burglar Motor Vehicle:

4600 FM 1960 Rd. E. - Deputy responded to a burglary motor vehicle. Investigation revealed unknown suspect forced entry into the complainant's vehicle, stole property and fled undetected.

Theft Other:

19100 Moon Shadows Dr- Deputies were dispatched to a theft of business type call. Investigation revealed a guest failed to pay for services. Report was completed.

Criminal Mischief:

5400 Deer Timber Trl.- Deputy responded to a call for service. Investigations revealed damage to a residence by unknown suspect(s) who then fled undetected.

20100 Timber Forest Dr. – Deputy responded to a call for service. Investigation revealed damage to a residence by unknown suspect(s) who then fled undetected.

4600 FM 1960 Rd. E. – Deputy responded to a call for service. Investigation revealed damage to a vehicle by unknown suspect(s) who then fled undetected.

19700 Bambiwoods Ct.- Deputies were dispatched to a criminal mischief type call. Investigation revealed that unknown suspect threw a rock at victim's window and caused damage. Report was completed.

19700 Big Timber Dr.- Deputies were dispatched to a criminal mischief type call. Victim reported that a unknown suspect caused damage to his vehicles. No damage was observed but report was completed.

Family Disturbance:

20200 Big Timber Dr.- Deputy was dispatched to a family disturbance. Investigation revealed family members engaged in a disturbance. Charges were accepted and a warrant was filed.

20200 Big Timber Dr.- Deputy was dispatched to a family disturbance. Investigation revealed family members engaged in a disturbance. No charges filed but one person was arrested for open warrants.

5600 Dove Forest Ln. – Deputy was dispatched to a family disturbance. Investigation revealed family members engaged in a disturbance. No charges filed.

5600 Dove Forest Ln. – Deputy was dispatched to a family disturbance. Investigation revealed family members engaged in a disturbance. Charges were accepted and a warrant was filed.

19000 Artesian Way - Deputy was dispatched to a family disturbance. Investigation revealed family members engaged in a disturbance. No charges filed.

19700 Swiftbrook Dr – Deputy responded a family disturbance. A male was arrested for violating a protective order and taken to jail.

Suspicious Vehicles:

Contract patrol deputies responded to 8 suspicious vehicles within the community. All these scenes were utilized to gather intelligence and were all cleared without incident after thorough investigations

Suspicious Persons:

Contract Patrol deputies responded to 10 suspicious person calls within the community. All these scenes were utilized to gather intelligence and were all cleared without incident after thorough investigations.

Runaway:

5400 Heronwood Dr – Deputy responded to a runaway call. Juvenile left home without permission and refused to return.

Other:

5300 Quail Tree Ln. - Deputy responded to a weapon disturbance. Investigation revealed a person deceased. Report completed.

5500 Dove Forest Ln.- Deputies responded to a Mental Health type call. Investigation revealed consumer in mental crisis. Consumer was transported for evaluation.

5400 Deer Timbers Trl. – Deputy responded to a call for service. Investigation revealed a Consumer in mental crisis. Consumer was transported for evaluation.

5800 Rivergrove Park Dr - Deputy responded to a call for service. Investigation revealed that unknown suspect(s) used personal information of the Reportee to obtain public services without the Victim's consent. Report completed.

5600 FM 1960 Rd. E - Deputy were dispatched to credit card abuse type call. The reportee stated unauthorized purchases were made on their credit card. Report completed.

5600 Deer Timbers Trl - Deputy were dispatched to credit card abuse type call. The reportee stated unauthorized purchases were made on their credit card. Report completed.

19900 Timber Forest Dr – Deputy responded to a terroristic threat type call. Investigation revealed an identified suspect threaten harm/bodily injury to the Reportee through text messages and voicemail. Charges filed, warrant issued. Report completed.

19000 Shay Ln – Deputy responded to a meet the citizen call. The subject was referred to civil courts for a disagreement.

5700 Arenas Timbers Dr.- Deputies were dispatched to a disturbance other type call. Investigation revealed that victim was involved in a verbal altercation with two unknown subjects. Other males were not located. Report was completed.

19700 Oak Branch Ct.- Deputies were dispatched to a disturbance other type call. Investigation revealed that subjects under the influence were involved in a verbal altercation only. Report was completed.

5500 Coon Tree Ct.- Deputies were dispatched to an aggressive animal type call. Investigation revealed that 2 victims sustained minor injuries from a dog bite. Citation was issued to owner and report was completed.

19500 Oak Center Ct.- Deputies were dispatched to a meet the citizen. The complainant advised

the suspect shared video and pictures of her to another person without permission. After investigating, a warrant was filed for the suspect.

19500 Oak Center Ct – Deputies responded to a disturbance call. Upon arrival, an intoxicated suspect was observed leaving the scene. He was detained and later arrested for DWI and unlawful carrying of a weapon.

19400 Forest Timbers Ct.- Deputies responded to a unknown medical type call. Investigation revealed that a teen consumed toxic chemicals on purpose. Teen was transported to hospital for treatment and mental evaluation. Report was completed.

5300 Enchanted Mist Dr – Deputy responded to a fraudulent use of ID call. Complainant was scammed into giving personal information and her bank account was hacked.

5100 Enchanted Timbers Dr – Deputy recovered a stolen vehicle at this location.

19300 Flaxwood Dr – Deputy was investigating a stolen vehicle recovery and located a second stolen vehicle prior to it being reported stolen at this location. The owner responded to retrieve the vehicle.

**SECURITY CONTRIBUTION AGREEMENT FOR THE REIMBURSEMENT
OF LAW ENFORCEMENT SERVICES**

THE STATE OF TEXAS §
COUNTY OF HARRIS §

This Agreement is entered into by HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 109 (the “District”), and OAKS OF ATASCOCITA COMMUNITY IMPROVEMENT ASSOCIATION (the "Association"), is entered into and effective as of _____, 2023 (the “Effective Date”).

RECITALS:

WHEREAS, the Association contracts with Harris County, to provide security services related to the Association’s geographical area;

WHEREAS, the District maintains a shared interest in protection of the Association’s geographical area;

WHEREAS the District seeks to contribute \$45,000 to the Association for the current contract with Harris County, as amended, (the “Security Services Contract”) for certain law enforcement services in the Association’s geographical area and the District geographical area; and

NOW, THEREFORE, the District and the Association, in consideration of the mutual covenants and agreements herein contained, do mutually agree as follows:

**I.
PURPOSE**

1.1 The District seeks to provide twelve monthly contributions of \$3,750 for security services in the total amount of \$45,000 to the Association.

**II.
SERVICES**

2.1 The Association contracts with Harris County, for the security services described in the Security Services Contract to provide security services related to the Association’s and the District’s geographical area (the “area”).

2.2 The Association shall retain control over the Security Services Contract. The parties agree and acknowledge that the security services provided is governed by the Security Services Contract, including the terms and conditions therein.

III.

CONSIDERATION FOR SERVICES

3.1 The District agrees to pay the Association the total sum of \$45,000, payable in monthly installments as described in Article IV hereof, to be used by the Association for the purpose of paying the costs incurred by the Association under the Security Services Agreement, for the provision of providing security services.

IV.

PAYMENT

4.1 The District agrees to make payments on the total sum in installments, which are due and payable, without demand, on the following dates in the amounts set forth next to the dates:

October [], 2023	\$3,750
November [], 2023	\$3,750
December [], 2023	\$3,750
January [], 2024	\$3,750
February [], 2024	\$3,750
March [], 2024	\$3,750
April [], 2024	\$3,750
May [], 2024	\$3,750
June [], 2024	\$3,750
July [], 2024	\$3,750
August [], 2024	\$3,750

The District hereby agrees to pay the Association monthly installments that are due and payable before 5:00 P.M. at the office of the [Goodwin Processing]. If the Association provides the option, payment may be made by same time and date by electronic means to an account designated by the Association.

V.

NOTICE

5.1 Any notice required to be given under the provisions of this Agreement shall be in writing and shall be duly served when it shall have been deposited, enclosed in a wrapper with the proper postage prepaid thereon, and duly registered or certified, return receipt requested, in a United States Post Office, addressed to the parties at the following addresses:

To the District:

Dimitri Millas
Norton Rose Fulbright US LLP
1301 McKinney, Ste. 5100
Houston, Texas 77010

To the Association: **Oaks of Atascocita Community Improvement Association**
c/o Goodwin Processing
Center
P.O. Box 93447
Las Vegas, Nevada 89193

5.2 Either party may designate a different address by giving the other party ten days' written notice.

VI.

MERGER

6.1 The parties agree that this Agreement contains all of the terms and conditions of the understanding of the parties relating to the subject matter hereof. All prior negotiations, discussions, correspondence and preliminary understandings between the parties and others relating hereto are superseded by this Agreement.

VII.

MISCELLANEOUS

7.1 This instrument contains the entire Agreement between the parties relating to the rights granted and the obligations assumed. Any oral or written representations or modifications concerning this instrument shall be of no force and effect excepting a subsequent modification in writing signed by both parties.

7.2 This Agreement may be executed in multiple counterparts, each having equal force and effect of an original.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 109

By _____
NAME
Title

DATE: _____

OAKS OF ATASCOCITA COMMUNITY IMPROVEMENT ASSOCIATION

By _____
NAME
Title

DATE: _____

CERTIFICATE FOR
ORDER SETTING TAX RATE AND
LEVYING TAX FOR 2023

THE STATE OF TEXAS §
COUNTY OF HARRIS §
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 109 §

We, the undersigned officers of the Board of Directors (the “*Board*”) of Harris County Municipal Utility District No. 109 (the “*District*”) hereby certify as follows:

1. The Board convened in regular session, open to the public, on October 17, 2023, at the Atascocita Waste Water Treatment Plant, 5003 Atascocita Road, Humble, Texas 77346, and the roll was called of the members of the Board, to-wit:

Owen H. Parker, President
Chris Green, Vice President
Cheryl Moore, Secretary
Robin Sulpizio, Assistant Secretary
Nancy Frank, Assistant Secretary

All members of the Board were present, except Director(s) _____, thus constituting a quorum. Whereupon among other business, the following was transacted at such Meeting:

ORDER SETTING TAX RATE AND
LEVYING TAX FOR 2023

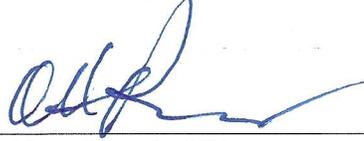
was duly introduced for the consideration of the Board and read in full. It was then duly moved and seconded that such Order be adopted; and, after due discussion, such motion, carrying with it the adoption of such Order, prevailed and carried by the following votes:

AYES: 5 NOES: 0

2. A true, full, and correct copy of the aforesaid Order adopted at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; such Order has been duly recorded in the Board’s minutes of such Meeting; the above and foregoing paragraph is a true, full, and correct excerpt from the Board’s minutes of such Meeting pertaining to the adoption of such Resolution; the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the Board as indicated therein; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of such Meeting, and that such Order would be introduced and considered for adoption at such Meeting and each of such officers and members consented, in advance, to the holding of such Meeting for such purpose; and such Meeting was open to the public, and public notice of the time, place, and purpose of such Meeting was given, all as required by Chapter 551, Texas Government Code, as amended, and Section 49.063, Texas Water Code, as amended.

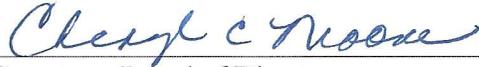
SIGNED AND SEALED this 17th day of October, 2023.

HARRIS COUNTY MUNICIPAL
UTILITY DISTRICT NO. 109



President, Board of Directors

ATTEST



Secretary, Board of Directors

(DISTRICT SEAL)

ORDER SETTING TAX RATE AND
LEVYING TAX FOR 2023

WHEREAS, the Appraisal Review Board of the Harris County Appraisal District (the “HCAD”) has finally approved the appraisal records of Harris County Municipal Utility District No. 109 (the “*District*”) and the chief appraiser of the HCAD has prepared and certified to the District’s tax assessor and collector the District’s tax roll for 2023;

WHEREAS, the Board of Directors (the “Board”) of the District is required to levy and cause to be assessed and collected ad valorem taxes upon all taxable property within the District in sufficient amount to pay the interest on bonds issued by the District payable in whole or in part from taxes, to create a sinking fund for the payment of the principal of the bonds when due or the redemption price at any earlier required redemption date, to pay when due the other contractual obligations of the District payable in whole or in part from taxes, and to pay the expenses of assessing and collecting the taxes, full allowance being made for expected delinquencies;

WHEREAS, the Board is authorized to levy and collect a tax for operation and maintenance purposes; and

WHEREAS, all actions required to be taken prior to levying such tax have been taken;

IT IS, THEREFORE, ORDERED BY THE BOARD OF DIRECTORS OF HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 109 THAT:

I.

The Board hereby levies and causes to be assessed upon all taxable property within the District an ad valorem tax for the year 2023 at the rate of \$0.23 per \$100 assessed valuation to pay the debt service requirements on District bonds (TAX LEVY FOR BONDS); at the rate of \$0.21 per \$100 assessed valuation for operation and maintenance purposes (MAINTENANCE TAX). TOTAL TAX RATE = \$0.44 per \$100 assessed valuation. Such total tax rate shall consist of:

\$0.23 per \$100 assessed valuation, which shall, pursuant to the Texas Property Tax Code, comprise the District’s Debt Tax and shall be the rate that will impose the amount of taxes needed to pay the District’s debt service; and

\$0.21 per \$100 assessed valuation, which shall, pursuant to the Texas Property Tax Code, comprise the District’s Operation and Maintenance Tax and shall be the rate that will impose the amount of taxes needed to fund maintenance and operation expenditures of the District for the next year.

II.

Taxes shall be due and payable on receipt of the tax bill and shall be paid on or before January 31, 2024 or as otherwise provided by section 31.02 of the Texas Property Tax Code.

III.

The Tax Assessor and Collector for the District is hereby authorized and instructed to proceed to collect the aforesaid tax upon the basis of this Order.

IV.

Pursuant to Section 49.455 of the Texas Water Code, the District has filed an Amended Information Form indicating the most recent rate of District taxes on property located in the District. If such rate is changed by this Order, the District shall file within seven days an amendment to such Information Form indicating that the most recent rate of District taxes on property located in the District is \$0.44 per \$100 assessed valuation.

V.

The President or the Vice President and Secretary or Assistant Secretary are authorized on behalf of the Board to evidence adoption of this Order and to do any and all things appropriate or necessary to give effect to the intent hereof.

* * *

AMENDMENT TO AMENDED AND RESTATED
DISTRICT INFORMATION FORM

STATE OF TEXAS §
COUNTY OF HARRIS §
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 109 §

The District Information Form for Harris County Municipal Utility District No. 109 is hereby amended as follows:

“3. The most recent rate of taxes on property located in the District is \$0.44 per \$100 of assessed valuation.”

“9. The form of Notice to Purchasers required by Section 49.452 of the Texas Water Code as furnished by a seller to a purchaser of real property in the District is as follows:

NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

The real property which you are about to purchase is located in Harris County Municipal Utility District No. 109 and may be subject to district taxes. The district may, subject to voter approval, impose taxes and issue bonds. The district may impose an unlimited rate of tax in payment of such bonds. The current rate of the district property tax is \$0.44 on each \$100 of assessed valuation.

The total amount of bonds payable wholly or partly from property taxes, excluding refunding bonds that are separately approved by voters, approved by the voters are:

- (i) \$61,830,000 for water, sewer, and drainage facilities;

The aggregate initial principal amounts of all such bonds issued are:

- (i) \$48,880,000 for water, sewer, and drainage facilities.

The district is located wholly or partly in the extraterritorial jurisdiction of the City of Houston, Texas. Texas law governs the ability of a municipality to annex property in the municipality's extraterritorial jurisdiction and whether a district that is annexed by the municipality is dissolved. The district has entered into a strategic partnership agreement with the City of Houston, Texas. This agreement may address the timeframe, process, and procedures for the municipal annexation of the area of the district located in the municipality's extraterritorial jurisdiction.

The purpose of this district is to provide water, sewer, drainage, parks and recreational facilities and services. The cost of district facilities is not included in the purchase price of your property.

Date

Signature of Seller

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ANNUALLY ESTABLISHES TAX RATES. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of the real property or at closing of purchase of the real property.

Date

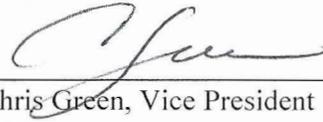
Signature of Purchaser

This Amendment is dated this October 17, 2023.

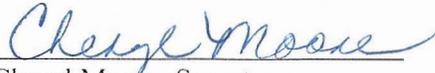
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 109



Owen H. Parker, President



Chris Green, Vice President



Cheryl Moore, Secretary



Robin Sulpizio, Assistant Secretary

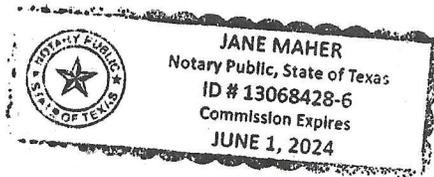


Nancy Frank, Assistant Secretary

THE STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority on this day personally appeared OWEN H. PARKER, CHRIS GREEN, NANCY FRANK, CHERYL MOORE and ROBIN SUPLIZIO, the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 17th day October, 2023.





Notary Public in and for the State of T E X A S
My Commission Expires: 06/01/2024

WWWMS, INC.
HARRIS COUNTY MUD # 109
OPERATIONS REPORT
Tuesday, October 17, 2023

BILLING AND COLLECTION RECAP:

DEPOSITED IN YOUR ACCOUNT LAST MONTH:

Period Ending:	Sep-23
Deposit:	\$ 5,050.00
Penalty:	\$ 3,978.50
Water:	\$ 76,859.70
Sewer:	\$ 55,022.95
Inspection:	\$ 761.00
Voluntary Fire & EMS:	\$ -
Misc:	\$ 4,831.01
NHCRWA:	\$ 144,784.85
Reconnect:	\$ -
NSF Fee:	\$ 141.00
Total Collections:	\$ 291,429.01

CURRENT BILLING:

Period Ending:	Oct-23
Deposit:	\$ -
Penalty:	\$ 6,223.47
Water:	\$ 55,724.58
Sewer:	\$ 56,955.31
Inspection:	\$ 801.00
Voluntary Fire & EMS:	\$ -
Misc:	\$ 3,220.00
NHCRWA:	\$ 115,201.35
Total Billing:	\$ 238,125.71

CUSTOMER AGED RECEIVABLES:

30 Day	29%	\$ 69,426.84
60 Day	8%	\$ 17,892.01
90 Day	0%	\$ 915.87
120 Day	2%	\$ 4,337.07
Overpayments		\$ (9,008.16)
Total Receivables:		\$ 83,563.63

HGCSD PERIOD: 9/1/23 THRU 9/30/23

Period 6/1/23 thru 5/31/24		
MONTHLY TOTAL		
Gallons Authorized:	450.000	MG
Current Month Produced:	36.304	MG
Cum. Gallons Produced:	155.483	MG
Auth. Gallons Remaining:	294.517	MG
Avg. Gallons Per Month:	38.870	MG
Permit Months Remaining:	8	

WATER PLANT OPERATIONS:

Period: 9/1/2023 thru 9/30/2023

MONTHLY TOTAL

Production:	35.191	MG
Amount Purchased:	0.000	MG
Total Amount:	35.191	MG
Consumption: (Billed)	29.946	MG
46 I/C	0.000	MG
Maint. / Leaks / Flushing	2.000	MG
Est. Amt. Sold to HC MUD 151	0.800	MG
Total:	32.746	MG
Daily Average Production:	1.173	MG
Percent Accounted For:	93.05%	

Mainline Breaks

NEW METER INSTALLATIONS:

Residential:	0
Commercial:	0
Total:	0

CONNECTION COUNT:

Residential:	3001
Commercial:	114
Clubs/Schools:	1
Irrigation:	19
Vacant:	36
Builders:	24
Vacation:	0
No Bill:	6
	<hr/>
	3201
New Finals and Transfers	-39
	<hr/>
	3162

ACCOUNTS SENT TO COLLECTIONS:

Total of (0)

HARRIS COUNTY MUD #109

ACTIVITY REPORT

October 17, 2023

Item 1: Attached Reports are listed as follows:

- A.) Accounts turned over to collections (0).
- B.) Historical data on water production report.
- C.) NHCRWA Pumpage and Billing report for September 2023
- D.) Billing / Recap Summary Report

Item 2: Water Main Line Break

- A.) Upper Lake and Pioneer Ct.

Item 3: Customer Appeal Letter / Request for adjustment

- A.) 19714 Burle Oaks

Water usage began increasing from:

Jun-23	38,700 galls.
Jul-23	139,100 galls.
Aug-23	101,600 galls.

Received signed disclosure.

Item 4: Water Smart Resolution

- A.) Reminder Water Smart Application requires a signed resolution.

Item 5: Cut off Report / Status on Arrears Account

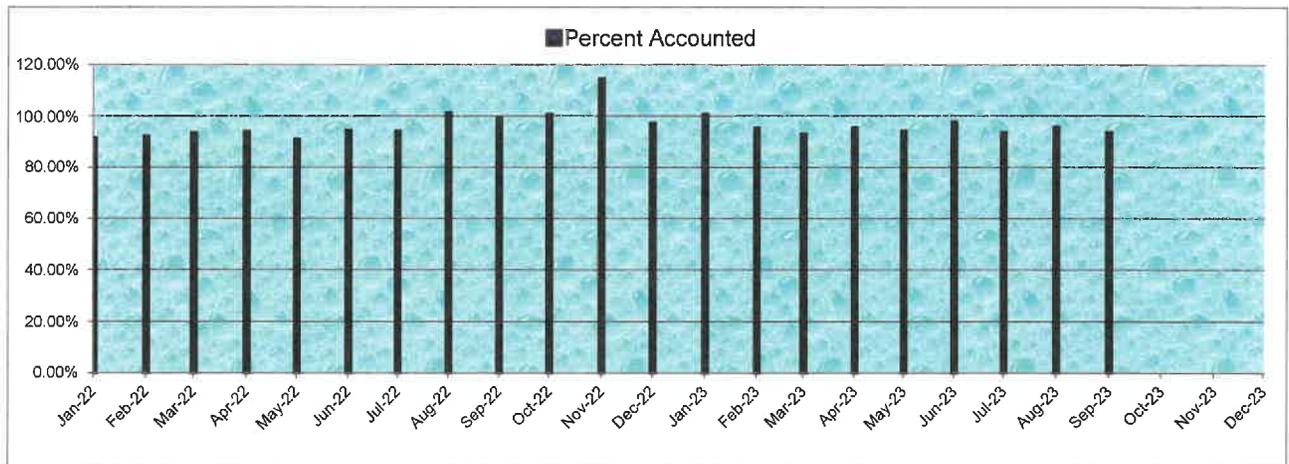
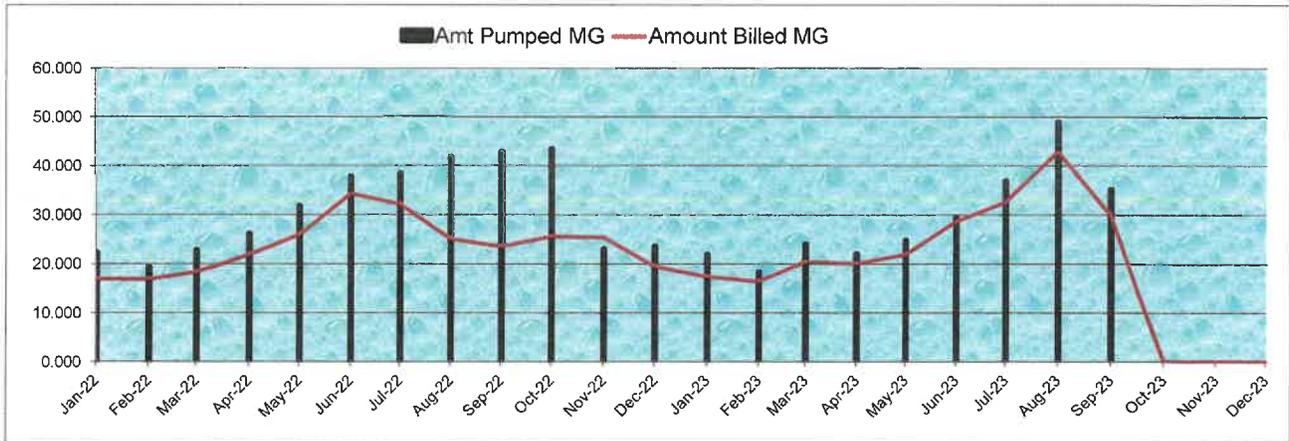
- A.) Door hangers: 10/16/2023
- Due date: 10/6/2023
- Cut offs: 10/19/2023

HARRIS COUNTY MUD #109

WATER PRODUCTION REPORT

October 17, 2023

Month /Year	Amt Pumped MG	Amt Billed MG	Maint. MG	MG	Amt. Sold I/C	Amount HC 151	Total Amount	Percent Accounted
Jan-22	22.266	16.936	2.500		0.000	0.800	20.236	90.88%
Feb-22	19.401	16.923	0.000		0.000	0.800	17.723	91.35%
Mar-22	22.811	18.373	2.000		0.000	0.800	21.173	92.82%
Apr-22	26.228	21.959	1.700		0.000	0.800	24.459	93.26%
May-22	31.864	26.073	1.900		0.000	0.800	28.773	90.30%
Jun-22	37.878	34.370	0.300		0.000	0.850	35.520	93.77%
Jul-22	38.503	32.204	3.000		0.000	0.800	36.004	93.51%
Aug-22	41.787	25.172	1.500		16.075	0.800	42.047	100.62%
Sep-22	42.716	23.564	1.500		17.652	0.800	42.016	98.36%
Oct-22	43.532	25.661	1.500		17.071	0.800	43.532	100.00%
Nov-22	23.051	25.473	0.000		0.000	0.800	26.273	113.98%
Dec-22	23.603	19.516	2.500		0.000	0.800	22.816	96.67%
Jan-23	21.913	17.401	3.712		0.000	0.800	21.913	100.00%
Feb-23	18.295	16.441	0.100		0.000	0.800	17.341	94.79%
Mar-23	24.079	20.448	1.000		0.000	0.800	22.248	92.40%
Apr-23	22.020	20.106	0.000		0.000	0.800	20.906	94.94%
May-23	24.809	21.941	0.500		0.000	0.800	23.241	93.68%
Jun-23	29.463	28.631	0.000		0.000	0.000	28.631	97.18%
Jul-23	36.951	32.580	1.000		0.000	0.800	34.380	93.04%
Aug-23	48.966	42.859	2.900		0.000	0.800	46.559	95.08%
Sep-23	35.191	29.946	2.000		0.000	0.800	32.746	93.05%
Oct-23								
Nov-23								
Dec-23								
Total	635.327	516.577	29.612		50.798	16.050	608.537	2009.68%
Average	30.254	24.599	1.410		2.419	0.764	28.978	95.70%



NORTH HARRIS COUNTY REGIONAL WATER AUTHORITY
Groundwater and/or Surface Water Reporting and Billing Form - 2023
****Report filed online*** <http://oprs.nhcrwa.com>*

Name of Well Owner or Recipient of Surface Water: Harris County MUD 109

Billing period for which the report is being filed

<i>Billing Period</i>	<i>Rate per 1,000 gallons</i>	<i>Due Date</i>
September 01-30, 2023	\$4.10 groundwater \$4.55 surface water	November 18, 2023

Gallons of Groundwater Pumped for Billing Period

	<i>Start Meter Reading</i>	<i>End Meter Reading</i>	<i>Total</i>
Well #2083	538,753 x1000	563,446 x1000	24,693,000
Well #4448	420,657 x1000	432,665 x1000	12,008,000
Adjustment			0

Water imported from outside NHCRWA

Imported water Meter reading:	Source:		
	x	x	0

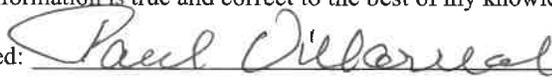
Miscellaneous water (not billed)

<i>Other entity</i>	<i>Water Type</i>	<i>Direction</i>	<i>Amount</i>
	Groundwater	Out	

1	Enter total gallons of groundwater pumped and/or imported	36,701,000
2	Divide by 1000	36,701
3	Total groundwater fee due (multiply line 2 x \$4.10)	\$150,474.10
4	Enter total gallons of surface water received	0
5	Divide by 1000	0
6	Total surface water fee due (multiply line 5 x \$4.55)	\$0.00
7	Deduct 2003 Capital Contribution Credit amount, if applicable	(\$12,261.25)
8	Deduct 2005 Capital Contribution Credit amount, if applicable	(\$0.00)
9	Deduct 2008 Capital Contribution Credit amount, if applicable	(\$0.00)
10	Deduct Chloramination System Credit or other asset credit, if applicable	(\$0.00)
11	Other Credits:	(\$0.00)
12	Total due	\$138,212.85

If your payment is received late, the Authority will send you an invoice for the late fees set forth in the Rate Order.
 I declare that the above information is true and correct to the best of my knowledge and belief.

Date: October 11, 2023

Signed: 

Name: Paul Villarreal

Title: Operator

Make check payable to:
 North Harris County Regional Water Authority; Dept. 35, P.O. Box 4346 Houston, Texas 77210-4346
Please mail this form with the payment or fax to 281-440-4104, phone: 281-440-3924

[Click here](#) to return to the Home Page.

HARRIS COUNTY MIUD 109

JANUARY 2023 THROUGH DECEMBER 2024 ANNUAL RECAP COLLECTIONS REPORT

	January 2023	February 2023	March 2023	April 2023	May 2023	June 2023	July 2023	August 2023	September 2023	October 2023	November 2023	December 2023
COLLECTIONS:												
WATER PAYMENTS	\$ 59,385.45	\$ 45,559.71	\$ 48,112.85	\$ 52,674.35	\$ 51,094.74	\$ 48,230.11	\$ 59,561.42	\$ 65,292.74	\$ 76,859.70			\$ 505,770.87
SEWER PAYMENTS	\$ 53,253.16	\$ 49,459.68	\$ 49,830.08	\$ 53,560.12	\$ 49,782.06	\$ 48,614.67	\$ 52,436.14	\$ 53,024.44	\$ 55,022.95			\$ 463,983.20
PENALTY PAYMENTS	\$ 4,965.83	\$ 4,151.56	\$ 3,860.21	\$ 3,783.86	\$ 3,452.04	\$ 3,394.58	\$ 4,128.74	\$ 4,193.99	\$ 3,978.50			\$ 35,909.31
CHCRWA	\$ 84,820.00	\$ 72,967.73	\$ 62,372.38	\$ 73,219.27	\$ 72,332.48	\$ 77,252.00	\$ 99,343.89	\$ 113,157.48	\$ 144,784.85			\$ 800,290.08
RECONNECT FEES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			\$ -
MISCELLANEOUS	\$ 6,525.69	\$ 5,383.45	\$ 7,905.23	\$ 7,686.78	\$ 6,972.97	\$ 5,703.61	\$ 5,485.36	\$ 7,153.73	\$ 4,831.01			\$ 57,647.83
DEPOSIT	\$ 4,100.00	\$ 4,675.00	\$ 9,150.00	\$ 6,325.00	\$ 6,350.00	\$ 5,800.00	\$ 5,750.00	\$ 10,450.00	\$ 5,060.00			\$ 57,650.00
NSF FEES	\$ 161.76	\$ 201.00	\$ 44.00	\$ 140.00	\$ 140.00	\$ 72.00	\$ 105.00	\$ 245.00	\$ 141.00			\$ 1,249.76
INSPECTION FEES	\$ 937.32	\$ 705.68	\$ 841.00	\$ 801.00	\$ 799.07	\$ 841.00	\$ 1,041.00	\$ 761.00	\$ 761.00			\$ 7,288.07
TOTAL DEPOSIT	\$ 214,149.21	\$ 183,103.71	\$ 181,116.55	\$ 198,190.38	\$ 190,923.36	\$ 189,707.97	\$ 226,851.55	\$ 254,278.38	\$ 291,429.01	\$ -	\$ -	\$ 1,929,749.12
ARREARS BREAKDOWN												
30 DAYS	\$ 43,864.87	\$ 48,034.91	\$ 41,727.21	\$ 37,814.33	\$ 39,096.39	\$ 47,038.86	\$ 44,705.23	\$ 51,314.12	\$ 69,426.84			\$ 423,022.75
60 DAYS	\$ 14,845.00	\$ 14,300.87	\$ 15,487.51	\$ 12,228.73	\$ 11,198.43	\$ 11,396.37	\$ 13,022.36	\$ 11,289.33	\$ 17,892.01			\$ 121,660.61
90 DAYS	\$ 1,988.10	\$ 2,214.94	\$ 3,019.85	\$ 2,273.05	\$ 1,461.49	\$ 1,687.07	\$ 1,462.26	\$ 1,157.47	\$ 915.87			\$ 16,180.10
120 DAYS	\$ 12,604.81	\$ 11,278.37	\$ 13,752.48	\$ 15,028.39	\$ 15,646.09	\$ 15,544.16	\$ 16,553.57	\$ 15,877.98	\$ 4,337.07			\$ 120,622.92
OVER PAYMENTS	\$ (10,941.88)	\$ (10,770.53)	\$ (9,617.98)	\$ (8,732.95)	\$ (8,741.41)	\$ (10,739.88)	\$ (11,943.62)	\$ (11,359.13)	\$ (9,008.16)			\$ (91,855.54)
TOTAL ARREARS	\$ 62,360.90	\$ 65,058.66	\$ 64,369.07	\$ 58,611.55	\$ 58,660.98	\$ 64,926.58	\$ 63,799.80	\$ 68,279.77	\$ 83,563.63	\$ -	\$ -	\$ 589,630.84

RESOLUTION APPROVING SUBMITTAL OF THE WATER SMART
APPLICATION FOR INCLUSION IN THE ASSOCIATION OF
WATER BOARD DIRECTORS
WATER SMART PARTNERS PROGRAM

WHEREAS, the Board of Directors (the "Board") of _____ (the "District") has reviewed all the requirements for participation in the Association of Water Board Directors Water Smart Partners Program and has taken concrete steps to help their customers learn to value the water they use and to conserve water year-round; and

WHEREAS, the Board has discussed and reviewed the District's application in its entirety and has confirmed the inclusion of all necessary documentation required for submission to the Association of Water Board Directors Water Smart Partners Program; and

WHEREAS, the District has fulfilled all the necessary requirements for inclusion in the Association of Water Board Directors Water Smart Partners Program;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF -
_____ THAT:

Section 1. The Board does hereby approve the submittal of the 2024 Water Smart Application for the period of 1 January 2023 – 31 December 2023 for participation in the Association of Water Board Directors Water Smart Partners Program.

Section 2. The President or any Vice President is authorized to execute and the Secretary or any Assistant Secretary is authorized to attest this Resolution on behalf of the Board of the District and to do any and all things necessary to carry out the intent hereof.

ADOPTED, APPROVED, AND EFFECTIVE this ____ day of _____, 202__.

President, Board of Directors

ATTEST:

Secretary, Board of Directors

Harris County Municipal Utility District Number 109

Tax Collector's Report

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September 30, 2023

Cash Receipts and Disbursements	Page 1
Taxes Receivable Summary	Pages 2-3
Tax Collections Detail	Page 4
Taxes Receivable Detail	Pages 5-6

Disbursements for October 17, 2023:

#2337: Ad Valorem Appraisals Inc; Tax A/C Fee-10/2023	\$2,855.76
#2338: Perdue Brandon Fielder Collins & Mott; Tax Atty Fee: 9/2023	683.12
#2339: Houston Chronicle; Publication Cost Tax Rate Notice	845.90
#2340: Melissa R Hall; Refund 11292	47.18
#2341: WLHP2 LLC; Refund 12115	651.03
#2342: Gelco Fleet Trust; Refund 0000061890	1.09
#2343: Dianne G Pil; Refund 0000068499	149.42
#2344: Jack V & Deborah Rosenbarker; Refund 11565	<u>107.50</u>
Total Disbursements for October 17, 2023	<u>\$5,341.00</u>

Exhibit G

Harris County Municipal Utility District Number 109

Tax Collector's Report

Current Period Covered: September 1, 2023 to September 30, 2023

Fiscal Year Beginning: June 1, 2023

<u>Cash Receipts and Disbursements</u>	<u>Current Period</u>	<u>Year to Date</u>
Cash Balance at Beginning of Period	\$103,825.60	\$360,135.78
Collections:		
2022 Tax Collections	3,484.55	116,996.76
2021 Tax Collections	378.92	2,379.59
2020 Tax Collections	0.00	76.53
2019 Tax Collections	0.00	81.25
SIT Overage Collections	12.61	12.61
Penalty and Interest	591.18	17,288.72
Tax Attorney Fees	683.12	9,527.32
Overpayments	0.00	1,357.33
Returned Checks	0.00	-2,608.06
Interest Earned	<u>101.98</u>	<u>1,175.87</u>
Total Collections	5,252.36	146,287.92
Disbursements:		
Tax Assessor-Collector Fee	2,855.76	11,423.04
Tax Attorney Fee	3,792.02	9,856.31
Appraisal District Quarterly Fee	6,968.00	13,837.00
Transfer to Bond Fund	0.00	196,808.51
Transfer to Maintenance Fund	0.00	173,191.49
Refund Overpayments	2,808.09	8,435.51
Bank Charges	<u>0.00</u>	<u>217.75</u>
Total Disbursements	<u>16,423.87</u>	<u>413,769.61</u>
Cash Balance at End of Period	<u>\$92,654.09</u>	<u>\$92,654.09</u>

Harris County Municipal Utility District Number 109

Tax Collector's Report Taxes Receivable Summary as of September 30, 2023

Taxes Receivable by Year

<u>Year</u>	<u>Adjusted Tax Levy</u>	<u>Collections To Date</u>	<u>Taxes Receivable</u>	<u>Percent Collected</u>
2022	\$3,763,638.45	\$3,719,563.98	\$44,074.47	98.83%
2021	3,382,988.57	3,365,420.21	17,568.36	99.48%
2020	3,164,439.11	3,150,832.29	13,606.82	99.57%
2019	3,081,419.47	3,068,235.41	13,184.06	99.57%
2018	2,906,820.36	2,898,736.30	8,084.06	99.72%
2017	2,895,613.63	2,887,413.78	8,199.85	99.72%
2016	2,808,690.61	2,802,495.88	6,194.73	99.78%
2015	2,573,712.76	2,569,395.25	4,317.51	99.83%
2014	2,301,769.82	2,297,499.32	4,270.50	99.81%
2013	2,097,527.32	2,094,131.49	3,395.83	99.84%
2012	2,071,519.13	2,068,555.04	2,964.09	99.86%
2011	2,121,714.06	2,119,204.35	2,509.71	99.88%
2010	2,138,895.52	2,136,357.45	2,538.07	99.88%
2009	2,160,628.25	2,158,236.79	2,391.46	99.89%
2008	2,142,045.24	2,140,362.08	1,683.16	99.92%
2007	2,084,977.70	2,082,925.07	2,052.63	99.90%
2006	2,108,720.67	2,106,761.21	1,959.46	99.91%
2005	2,197,283.24	2,195,543.57	1,739.67	99.92%
2004	2,010,295.69	2,007,622.69	2,673.00	99.87%
2003	1,863,011.08	1,860,553.66	2,457.42	99.87%
2002	1,743,166.99	1,742,780.89	386.10	99.98%
2001	1,705,006.18	1,704,772.45	233.73	99.99%
2000	1,630,288.09	1,630,151.22	136.87	99.99%
1999	1,482,019.84	1,481,978.10	41.74	100.00%
1998	1,346,040.98	1,345,882.41	158.57	99.99%
1997	1,218,889.39	1,218,854.71	34.68	100.00%
1996	1,156,053.10	1,156,021.00	32.10	100.00%
1995	1,130,565.24	1,130,545.88	19.36	100.00%
1994	1,124,058.85	1,124,058.85	0.00	100.00%
1993	1,075,288.28	1,075,288.28	0.00	100.00%
1992	1,056,792.83	1,056,792.83	0.00	100.00%
1991	1,062,453.27	1,062,453.27	0.00	100.00%
1990	918,308.87	918,308.87	0.00	100.00%
1989	894,403.45	894,403.45	0.00	100.00%
1988	856,779.83	856,779.83	0.00	100.00%
1987	853,204.06	853,204.06	0.00	100.00%
1986	857,037.29	857,037.29	0.00	100.00%
1985	793,674.23	793,674.23	0.00	100.00%
1984	760,460.05	760,460.05	0.00	100.00%
1982	<u>561,303.52</u>	<u>561,303.52</u>	<u>0.00</u>	<u>100.00%</u>
Totals	<u>\$72,101,505.02</u>	<u>\$71,954,597.01</u>	<u>\$146,908.01</u>	<u>99.80%</u>

Harris County Municipal Utility District Number 109

Tax Collector's Report Taxes Receivable Summary as of September 30, 2023

Tax Roll Information

<u>Year</u>	<u>Taxable Value</u>	<u>Annual Change</u>	<u>Debt Maintenance Tax Rate</u>		<u>Total Tax Rate</u>	<u>Exemptions</u>
2022	800,774,298	13.68%	0.25000	0.22000	0.47000	25,000 O/D
2021	704,424,978	6.85%	0.29000	0.19000	0.48000	25,000 O/D
2020	659,267,550	2.70%	0.31500	0.16500	0.48000	25,000 O/D
2019	641,962,199	8.21%	0.32000	0.16000	0.48000	25,000 O/D
2018	593,228,582	2.44%	0.36000	0.13000	0.49000	10,000 O/D
2017	579,121,338	7.22%	0.36000	0.14000	0.50000	10,000 O/D
2016	540,136,676	9.13%	0.41000	0.11000	0.52000	10,000 O/D
2015	494,944,745	11.81%	0.39000	0.13000	0.52000	10,000 O/D
2014	442,648,062	9.74%	0.39000	0.13000	0.52000	10,000 O/D
2013	403,370,606	1.26%	0.42000	0.10000	0.52000	10,000 O/D
2012	398,369,066	-2.37%	0.42000	0.10000	0.52000	10,000 O/D
2011	408,021,927	-0.80%	0.42000	0.10000	0.52000	10,000 O/D
2010	411,326,061	-1.01%	0.42000	0.10000	0.52000	10,000 O/D
2009	415,504,618	0.87%	0.42000	0.10000	0.52000	10,000 O/D
2008	411,931,758	2.74%	0.42000	0.10000	0.52000	10,000 O/D
2007	400,957,245	6.48%	0.42000	0.10000	0.52000	10,000 O/D
2006	376,557,265	2.83%	0.46000	0.10000	0.56000	10,000 O/D
2005	366,208,721	9.30%	0.50000	0.10000	0.60000	10,000 O/D
2004	335,049,282	7.91%	0.50000	0.10000	0.60000	10,000 O/D
2003	310,501,847	6.88%	0.50000	0.10000	0.60000	10,000 O/D
2002	290,527,832	5.63%	0.50000	0.10000	0.60000	10,000 O/D
2001	275,035,288	9.50%	0.52000	0.10000	0.62000	10,000 O/D
2000	251,170,142	15.23%	0.57367	0.07547	0.64914	10,000 O/D
1999	217,977,950	10.11%	0.60460	0.07540	0.68000	10,000 O/D
1998	197,957,174	10.43%	0.63000	0.05000	0.68000	10,000 O/D
1997	179,258,410	3.88%	0.63000	0.05000	0.68000	10,000 O/D
1996	172,555,210	2.26%	0.62000	0.05000	0.67000	10,000 O/D
1995	168,741,080	2.08%	0.62000	0.05000	0.67000	10,000 O/D
1994	165,302,770	4.54%	0.63000	0.05000	0.68000	10,000 O/D
1993	158,130,630	3.99%	0.63000	0.05000	0.68000	10,000 O/D
1992	152,056,520	-0.53%	0.64500	0.05000	0.69500	10,000 O/D
1991	152,870,970	6.44%	0.64500	0.05000	0.69500	10,000 O/D
1990	143,620,410	4.37%	0.58940	0.05000	0.63940	10,000 O/D
1989	137,600,530	4.39%	0.60000	0.05000	0.65000	10,000 O/D
1988	131,812,280	0.42%	0.60000	0.05000	0.65000	10,000 O/D
1987	131,262,160	-8.11%	0.60000	0.05000	0.65000	10,000 O/D
1986	142,839,550	-1.02%	0.55000	0.05000	0.60000	10,000 O/D
1985	144,304,410	4.37%	0.50000	0.05000	0.55000	10,000 O/D
1984	138,265,460	-1.22%	0.50000	0.05000	0.55000	10,000 O/D
1982	139,975,940	0.00%	0.35100	0.05000	0.40100	10,000 O/D

Harris County Municipal Utility District Number 109

Tax Collector's Report Tax Collections for September, 2023

<u>Property Owner</u>	<u>Account No</u>	<u>Tax Amount</u>	<u>Pen & Int</u>	<u>Atty/Cost</u>	<u>Overpaid</u>	<u>Total Pmt</u>
2022 Tax Collections:						
Various Accounts	5 Accounts	<u>\$3,484.55</u>	<u>\$510.73</u>	<u>\$615.23</u>	<u>\$0.00</u>	<u>\$4,610.51</u>
Total 2022 Tax Collections		<u>\$3,484.55</u>	<u>\$510.73</u>	<u>\$615.23</u>	<u>\$0.00</u>	<u>\$4,610.51</u>
2021 Tax Collections:						
Rivergrove HOA	18 Accounts	\$242.21	\$75.10	\$63.48	\$0.00	\$380.79
Schriner Paula E	114-350-016-0077	120.00	0.00	0.00	0.00	120.00
Avis Budget Car Rental	2019530	<u>16.71</u>	<u>5.35</u>	<u>4.41</u>	<u>0.00</u>	<u>26.47</u>
Total 2021 Tax Collections		<u>\$378.92</u>	<u>\$80.45</u>	<u>\$67.89</u>	<u>\$0.00</u>	<u>\$527.26</u>

Summary of Other Collections	<u>\$591.18</u>	<u>\$683.12</u>	<u>\$0.00</u>	\$5,137.77
SIT Overage Collections				12.61
Interest Earnings				<u>101.98</u>
Total Collected during Month				<u>\$5,252.36</u>

Harris County Municipal Utility District Number 109

Tax Collector's Report Taxes Receivable Detail as of September 30, 2023

Property Owner	Account No.	2021 Tax	2020 Tax	2019 Tax	2018 Tax	Prior Yrs
Exchange Church Houston	043-206-000-0195	\$0.00	\$816.49	\$0.00	\$0.00	\$0.00
Wu & Chen Investment LL	102-063-000-0008	0.00	0.00	248.01	0.00	0.00
D:Vineyard Travis & Danell	102-065-000-0007	627.44	559.49	552.96	581.84	3,310.66
D:Gaddis John M	102-068-000-0021	725.87	648.97	758.83	0.00	0.00
D:Catlin Steven L	102-069-000-0004	107.77	97.98	89.07	77.52	0.00
P:Hodge Jerry David	108-488-000-0003	780.19	0.00	0.00	0.00	0.00
Q:Flores Marilu H	108-488-000-0008	214.20	0.00	0.00	0.00	0.00
D:Tolliver Cletis F & Glend	108-489-000-0011	795.29	728.43	0.00	0.00	0.00
Wilson Rita J	108-494-000-0037	0.00	654.37	0.00	0.00	0.00
Felchak Kenneth W & Ruby	108-496-000-0031	708.44	0.00	0.00	0.00	0.00
Wilson Dewey M	108-497-000-0032	678.39	620.57	603.40	708.16	2,045.11
D:Key Sherry R	109-142-000-0001	599.32	539.39	484.90	360.88	123.40
D:Cartwright Ed & Diane	109-142-000-0034	591.96	591.09	526.44	550.92	4,109.80
D:Brokaw Sharon	109-144-000-0002	544.19	0.00	444.96	475.30	1,010.49
S:Riley Michael E & Tamar	110-750-000-0050	687.13	700.92	0.00	0.00	0.00
James Herbert Jr	111-527-000-0004	865.56	0.00	0.00	0.00	0.00
S:Deyle Kurt	111-527-000-0010	740.13	672.85	611.68	234.17	0.00
Barbosa Jose A Jr & Claudi	111-766-000-0024	0.00	194.59	892.05	0.00	0.00
D:Curry Arthur W & Sharon	113-133-000-0008	406.50	0.00	0.00	0.00	0.00
D:Sanchez Olga	113-142-000-0043	245.73	0.00	0.00	0.00	0.00
S:Jackson Keshell	114-139-009-0015	758.96	717.52	652.30	612.80	1,245.34
Chicosky Gregory P	114-139-010-0017	0.00	0.00	563.41	0.00	0.00
Heng Jonathan	114-139-010-0027	681.48	0.00	0.00	0.00	0.00
D:Paxton Roy C & Debbie	114-139-010-0036	465.25	429.28	379.35	0.00	188.48
Lacour Carey L & Vanita	114-139-013-0053	739.39	688.33	0.00	0.00	0.00
D:Gonzalez Virginia	114-139-015-0003	596.54	547.43	487.49	527.53	488.00
Geibe Virginia	114-139-015-0004	0.00	0.00	477.24	0.00	0.00
D:Cook Julia S	114-139-015-0036	545.68	609.82	432.25	468.45	3,258.19
Walton Gregory L	114-350-014-0012	561.99	0.00	0.00	0.00	0.00
Blow Frederick E & Cheryl	114-350-015-0118	0.00	0.00	0.00	1,036.24	1,057.39
D:Harris Virginia B	114-350-016-0083	955.49	869.22	855.21	868.88	4,941.84
D:Knight Chris & Terry	115-511-019-0012	1,147.98	1,032.72	0.00	0.00	0.00
S:Mitchem Anna M	115-511-021-0036	0.00	0.00	0.00	258.74	0.00
Rosques Sandra P	116-276-000-0580	0.00	0.00	2,976.58	0.00	0.00
Marendes David K & Joyce	119-848-002-0024	121.99	0.00	0.00	0.00	0.00
Holley Guniganti Kings	120-416-002-0007	26.84	0.00	0.00	0.00	0.00
Digital Professionals Compt	2064780	21.63	21.63	21.63	21.89	135.32
B & L Capital Inc	2154083	19.99	20.08	15.90	24.08	206.42
Kevin R Culp	2157330	41.58	43.58	43.58	46.42	411.16
S:Dupree Express Trucking	2172915	86.07	86.07	86.07	99.37	842.14
ARC Insurance Agency	2209050	43.75	43.75	43.75	44.66	140.35
S:James Lewis	2213148	16.57	24.50	31.25	39.75	298.50
Phones-R-Us Inc	2289501	54.29	54.29	54.29	54.59	0.00
Tomas A Arden Landaverde	2313791	85.23	0.00	0.00	0.00	0.00
Serenty Health Services LL	2337347	30.91	40.32	0.00	0.00	0.00
Gabriel Martinez	2338191	96.76	0.00	0.00	0.00	0.00
Amfah Investments LLC	2343023	210.67	175.29	0.00	0.00	0.00
Spoiled Mutts	2343180	90.26	90.26	0.00	0.00	0.00
Di Maria Fresh Food	2343249	121.47	0.00	0.00	0.00	0.00
Fresh Ink Media Group	2344047	54.92	54.92	0.00	0.00	0.00
Adorn Tattoo	2344404	18.40	18.40	0.00	0.00	0.00
Cobos BBQ LLC	2352871	146.40	146.40	0.00	0.00	0.00
All Me Hotshot Logistics	2353748	87.38	0.00	0.00	0.00	0.00
Ismeal Anaya	2363334	226.80	287.85	0.00	0.00	0.00
Prior Years Personal Property		<u>195.58</u>	<u>780.02</u>	<u>851.50</u>	<u>991.06</u>	<u>26,087.56</u>
Total Receivable		<u>\$17,568.36</u>	<u>\$13,606.82</u>	<u>\$13,184.10</u>	<u>\$8,083.25</u>	<u>49,900.15</u>



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Bookkeeper's Report | October 17, 2023

Harris County Municipal Utility District No. 109

Exhibit H



WEBSITE

www.municipalaccounts.com



ADDRESS

1281 Brittmoore Road
Houston, Texas 77043



CONTACT

Phone: 713.623.4539
Fax: 713.629.6859

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Spotlight On Your Average Homestead Value

A home is the biggest investment a person may make. Your residents chose this area for its location, its schools and its community. The average Homestead Value is based on the total Assessed Value of the homes that qualify for a Homestead Exemption in your District. That value is then divided by the number of Qualified Homesteads in your District. Showing Average Homestead Value over time shows the trend of Assessed Value in the District.

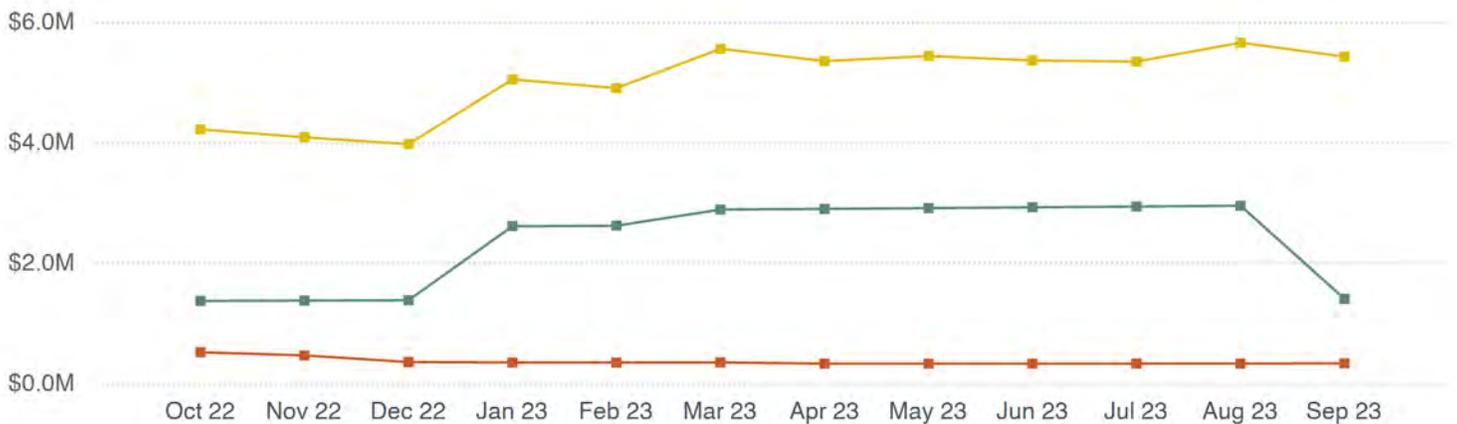
Assessed Value of Qualified Homesteads	No. of Qualified Homesteads	Average Homestead Value
2017 \$407,520,542	2118	2017 \$192,408
2018 \$391,823,853	1978	2018 \$198,090
2019 \$450,296,626	2141	2019 \$210,320
2020 \$471,395,853	2184	2020 \$215,840
2021 \$504,145,556	2175	2021 \$231,791

Account Balance | As of 10/17/2023

■ General Operating	■ Capital Projects	■ Debt Service
\$5,054,511	\$338,712	\$1,411,848

Total For All Accounts: \$6,805,071

Account Balance By Month | October 2022 - September 2023



Monthly Financial Summary - General Operating Fund



Harris County MUD No. 109 - GOF

Account Balance Summary

Balance as of 09/20/2023 **\$5,104,699**

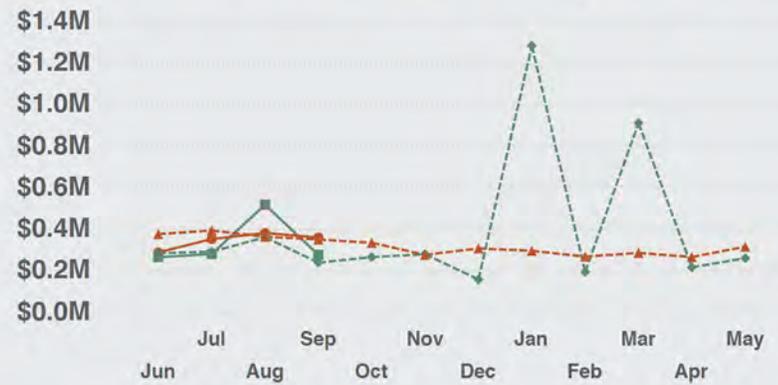
Receipts 681,810

Disbursements (731,997)

Balance as of 10/17/2023 **\$5,054,511**

Overall Revenues & Expenditures By Month (Year to Date)

—■ Current Year Revenues - - -▲ Prior Year Revenues
—■ Current Year Expenditures - - -▲ Prior Year Expenditures



September 2023

Revenues

Actual	Budget	Over/(Under)
\$277,248	\$298,349	(\$21,100)

Expenditures

Actual	Budget	Over/(Under)
\$360,403	\$332,635	\$27,767

June 2023 - September 2023 (Year to Date)

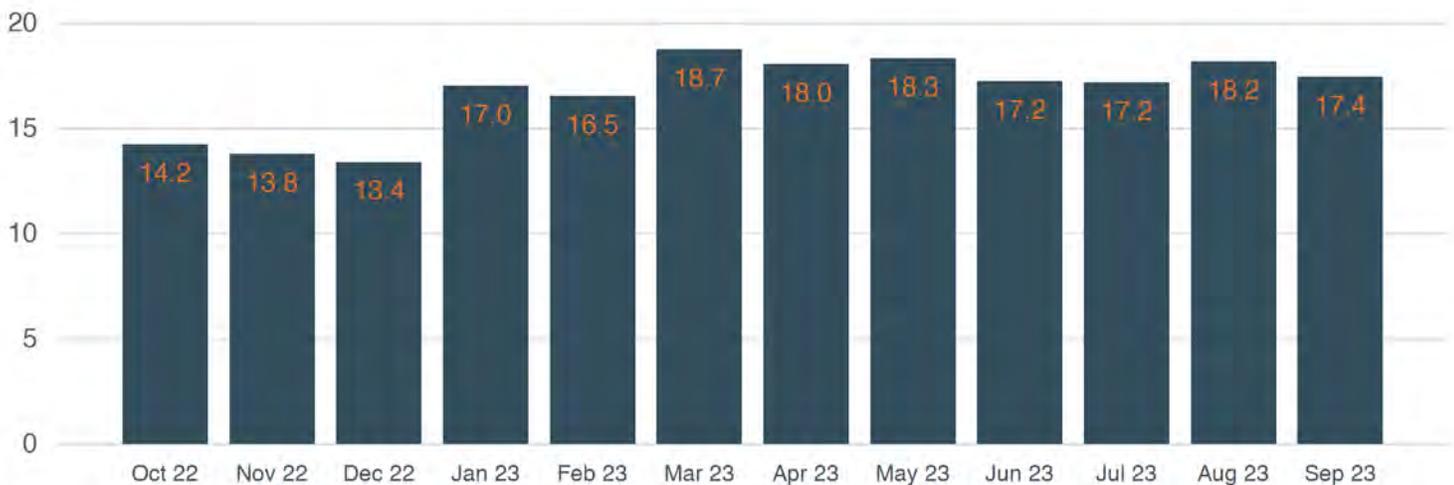
Revenues

Actual	Budget	Over/(Under)
\$1,342,470	\$1,418,278	(\$75,809)

Expenditures

Actual	Budget	Over/(Under)
\$1,385,146	\$1,441,352	(\$56,205)

Operating Fund Reserve Coverage Ratio (In Months)



Cash Flow Report - Checking Account

Harris County MUD No. 109 - GOF



Number	Name	Memo	Amount	Balance
Balance as of 09/20/2023				\$37,725.66
Receipts				
	HC 151 Water Supply		6,313.80	
	Woodlands Hills Annexation Deposit #2		5,000.00	
	Interest Earned on Checking		171.76	
	Sweep from Lockbox Account		230,819.77	
	City of Houston - Sales Tax Rebate		7,551.01	
	Wire Transfer from Money Market		110,000.00	
Total Receipts				\$359,856.34

Disbursements

16263	Harris County Treasurer	Patrol Services	(20,370.00)
16265	Centerpoint Energy	Utilities Expense	(362.89)
16323	Brightspeed	Telephone Expense	(895.64)
16324	Centerpoint Energy	Utilities Expense	(403.35)
16325	Cheryl C. Moore	Fees of Office - 10/17/2023	(204.08)
16326	Chris Green	Fees of Office - 10/17/2023	(204.09)
16327	Nancy Frank	Fees of Office - 10/17/2023	(204.09)
16328	Owen H. Parker	Fees of Office - 10/17/2023	(204.10)
16329	Robin Sulpizio	Fees of Office - 10/17/2023	(204.10)
16330	Cheryl C. Moore	Expense	(29.95)
16331	Chris Green	Fees of Office - 10/02/2023 & Expense	(268.40)
16332	Nancy Frank	Expense	(86.26)
16333	Owen H. Parker	Fees of Office - 10/02,13/2023 & Exp	(448.18)
16334	Robin Sulpizio	Expense	(65.00)
16335	United States Treasury	Quarterly Payroll Taxes	(644.84)
16336	Anthony That Ton	Customer Refund	(162.92)
16337	Bethany Kaitlyn Schmeling	Customer Refund	(196.54)
16338	Chrissi George	Customer Refund	(171.11)
16339	Christina Fox	Customer Refund	(11.47)
16340	Christopher Cullen	Customer Refund	(172.08)
16341	Cynthia Rhoden	Customer Refund	(165.15)
16342	Green Rose Fiscal Solution, LLC	Customer Refund	(155.74)
16343	H D H 8888, LLC	Customer Refund	(170.44)
16344	James White III	Customer Refund	(53.60)
16345	Joe A Gaitan & Connie Lee Guerrero	Customer Refund	(50.44)
16346	Rev. John M Scott	Customer Refund	(17.69)
16347	Joni & Freddie McGraw	Customer Refund	(39.28)
16348	Justin Taylor Williams	Customer Refund	(86.70)
16349	Laporshia Watts	Customer Refund	(38.50)
16350	Lillie Owens	Customer Refund	(61.90)
16351	Martin D Morey	Customer Refund	(2.34)
16352	Opendoor Labs, Inc	Customer Refund	(186.14)

Cash Flow Report - Checking Account

Harris County MUD No. 109 - GOF



Number	Name	Memo	Amount	Balance
Disbursements				
16353	Pelle Fisk	Customer Refund	(84.97)	
16354	Pine Grove Residential	Customer Refund	(172.16)	
16355	Progress Residential HVH Borrower LLC	Customer Refund	(161.80)	
16356	Rachel Baringer	Customer Refund	(99.14)	
16357	Randy Fulton	Customer Refund	(20.87)	
16358	Richard Zahm	Customer Refund	(28.17)	
16359	Robert & Virginia Beall	Customer Refund	(76.27)	
16360	Roger Dale Ivey Jr.	Customer Refund	(85.39)	
16361	Sarah Samzczepaniec	Customer Refund	(49.14)	
16362	Shanell Frazier & Divine Decuir	Customer Refund	(37.20)	
16363	Sierra Morris	Customer Refund	(29.33)	
16364	Spencer Conley	Customer Refund	(135.72)	
16365	Steve Englehardt	Customer Refund	(18.40)	
16366	Van Hook Properties, LLC	Customer Refund	(197.95)	
16367	Vickie White	Customer Refund	(69.19)	
16368	Atascocita Joint Operations Board	Schedule B & C Costs	(55,677.65)	
16369	BGE, Inc.	Engineering Fees	(5,862.50)	
16370	Butler & Land Technologies, Inc	Maintenance & Repair	(189.94)	
16371	CDC Unlimited, LLC	Mowing Expense	(2,929.00)	
16372	Central Business Marketing	Water Drought Sign	(453.40)	
16373	DXI Industries	Chemical Expenses	(1,858.01)	
16374	Eastex Environmental Laboratory	Laboratory Expense	(200.00)	
16375	ELS Concrete & Landscaping	Maintenance & Repairs	(19,994.00)	
16376	Generator Service	Maintenance & Repairs	(1,925.00)	
16377	GFL Environmental	Garbage Expense	(1,145.46)	
16378	Harris County Treasurer	Patrol Services	(20,370.00)	
16379	Hawkins, Inc	Chemicals Expense	(3,060.00)	
16380	Hudson Energy	Utilities Expense	(12,124.49)	
16381	LSEC Wastewater System Services	Maintenance & Repairs	(1,152.32)	
16382	McCall Gibson Swedlund Barfoot PLLC	Audit Expense	(4,000.00)	
16383	Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	(6,710.42)	
16384	The Texas Network, LLC	Website Expense	(187.50)	
16385	Today's Integration	Security Monitoring	(225.00)	
16386	Water Utility Services, Inc.	Laboratory Fees	(340.00)	
16387	WWWMS	Maintenance and Operations	(78,483.84)	
16388	NHCRWA	Water Authority Fees	(138,212.85)	
16389	Norton Rose Fulbright US LLP	Legal Fees	(7,677.92)	
16390	Brightspeed	Auto Dialers	0.00	
16391	Centerpoint Energy	Utilities Expense	0.00	
16392	DSHS Central Lab MC2004	Laboratory Expense	(318.53)	
Svc Chrg	Central Bank	Service Charge	(25.00)	

Cash Flow Report - Checking Account

Harris County MUD No. 109 - GOF



Number	Name	Memo	Amount	Balance
Total Disbursements				(\$390,725.54)
Balance as of 10/17/2023				\$6,856.46

Cash Flow Report - Operator Account

Harris County MUD No. 109 - GOF



Number	Name	Memo	Amount	Balance
Balance as of 09/20/2023				\$165,643.13
Receipts				
	Accounts Receivable		82,836.08	
	Accounts Receivable		208,592.93	
Total Receipts				\$291,429.01
Disbursements				
Ret Ck	Central Bank	Customer Returned Checks (5)	(446.83)	
Svc Chrg	Central Bank	Service Charge	(5.00)	
Sweep	Harris County MUD 109	Transfer to Checking Account	(230,819.77)	
Total Disbursements				(\$231,271.60)
Balance as of 10/17/2023				\$225,800.54

Actual vs. Budget Comparison

Harris County MUD No. 109 - GOF



	September 2023			June 2023 - September 2023			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Revenues							
Water Revenue							
14101 Water- Customer Service Revenue	53,240	57,300	(4,060)	235,341	263,580	(28,239)	573,000
14102 Surface Water - Reserve	117,627	141,870	(24,243)	525,612	652,602	(126,990)	1,418,700
14105 Connection Fees	2,125	2,583	(458)	9,875	10,333	(458)	31,000
14108 Water Sales to HC 151	1,409	1,296	113	5,047	5,445	(398)	13,500
Total Water Revenue	174,401	203,049	(28,648)	775,875	931,960	(156,085)	2,036,200
Wastewater Revenue							
14201 Wastewater-Customer Service Rev	52,696	54,950	(2,254)	224,320	219,800	4,520	659,400
Total Wastewater Revenue	52,696	54,950	(2,254)	224,320	219,800	4,520	659,400
Property Tax Revenue							
14301 Maintenance Tax Collections	0	0	0	173,191	105,120	68,071	1,722,365
Total Property Tax Revenue	0	0	0	173,191	105,120	68,071	1,722,365
Sales Tax Revenue							
14401 COH Rebate	10,238	8,108	2,129	36,117	32,433	3,684	97,300
Total Sales Tax Revenue	10,238	8,108	2,129	36,117	32,433	3,684	97,300
Tap Connection Revenue							
14501 Tap Connections	0	1,250	(1,250)	0	5,000	(5,000)	15,000
14502 Inspection Fees	801	817	(16)	3,504	3,267	237	9,800
Total Tap Connection Revenue	801	2,067	(1,266)	3,504	8,267	(4,763)	24,800
Administrative Revenue							
14702 Penalties & Interest	8,408	7,908	500	31,541	31,633	(93)	94,900
Total Administrative Revenue	8,408	7,908	500	31,541	31,633	(93)	94,900
Interest Revenue							
14801 Interest Earned on Checking	172	200	(28)	622	800	(178)	2,400
14802 Interest Earned on Temp. Invest	30,524	22,008	8,516	94,979	88,031	6,948	264,094
Total Interest Revenue	30,696	22,208	8,488	95,601	88,831	6,770	266,494
Other Revenue							
15801 Miscellaneous Income	8	58	(50)	2,320	233	2,087	700
Total Other Revenue	8	58	(50)	2,320	233	2,087	700
Total Revenues	277,248	298,349	(21,100)	1,342,470	1,418,278	(75,809)	4,902,159

Expenditures

Water Service

16102 Operations - Water	9,242	9,650	(408)	37,926	38,600	(674)	115,800
16105 Maintenance & Repairs - Water	69,907	33,333	36,574	142,011	133,333	8,677	400,000

Actual vs. Budget Comparison

Harris County MUD No. 109 - GOF



	September 2023			June 2023 - September 2023			Annual Budget	
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)		
Expenditures								
Water Service								
16107	Chemicals - Water	4,788	6,333	(1,545)	38,579	25,333	13,246	76,000
16108	Laboratory Expense - Water	850	658	192	2,800	2,633	167	7,900
16109	Mowing - Water	1,543	1,125	418	6,941	4,500	2,441	13,500
16110	Utilities - Water	10,961	9,083	1,877	41,790	36,333	5,457	109,000
16111	Reconnections	890	925	(35)	4,025	3,700	325	11,100
16112	Disconnection Expense	300	425	(125)	1,320	1,700	(380)	5,100
16113	Service Account Collection	2,062	2,617	(555)	8,627	10,467	(1,840)	31,400
16114	Telephone Expense - Water	456	483	(28)	1,925	1,933	(8)	5,800
16116	Permit Expense - Water	0	658	(658)	0	2,633	(2,633)	7,900
16117	TCEQ Regulatory Expense - Water	0	0	0	0	0	0	3,081
16118	Surface Water Fee	138,213	156,220	(18,007)	588,034	718,612	(130,579)	1,562,200
Total Water Service		239,211	221,512	17,699	873,979	979,779	(105,800)	2,348,781
Wastewater Service								
16202	Operations - Wastewater	2,295	2,400	(105)	9,421	9,600	(179)	28,800
16204	Purchase Wastewater Service	55,661	41,800	13,861	222,491	167,200	55,291	501,600
16205	Maint & Repairs - Wastewater	13,460	15,717	(2,256)	60,268	62,867	(2,599)	188,600
16207	Chemicals - Wastewater	0	392	(392)	331	1,567	(1,235)	4,700
16208	Laboratory Fees - Wastewater	319	233	85	530	933	(403)	2,800
16209	Mowing - Wastewater	1,387	967	420	6,239	3,867	2,373	11,600
16210	Utilities - Lift Station	1,567	2,225	(658)	8,450	8,900	(450)	26,700
16214	Telephone Expense - Wastewater	440	458	(18)	1,656	1,833	(177)	5,500
16217	TCEQ Regulatory Exp-Wastewater	0	0	0	0	0	0	3,081
Total Wastewater Service		75,128	64,192	10,936	309,388	256,767	52,621	773,381
Garbage Service								
16301	Garbage Expense	1,145	1,147	(2)	3,711	4,588	(877)	13,764
Total Garbage Service		1,145	1,147	(2)	3,711	4,588	(877)	13,764
Tap Connection								
16501	Tap Connection Expense	0	583	(583)	0	2,333	(2,333)	7,000
16502	Inspection Expense	1,483	1,158	325	5,510	4,633	876	13,900
Total Tap Connection		1,483	1,742	(259)	5,510	6,967	(1,457)	20,900
Administrative Service								
16703	Legal Fees	7,624	5,283	2,340	24,819	21,133	3,685	63,400
16705	Auditing Fees	0	0	0	14,500	14,500	0	18,000
16706	Engineering Fees	4,716	6,667	(1,951)	32,999	26,667	6,332	80,000
16709	Election Expense	0	833	(833)	0	3,333	(3,333)	10,000
16710	Website Expense	0	75	(75)	188	300	(113)	900
16712	Bookkeeping Fees	6,356	6,160	196	21,704	24,640	(2,936)	56,000

Actual vs. Budget Comparison

Harris County MUD No. 109 - GOF



	September 2023			June 2023 - September 2023			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Expenditures							
Administrative Service							
16714 Printing & Office Supplies	2,443	2,525	(82)	9,568	10,100	(532)	30,300
16716 Delivery Expense	30	25	5	179	100	79	300
16717 Postage	77	58	19	233	233	(1)	700
16718 Insurance & Surety Bond	0	0	0	0	0	0	39,900
16719 AWBD Expense	0	0	0	1,900	500	1,400	13,200
16722 Bank Service Charges	30	92	(62)	165	367	(202)	1,100
16723 Travel Expense	42	117	(75)	141	467	(325)	1,400
16727 Arbitrage Expense	0	0	0	0	1,500	(1,500)	3,250
16728 Record Storage Fees	65	33	32	143	133	10	400
Total Administrative Service	21,383	21,868	(485)	106,538	103,973	2,565	318,850
Security Service							
16801 Security Patrol Expense	19,400	19,708	(308)	77,600	78,833	(1,233)	236,500
16802 Security Monitoring	225	92	133	475	367	108	1,100
Total Security Service	19,625	19,800	(175)	78,075	79,200	(1,125)	237,600
Payroll Expense							
17101 Payroll Expenses	2,141	2,083	58	5,668	8,333	(2,666)	25,000
Total Payroll Expense	2,141	2,083	58	5,668	8,333	(2,666)	25,000
Other Expense							
17802 Miscellaneous Expense	286	292	(6)	1,239	1,167	73	3,500
Total Other Expense	286	292	(6)	1,239	1,167	73	3,500
Total Expenditures	360,403	332,635	27,767	1,384,107	1,440,774	(56,667)	3,741,776
Total Revenues (Expenditures)	(83,154)	(34,286)	(48,868)	(41,637)	(22,495)	(19,142)	1,160,383

Other Expenditures

Capital Outlay

17901 Capital Outlay							
17901a Capital Outlay - General	0	0	0	462	0	462	0
17901b Capital Outlay - AJOB	0	0	0	0	0	0	50,000
17901c WP 1 Well Rehab	0	0	0	0	0	0	200,000
17901d WP 1 Electrical Improvements	0	0	0	0	0	0	250,000
17901e WP 1 GST 1 Replacement	0	0	0	0	0	0	250,000
17901f HC 46 Water Interconnect	0	0	0	0	0	0	50,000
17901g Manhole Valve Rehab	0	0	0	0	0	0	250,000
Total Capital Outlay	0	0	0	462	0	462	1,050,000
17904 Capital Outlay - Barents Dr L/S	0	0	0	578	578	0	50,000
Total Capital Outlay	0	0	0	1,040	578	462	1,100,000

Actual vs. Budget Comparison

Harris County MUD No. 109 - GOF



	September 2023			June 2023 - September 2023			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Other Expenditures							
Total Other Expenditures	0	0	0	1,040	578	462	1,100,000
Total Other Revenues (Expenditures)	0	0	0	(1,040)	(578)	(462)	(1,100,000)
Excess Revenues (Expenditures)	(83,154)	(34,286)	(48,868)	(42,677)	(23,073)	(19,603)	60,383

Balance Sheet as of 09/30/2023

Harris County MUD No. 109 - GOF



Assets

Bank

11101 Cash in Bank	\$278,747
11102 Operator	225,801
Total Bank	\$504,548

Investments

11201 Time Deposits	\$4,931,854
Total Investments	\$4,931,854

Receivables

11301 Accounts Receivable	\$294,833
11303 Maintenance Tax Receivable	105,651
11305 Accrued Interest	5,684
11306 Due From COH	26,752
Total Receivables	\$432,920

Interfund Receivables

11403 Due From Tax Account	\$550,797
Total Interfund Receivables	\$550,797

Reserves

11601 Reserve in A.C.P.	\$263,420
Total Reserves	\$263,420

Total Assets

\$6,683,539

Liabilities & Equity

Liabilities

Accounts Payable

12101 Accounts Payable	\$283,266
12102 Payroll Liabilities	645
Total Accounts Payable	\$283,911

Other Current Liabilities

12202 Due to TCEQ	\$2,351
Total Other Current Liabilities	\$2,351

Deferrals

12502 Deferred Taxes	\$105,651
Total Deferrals	\$105,651

Deposits

12601 Customer Meter Deposits	\$305,796
12606 Zimmerman Properties - 9 acre	503
12607 Madden Tract	172
12608 Woodland Hills Annexation	7,668
Total Deposits	\$314,139

Total Liabilities

\$706,052

Balance Sheet as of 09/30/2023

Harris County MUD No. 109 - GOF



Liabilities & Equity

Equity

Unassigned Fund Balance

13101 Unallocated Fund Balance

\$6,020,164

Total Unassigned Fund Balance

\$6,020,164

Net Income

(\$42,677)

Total Equity

\$5,977,487

Total Liabilities & Equity

\$6,683,539

Monthly Financial Summary - Capital Projects Fund

Harris County MUD No. 109 - CPF



Account Balance Summary

Balance as of 09/20/2023	\$337,184
Receipts	1,533
Disbursements	(5)
Balance as of 10/17/2023	\$338,712

Overall Revenues & Expenditures By Month (Year to Date)



Account Balance By Month | October 2022 - September 2023



Cash Flow Report - Checking Account

Harris County MUD No. 109 - CPF



Number	Name	Memo	Amount	Balance
Balance as of 09/20/2023				\$110.00
Receipts				
	No Receipts Activity		0.00	
Total Receipts				\$0.00
Disbursements				
Svc Chrg	Central Bank	Service Charge	(5.00)	
Total Disbursements				(\$5.00)
Balance as of 10/17/2023				\$105.00

District Debt Summary as of 10/17/2023

Harris County MUD No. 109 - DSF



		WATER, SEWER, DRAINAGE	PARK/ROAD/OTHER	REFUNDING
Total \$ Authorized		Authorized	Authorized	Authorized
\$61.83M		\$61.83M	N/A	\$32.73M
Total \$ Issued		Issued	Issued	Issued
\$48.88M		\$48.88M	N/A	\$1.06M
Yrs to Mat	Rating	\$ Available To Issue	\$ Available To Issue	\$ Available To Issue
17	AA	\$12.95M	N/A	\$31.67M

*Actual 'Outstanding' Refunding Bonds issued below may differ from the 'Issued' total above pursuant to Chapter 1207, Texas Government Code.

Outstanding Debt Breakdown

Series Issued	Original Bonds Issued	Maturity Date	Principal Outstanding
2021 - Refunding	\$3,705,000	2029	\$2,895,000
2017 - WS&D	\$12,100,000	2041	\$10,850,000
2015 - Refunding	\$5,920,000	2030	\$5,200,000
Total	\$21,725,000		\$18,945,000

District Debt Schedule

Harris County MUD No. 109 - DSF



Paying Agent	Series	Principal	Interest	Total
Bank of New York	2021 - Refunding	\$790,000.00	\$49,125.00	\$839,125.00
Bank of New York	2017 - WS&D	\$440,000.00	\$182,071.89	\$622,071.89
Regions Bank	2015 - Refunding	\$225,000.00	\$70,308.00	\$295,308.00
Total Due 10/01/2023		\$1,455,000.00	\$301,504.89	\$1,756,504.89

Paying Agent	Series	Principal	Interest	Total
Bank of New York	2021 - Refunding	\$0.00	\$37,275.00	\$37,275.00
Bank of New York	2017 - WS&D	\$0.00	\$177,671.88	\$177,671.88
Regions Bank	2015 - Refunding	\$0.00	\$67,392.00	\$67,392.00
Total Due 04/01/2024		\$0.00	\$282,338.88	\$282,338.88

Paying Agent	Series	Principal	Interest	Total
Bank of New York	2021 - Refunding	\$825,000.00	\$37,275.00	\$862,275.00
Bank of New York	2017 - WS&D	\$460,000.00	\$177,671.88	\$637,671.88
Regions Bank	2015 - Refunding	\$220,000.00	\$67,392.00	\$287,392.00
Total Due 10/01/2024		\$1,505,000.00	\$282,338.88	\$1,787,338.88

Investment Profile as of 10/17/2023

Harris County MUD No. 109

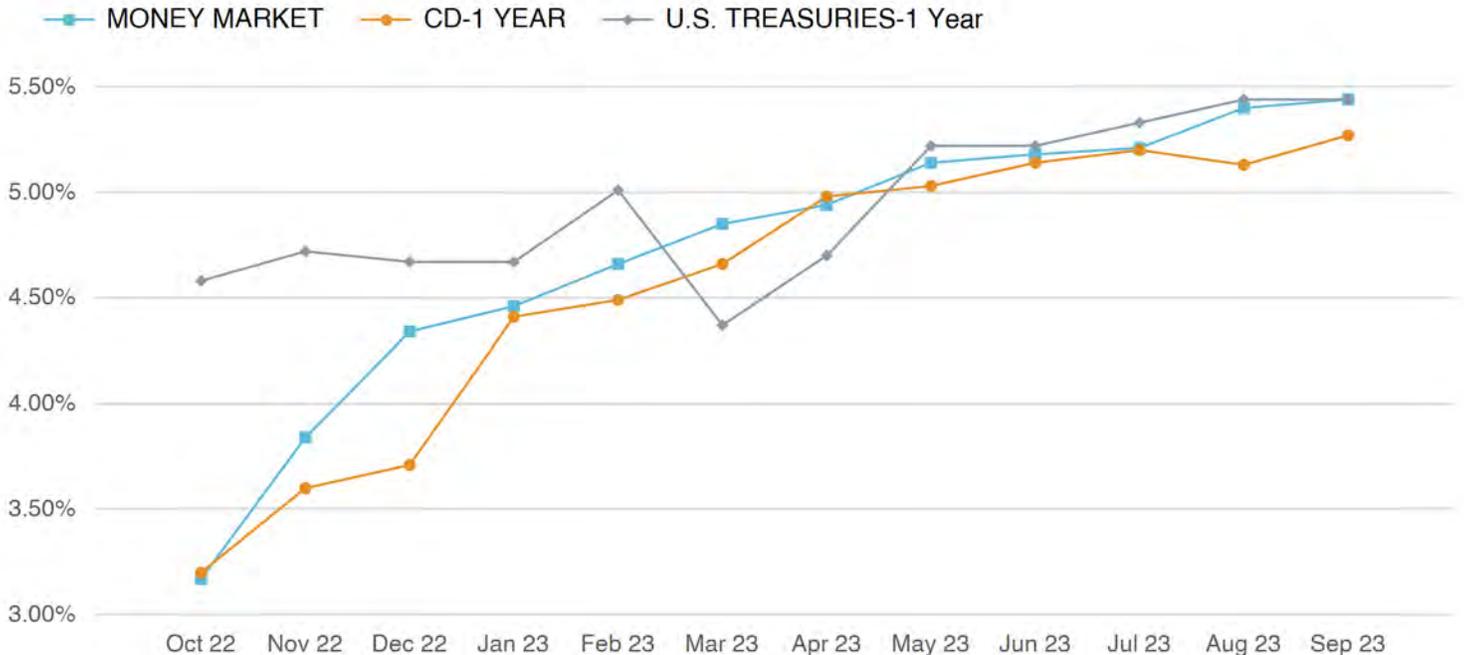


General Operating Fund	Capital Projects Fund	Debt Service Fund	Other Funds
Funds Available to Invest \$5,054,511	Funds Available to Invest \$338,712	Funds Available to Invest \$1,411,848	Funds Available to Invest N/A
Funds Invested \$4,821,854	Funds Invested \$338,607	Funds Invested \$1,411,848	Funds Invested N/A
Percent Invested 95%	Percent Invested 99%	Percent Invested 100%	Percent Invested N/A

Term	Money Market	Term	Certificate of Deposit	Term	U.S. Treasuries
On Demand	5.45%	180 Days	5.35%	180 Days	5.58%
		270 Days	5.27%	270 Days	5.58%
		1 Yr	5.27%	1 Yr	5.44%
		13 Mo	5.21%	13 Mo	N/A
		18 Mo	4.62%	18 Mo	5.44%
		2 Yr	2.83%	2 Yr	5.12%

*Rates are based on the most current quoted rates and are subject to change daily.

Investment Rates Over Time (By Month) | October 2022 - September 2023



Account Balance as of 10/17/2023

Harris County MUD No. 109 - Investment Detail



FUND: General Operating

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Certificates of Deposit					
THIRD COAST BANK, SSB (XXXX1280)	09/26/2023	03/26/2024	5.50%	235,000.00	
Money Market Funds					
TEXAS CLASS (XXXX0001)	03/22/2017		5.54%	4,496,854.23	
Checking Account(s)					
CENTRAL BANK - CHECKING (XXXX1891)			0.00%	6,856.46	Checking Account
CENTRAL BANK - CHECKING (XXXX4632)			0.00%	225,800.54	Operator
Totals for General Operating Fund				\$4,964,511.23	

FUND: Capital Projects

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Money Market Funds					
TEXAS CLASS (XXXX0002)	03/22/2017		5.54%	338,606.68	Series 2017
Checking Account(s)					
CENTRAL BANK - CHECKING (XXXX1875)			0.00%	105.00	Checking Account
Totals for Capital Projects Fund				\$338,711.68	

FUND: Debt Service

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Money Market Funds					
TEXAS CLASS (XXXX0003)	03/22/2017		5.54%	1,411,848.31	
Totals for Debt Service Fund				\$1,411,848.31	

Grand Total for Harris County MUD No. 109 :

\$6,715,071.22

Capital Projects Fund Breakdown

Harris County MUD 109

As of Date 10/17/2023

Net Proceeds for All Bond Issues

Receipts

Bond Proceeds - Series 2017	\$12,100,000.00
Interest Earnings - Series 2017	263,951.20

Disbursements

Disbursements - Series 2017	(12,025,239.52)
-----------------------------	-----------------

Total Cash Balance	\$338,711.68
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Balances by Account

Central Bank - Checking	\$105.00
TX Class - Series 2017	338,606.68

Total Cash Balance	\$338,711.68
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Balances by Bond Series

Bond Proceeds - Series 2017	\$338,711.68
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Total Cash Balance	\$338,711.68
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Remaining Costs/Surplus By Bond Series

Surplus & Interest - Series 2017	\$338,711.68
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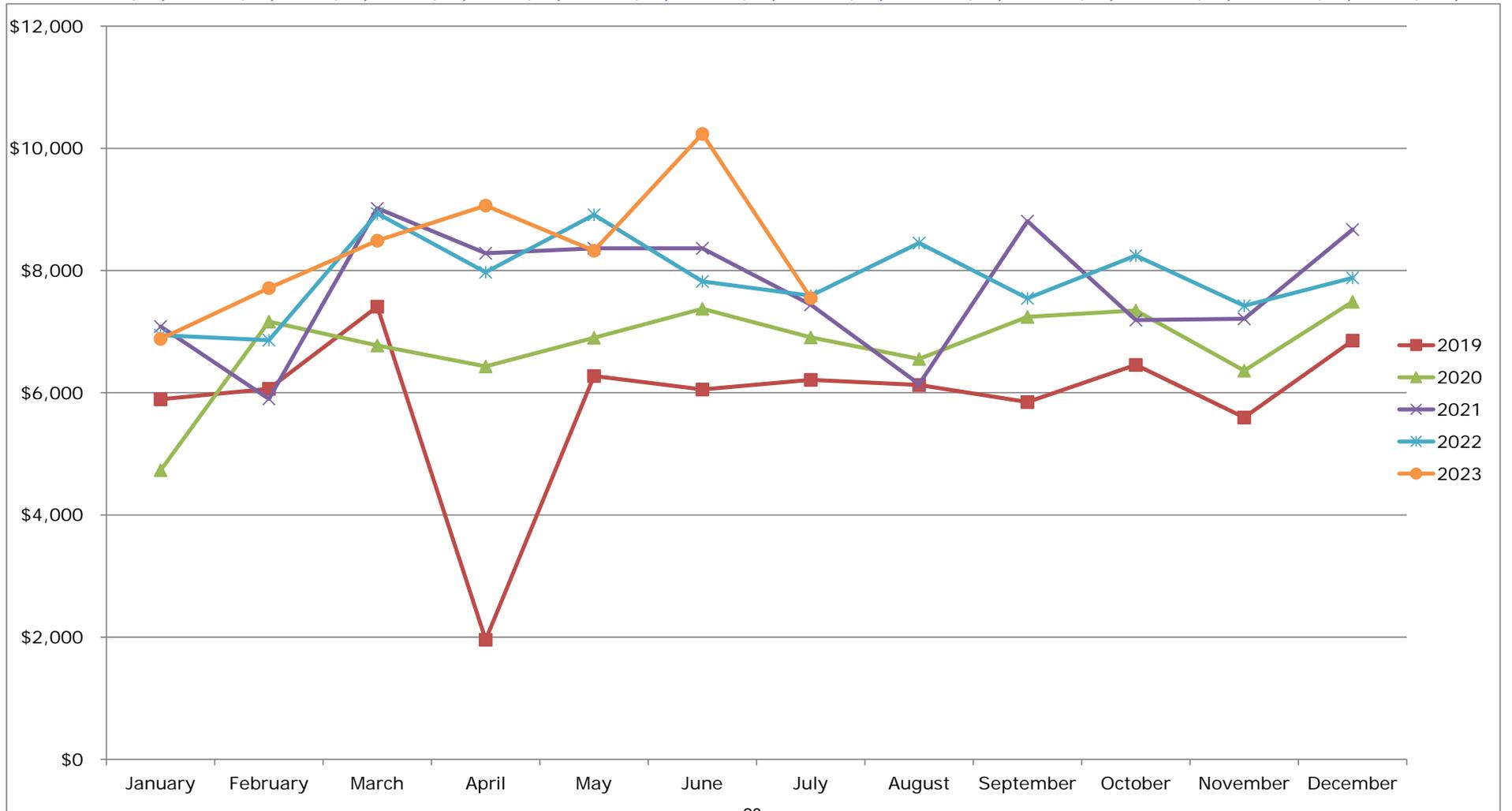
Total Surplus & Interest Balance	\$338,711.68
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Total Remaining Costs/Surplus	\$338,711.68
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Sales Tax Revenue History

Harris County MUD No. 109

Year	January	February	March	April	May	June	July	August	September	October	November	December	Total
2019	\$5,893	\$6,065	\$7,408	\$1,957	\$6,274	\$6,053	\$6,211	\$6,128	\$5,846	\$6,457	\$5,596	\$6,855	\$70,743
2020	\$4,731	\$7,165	\$6,772	\$6,430	\$6,900	\$7,374	\$6,906	\$6,552	\$7,243	\$7,347	\$6,362	\$7,490	\$81,272
2021	\$7,086	\$5,898	\$9,019	\$8,285	\$8,362	\$8,363	\$7,440	\$6,140	\$8,807	\$7,190	\$7,212	\$8,672	\$92,475
2022	\$6,943	\$6,859	\$8,934	\$7,973	\$8,913	\$7,820	\$7,589	\$8,453	\$7,546	\$8,244	\$7,422	\$7,881	\$94,577
2023	\$6,881	\$7,714	\$8,490	\$9,062	\$8,327	\$10,238	\$7,551						
Total	\$43,796	\$45,563	\$55,738	\$46,358	\$52,585	\$54,592	\$46,710	\$38,928	\$42,447	\$42,492	\$37,798	\$44,389	\$493,134



Annexation

Harris County MUD No. 109 - GOF

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
12606 · Zimmerman Properties - 9 acre							
	07/14/2022	Recpt		Zimmerman Feasibility		5,000.00	5,000.00
	09/30/2022	9-221757	BGE, Inc.	Zimmerman Tract Feasibility Study	4,496.77		503.23
Total 12606 · Zimmerman Properties - 9 acre					4,496.77	5,000.00	503.23
12607 · Madden Tract							
	07/21/2022	Recpt		Madden Annexation		5,000.00	5,000.00
	09/30/2022	9-221756	BGE, Inc.	Madden Tract Feasibility Study	4,538.55		461.45
	11/30/2022	11-220213	BGE, Inc.	Madden Tract Feasibility Study	289.06		172.39
Total 12607 · Madden Tract					4,827.61	5,000.00	172.39
12608 · Woodland Hills Annexation							
	07/20/2023	Deposit		Woodland Hills Tract		5,000.00	5,000.00
	08/31/2023	8-231023	BGE, Inc.	Woodland Hills Multi-Family Feasibility Study	1,185.17		3,814.83
	09/28/2023	Repts		Woodlands Hills Annexation Deposit #2		5,000.00	8,814.83
	09/30/2023	9-230188	BGE, Inc.	Woodland Hills Multi-Family Feasibility Study	1,146.88		7,667.95
Total 12608 · Woodland Hills Annexation					2,332.05	10,000.00	7,667.95
TOTAL					11,656.43	20,000.00	8,343.57

Cash Flow Forecast

Harris County MUD 109

	5/24	5/25	5/26	5/27	5/28
Assessed Value	\$798,870,648	\$798,870,648	\$798,870,648	\$798,870,648	\$798,870,648
Maintenance Tax Rate	\$0.225	\$0.225	\$0.225	\$0.225	\$0.225
Maintenance Tax	\$1,761,510	\$1,761,510	\$1,761,510	\$1,761,510	\$1,761,510
% Change in Water Rate		1.00%	1.00%	1.00%	1.00%
% Change in Wastewater Rate		3.00%	3.00%	3.00%	3.00%
% Change in NHCRWA		10.00%	10.00%	10.00%	10.00%
% Change in Expenses		5.00%	5.00%	5.00%	5.00%
Beginning Cash Balance 5-31-2023	\$5,446,422	\$5,845,516	\$6,513,662	\$7,515,514	\$8,435,830
Revenues					
Maintenance Tax	\$1,722,365	\$1,761,510	\$1,761,510	\$1,761,510	\$1,761,510
Water Revenue	573,000	578,730	584,517	590,362	596,266
Wastewater Revenue	659,400	679,182	699,557	720,544	742,161
NHCRWA Revenue	1,418,700	1,560,570	1,716,627	1,888,290	2,077,119
Other	528,694	555,129	582,885	612,029	642,631
Total Revenues	\$4,902,159	\$5,135,120	\$5,345,097	\$5,572,736	\$5,819,686
Expenses					
NHCRWA	\$1,562,200	\$1,718,420	\$1,890,262	\$2,079,288	\$2,287,217
Other Expenses	2,179,576	2,288,555	2,402,983	2,523,132	2,649,288
Total Expenses	\$3,741,776	\$4,006,975	\$4,293,245	\$4,602,420	\$4,936,505
Net Surplus	\$1,160,383	\$1,128,146	\$1,051,852	\$970,316	\$883,181
Capital Outlay					
Capital Outlay - AJOB	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
WP 1 Well Rehab & Motor Replacement	200,000	0	0	0	0
WP 1 Electrical Control Improvements	250,000	210,000	0	0	0
WP 1 GST 1 Replacement	250,000	0	0	0	0
WP 2 Well Rehab & Motor Replacement	0	200,000	0	0	0
HC 46 Water Interconnect	50,000	0	0	0	0
Manholes Valve Rehab	250,000	0	0	0	0
Barents Dr. Lift Station	50,000	0	0	0	0
Total Capital Outlay	\$1,100,000	\$460,000	\$50,000	\$50,000	\$50,000
Construction Surplus	\$338,712	\$0	\$0	\$0	\$0
Ending Cash Balance	\$5,845,516	\$6,513,662	\$7,515,514	\$8,435,830	\$9,269,011
Operating Reserve % of Exp					
Percentage	156%	163%	175%	183%	188%
Number of Months	19	20	21	22	23
Bond Authority					
Remaining Bonding Capacity - \$12,950,000					
Maintenance Tax Rate Cap - \$1.00					

2024 AWBD Mid Winter Conference

Harris County MUD No. 109

Friday, January 19 - Saturday, January 20, 2024

Hyatt Regency Dallas, Dallas TX

Director	Registration			Prior Conference Expenses
Name	Attending	Online	Paid	Paid
Cheryl Moore	Yes	Yes	Yes	N/A
Chris Green	Yes	Yes	Yes	N/A
Nancy Frank	Yes	Yes	Yes	N/A
Owen Parker	Yes	Yes	Yes	N/A
Robin Sulpizio	Yes	Yes	Yes	N/A

Note

Register on-line www.awbd-tx.org (For log in assistance, contact Taylor Cavnar: tcavnar@awbd-tx.org)

This page only confirms registration for the conference, not hotel registrations.

All hotel reservations are the sole responsibility of each attendee.

Your conference registration confirmation will contain a housing reservation request web link.

The link will require the registration number from your conference registration before you can reserve a room.

All requests for an advance of funds must be sent via email to the bookkeeper within 30 days of conference.

Registration Dates

Regular Registration:	Begins	09/01/2023	\$430
Late Registration	Begins	12/14/2023	\$530

Cancellation Policy

All cancellations must be made in writing.

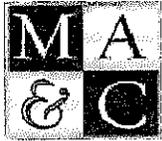
A \$50.00 administrative fee is assessed for each conference registration cancelled on or before 12/13/23.

There will be no refunds after 12/13/23.

Housing Information

Hotel reservations are only available to attendees who are registered with AWBD-TX for the Conference.

If you have questions, please call Taylor Cavnar at (281) 350-7090.



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

**Harris County Municipal
Utility District No. 109
Quarterly Investment Inventory Report
Period Ending August 31, 2023**

BOARD OF DIRECTORS

Harris County Municipal
Utility District No. 109

Attached is the Quarterly Investment Inventory Report for the
Period ending August 31, 2023.

This report and the District's investment portfolio are in compliance with the
investment strategies expressed in the Districts's investment policy, and the
Public Funds Investment Act.

I, hereby certify that, pursuant to Senate Bill 253 and in connection with the
preparation of the investment report, I have reviewed the divestment lists
prepared and maintained by the Texas Comptroller of Public Accounts, and the
District does not own direct or indirect holdings in any companies identified on such lists.

Mark M. Burton
(Investment Officer)

Ghia Lewis
(Investment Officer)

COMPLIANCE TRAINING

HB 675 states the Investment Officer must attend at least one training seminar for (6) six hours
Within twelve months of taking office and requires at least (4) four hours training within each (2)
two year period thereafter.

INVESTMENT OFFICERS

Mark M. Burton

Ghia Lewis

CURRENT TRAINING

November 5, 2013 (Texpool Academy 10 Hours)
November 27, 2015 (Texpool Academy 10 Hours)
December 26, 2017 (Texpool Academy 10 Hours)
January 9, 2020 (TexPool Academy 12 Hours)
December 31, 2021 (Texpool Academy 10 Hours)

November 7, 2013 (Texpool Academy 10 Hours)
November 5, 2015 (Texpool Academy 10 Hours)
November 6, 2017 (Texpool Academy 10 Hours)
November 5, 2019 (Texpool Academy 10 Hours)
December 28, 2021 (Texpool Academy 10 Hours)

Harris County MUD No. 109
Summary of Money Market Funds
 06/01/2023 - 08/31/2023

Fund: Operating

Financial Institution: TEXAS CLASS

Account Number: XXXX0001 Date Opened: 03/22/2017 Current Interest Rate: 5.54%

Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
06/01/2023		4,763,683.79				
06/20/2023	From Checking		15,000.00			
06/30/2023					20,686.96	
07/18/2023	To Checking			(85,000.00)		
07/31/2023					21,574.81	
08/15/2023	To Checking			(170,000.00)		
08/22/2023	Tax Wire		370,000.00			
08/31/2023					22,193.02	
Totals for Account XXXX0001:		\$4,763,683.79	\$385,000.00	(\$255,000.00)	\$64,454.79	\$4,958,138.58
Totals for Operating Fund:		\$4,763,683.79	\$385,000.00	(\$255,000.00)	\$64,454.79	\$4,958,138.58

Methods Used For Reporting Market Values

Certificates of Deposits:	Face Value Plus Accrued Interest
Securities/Direct Government Obligations:	Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/AM Accounts:	Balance = Book Value = Current Market

Harris County MUD No. 109
Summary of Money Market Funds
 06/01/2023 - 08/31/2023

Fund: Capital Projects

Financial Institution: TEXAS CLASS

Account Number: XXXX0002 Date Opened: 03/22/2017 Current Interest Rate: 5.54%

Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
06/01/2023		332,553.95				
06/30/2023					1,442.66	
07/31/2023					1,513.59	
08/31/2023					1,563.61	
Totals for Account XXXX0002:		<u>\$332,553.95</u>			<u>\$4,519.86</u>	<u>\$337,073.81</u>
Totals for Capital Projects Fund:		<u>\$332,553.95</u>			<u>\$4,519.86</u>	<u>\$337,073.81</u>

Methods Used For Reporting Market Values

Certificates of Deposits: Face Value Plus Accrued Interest
 Securities/Direct Government Obligations: Market Value Quoted by the Seller of the Security and Confirmed in Writing
 Public Fund Investment Pool/MIM Accounts: Balance = Book Value = Current Market

Harris County MUD No. 109
Summary of Money Market Funds
 06/01/2023 - 08/31/2023

Fund: Debt Service

Financial Institution: TEXAS CLASS

Account Number: XXXX0003 Date Opened: 03/22/2017 Current Interest Rate: 5.54%

Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
06/01/2023		2,919,335.22				
06/30/2023					12,664.32	
07/31/2023					13,287.00	
08/31/2023					13,726.25	
Totals for Account XXXX0003:		<u>\$2,919,335.22</u>			<u>\$39,677.57</u>	<u>\$2,959,012.79</u>
Totals for Debt Service Fund:		<u>\$2,919,335.22</u>			<u>\$39,677.57</u>	<u>\$2,959,012.79</u>

Methods Used For Reporting Market Values

Certificates of Deposits:	Face Value Plus Accrued Interest
Securities/Direct Government Obligations:	Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/AM Accounts:	Balance = Book Value = Current Market

Harris County MUD No. 109
Summary of Certificates of Deposit with Money Market
 06/01/2023 - 08/31/2023

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest
Fund: Operating															
Certificates of Deposit															
SIMMONS BANK	XXXXX7948	09/26/22	09/26/23	240,000.00	0.00	0.00	0.00	0.00	240,000.00	3.50%	5,707.40	0.00	0.00	0.00	7,801.64
Totals for Operating Fund:				240,000.00	0.00	0.00	0.00	0.00	240,000.00	N/A	5,707.40	0.00	0.00	0.00	\$7,801.64
Beginning Balance:		\$240,000.00								Interest Earned:		\$0.00			
Plus Principal From Cash:		\$0.00								Less Beg Accrued Interest:		\$5,707.40			
Less Principal Withdrawn:		\$0.00								Plus End Accrued Interest:		\$7,801.64			
Plus Interest Reinvested:		\$0.00								Fixed Interest Earned:		\$2,094.24			
Fixed Balance:		\$240,000.00								MM Interest Earned:		\$64,434.79			
MM Balance:		\$4,958,138.58								Total Interest Earned:		\$66,549.03			
Total Balance:		\$5,198,138.58													

Methods Used For Reporting Market Values

Certificates of Deposits:	Face Value Plus Accrued Interest
Securities/Direct Government Obligations:	Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/AFM Accounts:	Balance = Book Value = Current Market

Harris County MUD No. 109
Summary of Certificates of Deposit with Money Market
 06/01/2023 - 08/31/2023

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest
Fund: Capital Projects															
Totals for Capital Projects Fund:				0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00	0.00	0.00	0.00	\$0.00
	Beginning Balance:	\$0.00										Interest Earned:			
	Plus Principal From Cash:	\$0.00										Less Beg Accrued Interest:			
	Less Principal Withdrawn:	\$0.00										Plus End Accrued Interest:			
	Plus Interest Reinvested:	\$0.00										Fixed Interest Earned:			
	Fixed Balance:	\$0.00										MM Interest Earned:			
	MM Balance:	\$337,073.81										Total Interest Earned:			
	Total Balance:	\$337,073.81													

Methods Used For Reporting Market Values

Certificates of Deposits:	Face Value Plus Accrued Interest
Securities / Direct Government Obligations:	Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool / MM Accounts:	Balance = Book Value = Current Market

Harris County MUD No. 109
Summary of Certificates of Deposit with Money Market
 06/01/2023 - 08/31/2023

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest
Fund: Debt Service															
Totals for Debt Service Fund:				0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00	0.00	0.00	0.00	\$0.00
Beginning Balance:		\$0.00					Interest Earned:		\$0.00						
Plus Principal From Cash:		\$0.00					Less Beg Accrued Interest:		\$0.00						
Less Principal Withdrawn:		\$0.00					Plus End Accrued Interest:		\$0.00						
Plus Interest Reinvested:		\$0.00					Fixed Interest Earned:		\$0.00						
Fixed Balance:		\$0.00					MM Interest Earned:		\$39,677.57						
MM Balance:		\$2,959,012.79					Total Interest Earned:		\$39,677.57						
Total Balance:		\$2,959,012.79													
Totals for District:				240,000.00	0.00	0.00	0.00	0.00	240,000.00	N/A	5,707.40	0.00	0.00	0.00	\$7,801.64

Methods Used For Reporting Market Values

Certificates of Deposits:	Face Value Plus Accrued Interest
Securities/Direct Government Obligations:	Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/MM Accounts:	Balance = Book Value = Current Market

Harris County MUD No. 109
Detail of Pledged Securities

06/01/2023 - 08/31/2023

Financial Institution: CENTRAL BANK - CHECKING

Security:	Par Value:	Maturity Date:	Pledged:	Released:	Amount Released:
FHLB CUSIP: 3128MEEH0	50,000.00	01/01/2029	06/05/2023		
	Date Value				
	06/30/2023	7,412.37			
	07/31/2023	7,173.62			
	08/31/2023	6,908.81			
FHLB CUSIP: 358568TN3	18,000.00	03/01/2029	08/22/2022		
	Date Value				
	06/30/2023	18,229.16			
	07/31/2023	18,251.75			
	08/31/2023	18,230.06			
FHLB CUSIP: 36180MW78	56,000.00	02/15/2043	06/12/2023		
	Date Value				
	06/30/2023	20,634.52			
	07/31/2023	20,430.21			
	08/31/2023	19,935.79			
FHLB CUSIP: 44244CXW2	35,000.00	11/15/2032	01/18/2022		
	Date Value				
	06/30/2023	28,835.10			
	07/31/2023	28,537.71			
	08/31/2023	27,821.63			
FHLB CUSIP: 44244CXW2	30,000.00	11/15/2032	08/14/2023		
	Date Value				
	08/31/2023	23,847.11			

Methods Used For Reporting Market Values

Certificates of Deposits:	Face Value Plus Accrued Interest
Securities/Direct Government Obligations:	Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/MM Accounts:	Balance = Book Value = Current Market



ENGINEERING REPORT

October 16, 2023

To: Harris County MUD No. 109 Board of Directors

From: Bill Kotlan, P.E.
District Engineer

Review Engineer's Report, including approval of pay estimates, authorization of change orders to pending construction contracts, and authorization of capacity commitments:

a. Utility Relocations related to FM 1960 Widening: Update

We are waiting on future phase to complete water system modifications which include lowering the water line crossing FM 1960 at Woodland Hills Dr.

b. Water Plant No. 2 Expansion

Warranty period ends December 12, 2023.

c. Barents Drive Lift Station

Action Item: Authorize BGE to advertise and receive bids for Barents Drive Lift Station project on November 10, 2023.

d. Wastewater Treatment Plant

The construction at the treatment plant is ongoing.

e. Developer's Report: Nothing to report.

f. Capital Improvement Plan: Please find enclosed a copy of the proposed Capital Improvement Plan.

Action Item: Recommend Adoption of the Capital Improvement Plan

g. Lead and Copper Rule: Deadline for Phase 1: October 16, 2024.

Exhibit I

Serving. Leading. Solving.™

BGE, Inc. • 1450 Lake Robbins Drive, Suite 310 • The Woodlands, Texas 77380 • 281-210-5570 • www.bgeinc.com

h. Emergency Preparedness Plan:

EPP has been submitted to TCEQ. Review time is usually 3 months.

i. Woodland Hills Tract: Feasibility Study is included for your review.

j. Madden Tract: No Change.

Capital Improvement Plan
Water & Wastewater Facilities
2024-2033

Harris County
Municipal Utility District No. 109
Harris County, Texas

BGE Job No. 11977-00
September 2023

The document is released for the purpose of general financial planning.
It is preliminary in nature and should not be intended as a final estimate.



Harris County Municipal Utility District No. 109
Summary of Capital Improvement Plan
2024-2033

Project No.	Improvement	Code	Priority	1 Year 2024	2 Years 2025	3 Years 2026	4 Years 2027	5-6 Years 2028-2029	7-8 Years 2030-2031	9-10 Years 2032-2033
000	GENERAL DISTRICT									
001	Annual CIP Inspection Report	A	1		\$12,000		\$12,000	\$12,000	\$12,000	\$12,000
002	Electrical Inspections	A	1			\$15,000			\$15,000	
100	WATER PLANT NO. 1									
101	GST, HPT and EST Inspections	E	2	\$17,000	\$17,000	\$17,000	\$17,000	\$34,000	\$34,000	\$34,000
102	Replacement of Ground Storage Tank	A	2		\$858,000					
103	Elevated Storage Tank Rehabilitation	A	2						\$1,005,000	
104	Water Well and Pump Rehabilitation	A	2	\$327,000						
105	Chemical System Upgrades (Chloramines Conversion)	A	3					\$299,000		
106	Booster Pump Replacement	A	2				\$136,000	\$136,000	\$136,000	\$136,000
107	Generator Replacement	A	3							\$494,000
108	Installation and Expansion of Concrete Driveway (Sitework)	O	5		\$86,000					
200	WATER PLANT NO. 2									
201	GST and EST Inspections	E	2	\$16,000	\$16,000	\$16,000	\$16,000	\$32,000	\$32,000	\$32,000
202	Elevated Storage Tank Rehabilitation	A	2						\$1,005,000	
203	Water Well and Pump Rehabilitation	A	2			\$327,000				
204	Chemical System Upgrades (Chloramines Conversion)	A	3					\$299,000		
205	Booster Pump Replacement	A	2							\$108,000
300	LIFT STATION NO. 1									
301	Lift Station Inspection	E	4	\$500	\$500	\$500	\$500	\$1,000	\$1,000	\$1,000
302	Wet Well and Piping Rehabilitation	A	2			\$275,000				
303	Fence Replacement	A	2			\$40,000				
304	Submersible Pump Replacement	A	2			\$115,000				
305	Generator Replacement	A	2							\$160,000
400	LIFT STATION NO. 2									
401	Lift Station Inspection	E	4	\$500	\$500	\$500	\$500	\$1,000	\$1,000	\$1,000
402	Wet Well and Piping Rehabilitation	A	2						\$158,000	
403	Submersible Pump Replacement	A	2							\$63,000
404	Generator Replacement	A	2							\$315,000
500	LIFT STATION NO. 3									
501	Lift Station Inspection	E	4	\$500	\$500	\$500	\$500	\$1,000	\$1,000	\$1,000
502	Wet Well and Piping Rehabilitation	A	2		\$115,000					
503	Fence Replacement	A	2		\$51,000					
600	LIFT STATION NO. 4									
601	Lift Station Inspection	E	4	\$500	\$500	\$500	\$500	\$1,000	\$1,000	\$1,000
602	Wet Well and Piping Rehabilitation	A	2						\$124,000	
603	Submersible Pumps Replacement	A	2			\$49,000				
604	Generator Replacement	A	2							\$108,000
700	LIFT STATION NO. 5									
701	Lift Station Inspection	E	4	\$500	\$500	\$500	\$500	\$1,000	\$1,000	\$1,000
702	Lift Station Rehabilitation	A	2				\$126,000			
703	Submersible Pumps Replacement	A	2				\$49,000			

Harris County Municipal Utility District No. 109
Summary of Capital Improvement Plan
2024-2033

Project No.	Improvement	Code	Priority	1 Year 2024	2 Years 2025	3 Years 2026	4 Years 2027	5-6 Years 2028-2029	7-8 Years 2030-2031	9-10 Years 2032-2033
704	Generator Replacement	A	2							\$104,000
800	LIFT STATION NO. 6									
801	Lift Station Inspection	E	4	\$500	\$500	\$500	\$500	\$1,000	\$1,000	\$1,000
802	Lift Station Rehabilitation	A	2				\$120,000			
900	LIFT STATION NO. 7 (Barents Drive)									
901	Proposed Lift Station	P	2	\$356,000						
1000	WASTEWATER COLLECTION SYSTEM									
1001	Sewer System Cleaning and Televising - Phase I	E	3				\$118,000			
1002	Sewer System Cleaning and Televising - Phase II	E	3					\$118,000		
1003	Sewer System Cleaning and Televising - Phase III	E	3					\$118,000		
1100	WATER DISTRIBUTION SYSTEM									
1101	Water Valve Survey and Inspection	E	4	\$33,000	\$33,000	\$33,000	\$33,000	\$66,000	\$66,000	\$66,000
1102	Phase I: Lead and Copper Rule Service Line Inventory	E	1	\$13,000						
1103	Phase II: Lead and Copper Rule Service Line Inventory	E	1	\$100,000	\$100,000					
TOTALS				\$ 865,000	\$ 1,279,000	\$ 875,000	\$ 618,000	\$ 1,108,000	\$ 2,566,000	\$ 1,626,000

Notes: All costs include the following fees and contingencies:

- 10% Contingency
- 20% Surveying and Engineering Fee

All costs are stated in 2023 dollars, no escalation is taken into account.

This cost estimate is preliminary in nature and is intended for planning purposes only.

Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

Code Key	
Asset Renewal, Age Related	A
Environmental, Regulatory or Safety Related	E
Operator Request or Improvement	O
Planned Project for Expanded Capacity	P

Priority Key	
High - Currently or potentially critical; address immediately	1
Medium - Routine work or anticipated upgrade; schedule for completion within 2 to 3 years	2
Low - Discretionary work, to protect, preserve, or restore facilities; address within 4 to 7 years	3
Yearly - Planned inspections or work to be done in a yearly basis	4
No priority - Deferred work; not required for basic function; to address potential growth, regulatory	5

Harris County Municipal Utility District No. 109
Asset Age Table
2024-2033

Component	Capacity	Status	Year Built	Last Rehab	Est. Rehab Life	Est. Life	Next Rehab	Next Replace	Last Inspection	Comments
WATER PLANT 1										
Bolted Steel GST No. 1	420,000 Gallons	Online	1994	2014	10	40	2024	2034		
EST No. 1	1 M Gallons	Offline	2001	2020	10	40	2030	2041		
HPT No. 1	15,000 Gallons	Future	2019	2019	10	40	2029	2059		
HPT No. 3 Coating		Online			10	40				
HPT No. 4 Coating		Online			10	40				
Well No. 1		Online	1973	1973	10	40	1983	2013		1500 GPM
Well No. 1 Motor		Online	1973	1973	15	25	1988	1998		250 HP
Well No. 1 Pump		Online	1973	1973	10	15	1983	1988		
Booster Pump 1		Online	1976		10	20	1986	1996		75 HP, 250 GPM
Booster Pump 2		Online	1976		10	20	1986	1996		75 HP, 500 GPM
Booster Pump 3		Online	1976		10	20	1986	1996		75 HP, 750 GPM
Booster Pump 4		Online	1976		10	20	1986	1996		75 HP, 1000 GPM
Generator	520 KW	Online	1999	2009	25	25	2034	2024		
Chlorination System		Online	2000		10	20	2010	2020		
Chloramine Disinfection System		Online			-	20				
WATER PLANT 2										
Bolted GST No. 1	420,000 Gallons	Online	2022	2022	10	20	2032	2042		
EST No. 1	1 M Gallons	Online	1993	2020	10	20	2030	2013		
Well No. 1		Online	1993	1993	-	40		2033		
Well No. 1 Motor		Online	1993	1993	10	40	2003	2033		300 HP
Well No. 1 Pump		Online	1993	1993	10	40	2032	2062		
Booster Pump 1	670 GPM	Online	2022	2022	10	40	2032	2062		40 HP, 670 GPM
Booster Pump 2	670 GPM	Online	2022	2022	10	40	2032	2062		40 HP, 670 GPM
Booster Pump 3	670 GPM	Online	2022	2022	-	20		2042		40 HP, 670 GPM
Generator	550 KW	Online	2022	2022	10	40	2032	2062		Natural Gas
Chlorination System		Online	1993	1993	10	20	2003	2013		
LIFT STATION 1 (Timber Fst)										
Pump	3 pumps; 75 HP	Online	2009		-	20		2029		2000 GPM each
Wet Well		Online	2009		10	40	2019	2049		
Electrical System		Online	2009		-	25		2034		
Wood Fence		Online	2009		-	20		2029		
Generator		Online	2009		10	25	2019	2034		300 KW Natural Gas
LIFT STATION 2 (Belleau Woods)										
Pump	2 pumps; 30 HP	Online	2010		-	20		2030		4630 Springle Street 700 GPM each
Wet Well		Online	1984	2020	10	40	2030	2024		
Electrical System		Online	2010	2010	25	25	2035	2035		
Wood Fence		Online			-	20				
Generator		Online	2007	2007	-	25		2032		50 KW Natural Gas
LIFT STATION 3 (Timber Fst)										
Pump	2 pumps; 7.5 HP	Online	2016		-	20		2036		20334 Timber Forest Drive 396 GPM each
Wet Well		Online	2016		10	40	2026	2056		
Electrical System		Online	2016		-	25		2041		
Wood Fence		Online	2016		-	20		2036		
Generator		Online	2016		-	25		2041		30 KW Natural Gas
LIFT STATION 4 (Turtle Cove)										
Pump	2 Pumps; 5 HP	Online	1997		20	20	2017	2017		10 1/2 Turtle Cove Ct
Wet Well		Online	1997	2020	10	40	2030	2037		
Electrical System		Online	1997		25	25	2022	2022		
Wood Fence		Online	1997		-	20		2017		
Generator		Online	2007		-	25		2032		25 KW Natural Gas
LIFT STATION 5 (Atascocita Meadows)										
Pump	2 Pumps; 5 HP	Online	2002		-	20		2022		18657 1/2 Artesian Way
Wet Well		Online	2002		10	40	2012	2042		
Electrical System		Online	2002		25	25	2027	2027		
Wood Fence		Online	2002		-	20		2022		
Generator		Online	2007		-	25		2032		25 KW Natural Gas
LIFT STATION 6 (Quail Tree)										
Pump	2 pumps; 7.5 HP	Online	2015		-	20		2035		5301 Quail tree Lane
Wet Well		Online	2015		10	40	2025	2055		
Electrical System		Online	2015		25	25	2040	2040		
Wood Fence		Online	2015		-	20		2035		
Generator		Online	2015		-	25		2040		20 KW Diesel

District	HCMUD 109	Project No.	001
Facility	General District	Start Year	2025
Justification	Asset Renewal, Age Related	Frequency	Every 2 Years
Priority	1; High, address immediately	Est. Cost	\$12,000
Title	Annual CIP Inspection Report		

PROJECT DESCRIPTION

- Annual CIP inspection and reporting is required to understand the condition of the facilities and assists in preparing long and short term budgetary planning for the district.

PHOTOS



Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

Harris County Municipal Utility District No. 109
General District
Project No. 001: Annual CIP Inspection Report

ESTIMATE OF PROBABLE COST

Description	Quantity	Unit	Unit Price	Total Cost
1. Annual CIP Inspection and Report	1	LS	\$ 12,000.00	\$ 12,000

Subtotal	\$ 12,000
Contingency	\$ -
Survey & Eng	\$ -
Total	\$ 12,000

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

District	HCMUD 109	Project No.	002
Facility	General District	Start Year	2026
Justification	Asset Renewal, Age Related	Frequency	Every 5 Years
Priority	1; High, address immediately	Est. Cost	\$15,000
Title	Electrical Inspections		

PROJECT DESCRIPTION

- Inspection of electrical systems for any issues every 5 years helps in planning short and long term improvements required.

PHOTOS



Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

Harris County Municipal Utility District No. 109
General District
Project No. 002: Electrical Inspections

ESTIMATE OF PROBABLE COST

Description	Quantity	Unit	Unit Price	Total Cost
1. Electrical Inspection	1	LS	\$ 15,000.00	\$ 15,000

Subtotal	\$ 15,000
Contingency	\$ -
Survey & Eng	\$ -
Total	\$ 15,000

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

District	HCMUD 109	Project No.	101
Facility	Water Plant No. 1	Start Year	2024
Justification	Environmental, Regulatory or Safety Related	Frequency	Annually
Priority	2; Anticipated work	Est. Cost	\$17,000
Title	GST, HPT and EST Inspections		

PROJECT DESCRIPTION

- Coating inspections are conducted annually to assess the condition of coatings and to forecast future coating repairs.
- TCEQ requires these coating inspections annually.

PHOTOS



Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

Harris County Municipal Utility District No. 109
Water Plant No. 1
Project No. 101: GST, HPT and EST Inspections

ESTIMATE OF PROBABLE COST

Description	Quantity	Unit	Unit Price	Total Cost
1. GST, HPT, and EST Annual Inspection				
GST No. 1	1	EA	\$ 1,700.00	\$ 1,700
HPT No. 1	1	EA	\$ 1,200.00	\$ 1,200
EST No. 1	1	EA	\$ 12,500.00	\$ 12,500
Subtotal				\$ 15,400
10% Contingency				\$ 1,600
Survey & Eng				\$ -
Total				\$ 17,000

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

District	HCMUD 109	Project No.	102
Facility	Water Plant No. 1	Start Year	2025
Justification	Asset Renewal, Age Related	Frequency	Every 40 Years
Priority	2; Anticipated work	Est. Cost	\$858,000
Title	Replacement of Ground Storage Tank		

PROJECT DESCRIPTION

- The Bolted Steel Tank is nearing its anticipated useful life and may require replacement.
- It is recommended to replace existing tank with welded steel tank to enhance the service life of the tank.

PHOTOS



Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

**Harris County Municipal Utility District No. 109
Water Plant No. 1
Project No. 102: Replacement of Ground Storage Tank**

ESTIMATE OF PROBABLE COST

Description	Quantity	Unit	Unit Price	Total Cost
1. Mobilization	1	EA	\$ 30,950.00	\$ 31,000
2. Demo of Existing Bolted Tank	420,000	GAL	\$ 0.20	\$ 84,000
3. Installation of new Welded Steel GST	420,000	GAL	\$ 1.20	\$ 504,000
4. Cathodic protection	420,000	GAL	\$ 0.05	\$ 21,000
5. Blasting and coating aboveground pipings	1	LS	\$ 10,000.00	\$ 10,000

Subtotal	\$ 650,000
10% Contingency	\$ 65,000
20% Survey & Eng	\$ 143,000
Total	\$ 858,000

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

District	HCMUD 109	Project No.	103
Facility	Water Plant No. 1	Start Year	2030
Justification	Asset Renewal, Age Related	Frequency	Every 10 Years
Priority	2; Anticipated work	Est. Cost	\$1,005,000
Title	Elevated Storage Tank Rehabilitation		

PROJECT DESCRIPTION

- EST looks to be in a good shape and the EST was recently rehabilitated in 2020.
- It is recommended to inspect tank annually and plan for rehabilitation in 2030.

PHOTOS



Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

Harris County Municipal Utility District No. 109
Water Plant No. 1
Project No. 103: Elevated Storage Tank Rehabilitation

ESTIMATE OF PROBABLE COST

Description	Quantity	Unit	Unit Price	Total Cost
1. Mobilization	1	EA	\$ 36,250.00	\$ 36,300
2. Elevated Storage Tank				
Interior Coating	1,000,000	GAL	\$ 0.35	\$ 350,000
Exterior Coating	1,000,000	GAL	\$ 0.35	\$ 350,000
Cathodic Protection	1,000,000	GAL	\$ 0.03	\$ 25,000

Subtotal	\$ 761,300
10% Contingency	\$ 76,200
20% Survey & Eng	\$ 167,500
Total	\$ 1,005,000

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

District	HCMUD 109	Project No.	104
Facility	Water Plant No. 1	Start Year	2024
Justification	Asset Renewal, Age Related	Frequency	Every 10 Years
Priority	2; Anticipated work	Est. Cost	\$327,000
Title	Water Well and Pump Rehabilitation		

PROJECT DESCRIPTION

- It is recommended that wells be inspected and disinfected once every 10 years to check for potential issues with the well casing and well screen.

PHOTOS



Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

Harris County Municipal Utility District No. 109
Water Plant No. 1
Project No. 104: Water Well and Pump Rehabilitation

ESTIMATE OF PROBABLE COST

Description	Quantity	Unit	Unit Price	Total Cost
1. Mobilization	1	EA	\$ 11,775.00	\$ 11,800
2. Remove Existing Pump and Inspection	1	LS	\$ 9,000.00	\$ 9,000
3. Televis Well	1	LS	\$ 2,500.00	\$ 2,500
4. Wire-brush blank / screen casing and airlift debris	30	HR	\$ 800.00	\$ 24,000
5. Re-assemble Column Assembly, Well Disinfection and bacteriological sampling	1	LS	\$ 25,000.00	\$ 25,000
6. Insert and agitate hydrochloric acid into screen sections, neutralize and airlift removal	1	LS	\$ 10,000.00	\$ 10,000
7. Insert and agitate sodium hypochlorite into screen sections, neutralize and airlift removal	1	LS	\$ 10,000.00	\$ 10,000
8. Well Patches (if there is any breaks)	1	LS	\$ 40,000.00	\$ 40,000
9. Column pipe, threaded and coupled column pipe, tension bearing assembly, rubber centralizer, recondition existing motor, stainless steel airline with gauge and fittings, Suction Pipe, etc.	1	LS	\$ 65,000.00	\$ 65,000
10. 8 Stage 12EMM Oil Lube to well Pumps	1	LS	\$ 50,000.00	\$ 50,000

Subtotal	\$	247,300
10% Contingency	\$	24,800
20% Survey & Eng	\$	54,500
Total	\$	327,000

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

District	HCMUD 109	Project No.	105
Facility	Water Plant No. 1	Start Year	2028
Justification	Asset Renewal, Age Related	Frequency	Every 15 Years
Priority	3; Discret., protect, preserve	Est. Cost	\$299,000
Title	Chemical System Upgrades (Chloramines Conversion)		

PROJECT DESCRIPTION

- The chlorine chemical system will be nearing the end of its rehab life and may need to be improved.
- LAS system to be installed to form a chloramine system and protect public health (for Chloramines Conversion).
- Asset will not be replaced if it's meeting operational needs.

PHOTOS



Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

Harris County Municipal Utility District No. 109
Water Plant No. 1
Project No. 105: Chemical System Upgrades (Chloramines Conversion)

ESTIMATE OF PROBABLE COST

Description	Quantity	Unit	Unit Price	Total Cost
1. Mobilization	1	EA	\$ 10,775.00	\$ 10,800
2. Chlorine Dosing Equipment Replacement				
Analyzer	1	EA	\$ 15,000.00	\$ 15,000
Feeder	2	EA	\$ 5,000.00	\$ 10,000
Piping	1	LS	\$ 8,000.00	\$ 8,000
Installation	1	LS	\$ 12,000.00	\$ 12,000
Electrical	1	LS	\$ 15,000.00	\$ 15,000
30 Min Self-Contained Breathing Device	1	LS	\$ 5,500.00	\$ 5,500
3. LAS System				
LAS System Fiberglass Building including foundation	1	LS	\$ 80,000.00	\$ 80,000
LAS Tanks	2	EA	\$ 5,000.00	\$ 10,000
Analyzer	1	EA	\$ 15,000.00	\$ 15,000
Feeder	2	EA	\$ 5,000.00	\$ 10,000
Piping	1	LS	\$ 8,000.00	\$ 8,000
Installation	1	LS	\$ 12,000.00	\$ 12,000
Electrical	1	LS	\$ 15,000.00	\$ 15,000
			Subtotal	\$ 226,300
		10%	Contingency	\$ 22,700
		20%	Survey & Eng	\$ 49,800
			Total	\$ 299,000

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

District	HCMUD 109	Project No.	106
Facility	Water Plant No. 1	Start Year	2027
Justification	Asset Renewal, Age Related	Frequency	Every 2 Years
Priority	2; Anticipated work	Est. Cost	\$136,000
Title	Booster Pump Replacement		

PROJECT DESCRIPTION

- Pumps will be near the end of their anticipated 20 year useful service life.
- There are four (4) Booster Pumps.
- Asset will not be replaced if it's meeting operational needs.

PHOTOS



Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

Harris County Municipal Utility District No. 109
Water Plant No. 1
Project No. 106: Booster Pump Replacement

ESTIMATE OF PROBABLE COST

Description	Quantity	Unit	Unit Price	Total Cost
1. Mobilization	1	EA	\$ 4,900.00	\$ 4,900
2. Booster Pumps Replacement				
Booster Pumps (75 hp)	1	EA	\$ 90,000.00	\$ 90,000
Installation	1	EA	\$ 5,000.00	\$ 5,000
Electrical	1	EA	\$ 3,000.00	\$ 3,000

Subtotal	\$	102,900
10% Contingency	\$	10,300
20% Survey & Eng	\$	22,700
Total	\$	136,000

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

District	HCMUD 109	Project No.	107
Facility	Water Plant No. 1	Start Year	2033
Justification	Asset Renewal, Age Related	Frequency	Every 25 Years
Priority	3; Discret., protect, preserve	Est. Cost	\$494,000
Title	Generator Replacement		

PROJECT DESCRIPTION

- Generators typically last approximately 25 years and the generator will near the end of useful service life in 2033/2034.
- Asset will not be replaced if it's meeting operational needs.

PHOTOS



Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

**Harris County Municipal Utility District No. 109
Water Plant No. 1
Project No. 107: Generator Replacement**

ESTIMATE OF PROBABLE COST

Description	Quantity	Unit	Unit Price	Total Cost
1. Mobilization	1	EA	\$ 17,800.00	\$ 17,800
2. Generator Replacement				
Diesel Generator	520	KW	\$ 550.00	\$ 286,000
Electrical	1	LS	\$ 60,000.00	\$ 60,000
Installation	1	LS	\$ 10,000.00	\$ 10,000

Subtotal	\$	373,800
10% Contingency	\$	37,400
20% Survey & Eng	\$	82,300
Total	\$	494,000

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

District	HCMUD 109	Project No.	108
Facility	Water Plant No. 1	Start Year	2025
Justification	Operator Request or Improvement	Frequency	Once
Priority	5; No priority, deferred	Est. Cost	\$86,000
Title	Installation and Expansion of Concrete Driveway (Sitework)		

PROJECT DESCRIPTION

- The existing asphalt driveway/walkway needs to be replaced and increased in width.
- The existing concrete sidewalk/access way near the GST needs to be expanded to make this area wide enough to haul chemicals and other equipments to the EST.

PHOTOS



Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

Harris County Municipal Utility District No. 109
Water Plant No. 1
Project No. 108: Installation and Expansion of Concrete Driveway (Sitework)

ESTIMATE OF PROBABLE COST

Description	Quantity	Unit	Unit Price	Total Cost
1. Mobilization	1	EA	\$ 5,000.00	\$ 5,000
2. Removal and disposal of existing asphalt driveway	330	SY	\$ 15.00	\$ 5,000
3. Concrete driveway with subgrade	420	SY	\$ 80.00	\$ 33,600
4. Bollards Installation				
In front of well	6	EA	\$ 800.00	\$ 4,800
In front of Booster Pumps	8	EA	\$ 800.00	\$ 6,400
5. Site/Swale Grading Modifications	1	LS	\$ 10,000.00	\$ 10,000

Subtotal	\$	64,800
10% Contingency	\$	6,500
20% Survey & Eng	\$	14,300
Total	\$	86,000

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

District	HCMUD 109	Project No.	201
Facility	Water Plant No. 2	Start Year	2024
Justification	Environmental, Regulatory or Safety Related	Frequency	Annually
Priority	2; Anticipated work	Est. Cost	\$16,000
Title	GST and EST Inspections		

PROJECT DESCRIPTION

- Coating inspections are conducted annually to assess the condition of coatings and to forecast future coating repairs.
- TCEQ requires these coating inspections annually.

PHOTOS



Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

Harris County Municipal Utility District No. 109
Water Plant No. 2
Project No. 201: GST and EST Inspections

ESTIMATE OF PROBABLE COST

Description	Quantity	Unit	Unit Price	Total Cost
1. GST and EST Annual Inspection				
GST No. 1	1	EA	\$ 1,700.00	\$ 1,700
EST No. 1	1	EA	\$ 12,500.00	\$ 12,500
Subtotal				\$ 14,200
10% Contingency				\$ 1,500
Survey & Eng				\$ -
Total				\$ 16,000

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

District	HCMUD 109	Project No.	202
Facility	Water Plant No. 2	Start Year	2030
Justification	Asset Renewal, Age Related	Frequency	Every 10 Years
Priority	2; Anticipated work	Est. Cost	\$1,005,000
Title	Elevated Storage Tank Rehabilitation		

PROJECT DESCRIPTION

- EST looks to be in a good shape and the EST was recently rehabilitated in 2020.
- It is recommended to inspect tank annually and plan for rehabilitation in 2030.

PHOTOS



Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

Harris County Municipal Utility District No. 109
Water Plant No. 2
Project No. 202: Elevated Storage Tank Rehabilitation

ESTIMATE OF PROBABLE COST

Description	Quantity	Unit	Unit Price	Total Cost
1. Mobilization	1	EA	\$ 36,250.00	\$ 36,300
2. Elevated Storage Tank				
Interior Coating	1,000,000	GAL	\$ 0.35	\$ 350,000
Exterior Coating	1,000,000	GAL	\$ 0.35	\$ 350,000
Cathodic Protection	1,000,000	GAL	\$ 0.03	\$ 25,000

Subtotal	\$ 761,300
10% Contingency	\$ 76,200
20% Survey & Eng	\$ 167,500
Total	\$ 1,005,000

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

District	HCMUD 109	Project No.	203
Facility	Water Plant No. 2	Start Year	2026
Justification	Asset Renewal, Age Related	Frequency	Every 10 Years
Priority	2; Anticipated work	Est. Cost	\$327,000
Title	Water Well and Pump Rehabilitation		

PROJECT DESCRIPTION

- It is recommended that wells be inspected and disinfected once every 10 years to check for potential issues with the well casing and well screen.

PHOTOS



Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

**Harris County Municipal Utility District No. 109
Water Plant No. 2
Project No. 203: Water Well and Pump Rehabilitation**

ESTIMATE OF PROBABLE COST

Description	Quantity	Unit	Unit Price	Total Cost
1. Mobilization	1	EA	\$ 11,775.00	\$ 11,800
2. Remove Existing Pump and Inspection	1	LS	\$ 9,000.00	\$ 9,000
3. Televis Well	1	LS	\$ 2,500.00	\$ 2,500
4. Wire-brush blank / screen casing and airlift debris	30	HR	\$ 800.00	\$ 24,000
5. Re-assemble Column Assembly, Well Disinfection and bacteriological sampling	1	LS	\$ 25,000.00	\$ 25,000
6. Insert and agitate hydrochloric acid into screen sections, neutralize and airlift removal	1	LS	\$ 10,000.00	\$ 10,000
7. Insert and agitate sodium hypochlorite into screen sections, neutralize and airlift removal	1	LS	\$ 10,000.00	\$ 10,000
8. Well Patches (if there is any breaks)	1	LS	\$ 40,000.00	\$ 40,000
9. Column pipe, threaded and coupled column pipe, tension bearing assembly, rubber centralizer, recondition existing motor, stainless steel airline with gauge and fittings, Suction Pipe, etc.	1	LS	\$ 65,000.00	\$ 65,000
10. 8 Stage 12EMM Oil Lube to well Pumps	1	LS	\$ 50,000.00	\$ 50,000

Subtotal	\$	247,300
10% Contingency	\$	24,800
20% Survey & Eng	\$	54,500
Total	\$	327,000

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

District	HCMUD 109	Project No.	204
Facility	Water Plant No. 2	Start Year	2028
Justification	Asset Renewal, Age Related	Frequency	Every 15 Years
Priority	3; Discret., protect, preserve	Est. Cost	\$299,000
Title	Chemical System Upgrades (Chloramines Conversion)		

PROJECT DESCRIPTION

- The chlorine chemical system will be nearing the end of its rehab life and may need to be improved.
- LAS system to be installed to form a chloramine system and protect public health (for Chloramines Conversion).
- Asset will not be replaced if it's meeting operational needs.

PHOTOS



Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

Harris County Municipal Utility District No. 109
Water Plant No. 2
Project No. 204: Chemical System Upgrades (Chloramines Conversion)

ESTIMATE OF PROBABLE COST

Description	Quantity	Unit	Unit Price	Total Cost
1. Mobilization	1	EA	\$ 10,775.00	\$ 10,800
2. Chlorine Dosing Equipment Replacement				
Analyzer	1	EA	\$ 15,000.00	\$ 15,000
Feeder	2	EA	\$ 5,000.00	\$ 10,000
Piping	1	LS	\$ 8,000.00	\$ 8,000
Installation	1	LS	\$ 12,000.00	\$ 12,000
Electrical	1	LS	\$ 15,000.00	\$ 15,000
30 Min Self-Contained Breathing Device	1	LS	\$ 5,500.00	\$ 5,500
3. LAS System				
LAS System Fiberglass Building including foundation	1	LS	\$ 80,000.00	\$ 80,000
LAS Tanks	2	EA	\$ 5,000.00	\$ 10,000
Analyzer	1	EA	\$ 15,000.00	\$ 15,000
Feeder	2	EA	\$ 5,000.00	\$ 10,000
Piping	1	LS	\$ 8,000.00	\$ 8,000
Installation	1	LS	\$ 12,000.00	\$ 12,000
Electrical	1	LS	\$ 15,000.00	\$ 15,000
Subtotal				\$ 226,300
10% Contingency				\$ 22,700
20% Survey & Eng				\$ 49,800
Total				\$ 299,000

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

District	HCMUD 109	Project No.	205
Facility	Water Plant No. 1	Start Year	2032
Justification	Asset Renewal, Age Related	Frequency	Every 3 Years
Priority	2; Anticipated work	Est. Cost	\$108,000
Title	Booster Pump Replacement		

PROJECT DESCRIPTION

- Pumps were installed in 2009.
- Pumps have an anticipated 20 year useful service life.
- There are three (3) Booster Pumps.
- Asset will not be replaced if it's meeting operational needs.

PHOTOS



Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

Harris County Municipal Utility District No. 109
Water Plant No. 1
Project No. 205: Booster Pump Replacement

ESTIMATE OF PROBABLE COST

Description	Quantity	Unit	Unit Price	Total Cost
1. Mobilization	1	EA	\$ 3,900.00	\$ 3,900
2. Booster Pumps Replacement				
Booster Pumps (40 hp)	1	EA	\$ 70,000.00	\$ 70,000
Installation	1	EA	\$ 5,000.00	\$ 5,000
Electrical	1	EA	\$ 3,000.00	\$ 3,000
Subtotal				\$ 81,900
10% Contingency				\$ 8,200
20% Survey & Eng				\$ 18,100
Total				\$ 108,000

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

District	HCMUD 109	Project No.	301
Facility	Lift Station No. 1	Start Year	2024
Justification	Environmental, Regulatory or Safety Related	Frequency	Annually
Priority	4; Yearly	Est. Cost	\$500
Title	Lift Station Inspection		

PROJECT DESCRIPTION

Lift Station Inspection is conducted annually to monitor the condition of coating, piping and structural integrity.

PHOTOS



Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

Harris County Municipal Utility District No. 109
Lift Station No. 1
Project No. 301: Lift Station Inspection

ESTIMATE OF PROBABLE COST

Description	Quantity	Unit	Unit Price	Total Cost
1. Lift Station Inspection	1	EA	\$ 500.00	\$ 500

Subtotal	\$	500
Contingency	\$	-
Survey & Eng	\$	-
Total	\$	500

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

District	HCMUD 109	Project No.	302
Facility	Lift Station No. 1	Start Year	2026
Justification	Asset Renewal, Age Related	Frequency	Every 10 Years
Priority	2; Anticipated work	Est. Cost	\$275,000
Title	Wet Well and Piping Rehabilitation		

PROJECT DESCRIPTION

The Lift Station was built in 2009.

- The rehabilitation year is based on the estimated rehab life.
- The lift station has a solids epoxy lining system that has coating failure.
- The wet well discharge piping has coating failure. It is recommended that the wet well discharge piping be replaced during the rehabilitation.
- The aboveground discharge piping has some spot rusting that should be recoated.
- The valve vault discharge piping has some spot rusting that should be recoated.

PHOTOS



Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

**Harris County Municipal Utility District No. 109
Lift Station No. 1
Project No. 302: Wet Well and Piping Rehabilitation**

ESTIMATE OF PROBABLE COST

Description	Quantity	Unit	Unit Price	Total Cost
1. Mobilization	1	EA	\$ 9,925.00	\$ 10,000
2. Wet Well Rehabilitation Items				
Diversion Pumping	4	WK	\$ 10,000.00	\$ 40,000
Wet Well Cleaning	1,904	SF	\$ 12.00	\$ 22,900
Wet well Cementitious Liner (1-inch)	1,904	SF	\$ 20.00	\$ 38,100
Abrasive blast and recoat wet well	1,904	SF	\$ 40.00	\$ 76,200
3. Wet Well Discharge Piping and valve vault				
Piping Blasting and recoating	164	LF	\$ 130.00	\$ 21,300

Subtotal	\$ 208,500
10% Contingency	\$ 20,900
20% Survey & Eng	\$ 45,900
Total	\$ 275,000

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

District	HCMUD 109	Project No.	303
Facility	Lift Station No. 1	Start Year	2026
Justification	Asset Renewal, Age Related	Frequency	Every 20 Years
Priority	2; Anticipated work	Est. Cost	\$40,000
Title	Fence Replacement		

PROJECT DESCRIPTION

- Fence was installed on 2009. The estimated useful life is nearing its end.
- Fence will need to be replaced in 2029.

PHOTOS



Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

Harris County Municipal Utility District No. 109
Lift Station No. 1
Project No. 303: Fence Replacement

ESTIMATE OF PROBABLE COST

Description	Quantity	Unit	Unit Price	Total Cost
1. Mobilization	1	EA	\$ 1,450.00	\$ 1,500
2. Demo and Fence Replacement	445	LF	\$ 65.00	\$ 29,000

	Subtotal	\$ 30,500
10%	Contingency	\$ 3,100
20%	Survey & Eng	\$ 6,800
	Total	\$ 40,000

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

District	HCMUD 109	Project No.	304
Facility	Lift Station No. 1	Start Year	2026
Justification	Asset Renewal, Age Related	Frequency	Once
Priority	2; Anticipated work	Est. Cost	\$115,000
Title	Submersible Pump Replacement		

PROJECT DESCRIPTION

- Pumps will approach the end of their anticipated useful service life around 2029 (pumps were installed in year 2009).
- Asset will not be replaced if it's meeting operational needs.

PHOTOS



Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

Harris County Municipal Utility District No. 109
Lift Station No. 1
Project No. 304: Submersible Pump Replacement

ESTIMATE OF PROBABLE COST

Description	Quantity	Unit	Unit Price	Total Cost
1. Mobilization	1	EA	\$ 4,125.00	\$ 4,200
2. Submersible Pumps One Pump Replacement	75	HP	\$ 1,100.00	\$ 82,500
Subtotal				\$ 86,700
10% Contingency				\$ 8,700
20% Survey & Eng				\$ 19,100
Total				\$ 115,000

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

District	HCMUD 109	Project No.	305
Facility	Lift Station No. 1	Start Year	2033
Justification	Asset Renewal, Age Related	Frequency	Every 25 Years
Priority	2; Anticipated work	Est. Cost	\$160,000
Title	Generator Replacement		

PROJECT DESCRIPTION

- The generator was installed in 2009.
- Asset will not be replaced if it's meeting operational needs.

PHOTOS



Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

**Harris County Municipal Utility District No. 109
Lift Station No. 1
Project No. 305: Generator Replacement**

ESTIMATE OF PROBABLE COST

Description	Quantity	Unit	Unit Price	Total Cost
1. Mobilization	1	EA	\$ 5,750.00	\$ 5,800
2. Generator Replacement				
Natural Gas Generator	50	KW	\$ 900.00	\$ 45,000
Electrical	1	LS	\$ 60,000.00	\$ 60,000
Installation	1	LS	\$ 10,000.00	\$ 10,000

Subtotal	\$	120,800
10% Contingency	\$	12,100
20% Survey & Eng	\$	26,600
Total	\$	160,000

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

District	HCMUD 109	Project No.	401
Facility	Lift Station No. 2	Start Year	2024
Justification	Environmental, Regulatory or Safety Related	Frequency	Annually
Priority	4; Yearly	Est. Cost	\$500
Title	Lift Station Inspection		

PROJECT DESCRIPTION

Lift Station Inspection is conducted annually to monitor the condition of coating, piping and structural integrity.

PHOTOS



Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

Harris County Municipal Utility District No. 109
Lift Station No. 2
Project No. 401: Lift Station Inspection

ESTIMATE OF PROBABLE COST

Description	Quantity	Unit	Unit Price	Total Cost
1. Lift Station Inspection	1	EA	\$ 500.00	\$ 500

Subtotal	\$	500
Contingency	\$	-
Survey & Eng	\$	-
Total	\$	500

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

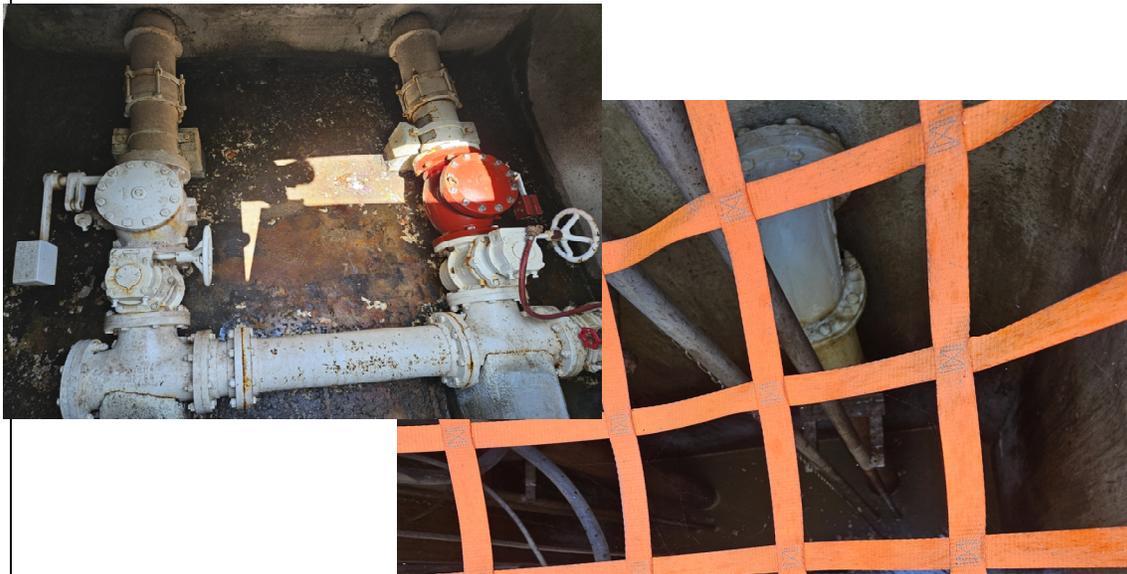
District	HCMUD 109	Project No.	402
Facility	Lift Station No. 2	Start Year	2030
Justification	Asset Renewal, Age Related	Frequency	Every 10 Years
Priority	2; Anticipated work	Est. Cost	\$158,000
Title	Wet Well and Piping Rehabilitation		

PROJECT DESCRIPTION

The Lift Station was built on 1984 and was last rehabilitated in 2020.

- The rehabilitation year is based on the estimated rehab life.
- The lift station has a solids epoxy lining system that has coating failure.
- The wet well discharge piping has coating failure. It is recommended that the wet well discharge piping be replaced during the rehabilitation.
- The valve vault discharge piping has some spot rusting that should be recoated.

PHOTOS



Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

Harris County Municipal Utility District No. 109
Lift Station No. 2
Project No. 402: Wet Well and Piping Rehabilitation

ESTIMATE OF PROBABLE COST

Description	Quantity	Unit	Unit Price	Total Cost
1. Mobilization	1	EA	\$ 5,685.00	\$ 5,700
2. Wet Well Rehabilitation Items				
Diversion Pumping	4	WK	\$ 10,000.00	\$ 40,000
Wet Well Cleaning	740	SF	\$ 12.00	\$ 8,900
Wet well Cementitious Liner (1-inch)	740	SF	\$ 20.00	\$ 14,800
Abrasive blast and recoat wet well	740	SF	\$ 50.00	\$ 37,000
3. Wet Well Discharge Piping and valve vault				
Piping Blasting and recoating	100	LF	\$ 130.00	\$ 13,000

Subtotal	\$	119,400
10% Contingency	\$	12,000
20% Survey & Eng	\$	26,300
Total	\$	158,000

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

District	HCMUD 109	Project No.	403
Facility	Lift Station No. 2	Start Year	2032
Justification	Asset Renewal, Age Related	Frequency	Every 3 Years
Priority	2; Anticipated work	Est. Cost	\$63,000
Title	Submersible Pump Replacement		

PROJECT DESCRIPTION

- The Lift Station submersible pumps were installed on 2010 and the pumps are nearing to estimated useful life.
- Asset will not be replaced if it's meeting operational needs.

PHOTOS



Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

Harris County Municipal Utility District No. 109
Lift Station No. 2
Project No. 403: Submersible Pump Replacement

ESTIMATE OF PROBABLE COST

Description	Quantity	Unit	Unit Price	Total Cost
1. Mobilization	1	EA	\$ 2,250.00	\$ 2,300
2. Submersible Pumps One Pump Replacement	30	HP	\$ 1,500.00	\$ 45,000
Subtotal				\$ 47,300
10% Contingency				\$ 4,800
20% Survey & Eng				\$ 10,500
Total				\$ 63,000

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

District	HCMUD 109	Project No.	404
Facility	Lift Station No. 2	Start Year	2032
Justification	Asset Renewal, Age Related	Frequency	Every 25 Years
Priority	2; Anticipated work	Est. Cost	\$315,000
Title	Generator Replacement		

PROJECT DESCRIPTION

- The generator was installed in 2007, and the generator is nearing to the estimated useful life.
- Asset will not be replaced if it's meeting operational needs.

PHOTOS



Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

Harris County Municipal Utility District No. 109
Lift Station No. 2
Project No. 404: Generator Replacement

ESTIMATE OF PROBABLE COST

Description	Quantity	Unit	Unit Price	Total Cost
1. Mobilization	1	EA	\$ 11,375.00	\$ 11,400
2. Generator Replacement				
Natural Gas Generator	500	KW	\$ 375.00	\$ 187,500
Electrical	1	LS	\$ 30,000.00	\$ 30,000
Installation	1	LS	\$ 10,000.00	\$ 10,000

Subtotal	\$	238,900
10% Contingency	\$	23,900
20% Survey & Eng	\$	52,600
Total	\$	315,000

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

District	HCMUD 109	Project No.	501
Facility	Lift Station No. 3	Start Year	2024
Justification	Environmental, Regulatory or Safety Related	Frequency	Annually
Priority	4; Yearly	Est. Cost	\$500
Title	Lift Station Inspection		

PROJECT DESCRIPTION

Lift Station Inspection is conducted annually to monitor the condition of coating, piping and structural integrity.

PHOTOS



Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

Harris County Municipal Utility District No. 109
Lift Station No. 3
Project No. 501: Lift Station Inspection

ESTIMATE OF PROBABLE COST

Description	Quantity	Unit	Unit Price	Total Cost
1. Lift Station Inspection	1	EA	\$ 500.00	\$ 500

Subtotal	\$	500
Contingency	\$	-
Survey & Eng	\$	-
Total	\$	500

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

District	HCMUD 109	Project No.	502
Facility	Lift Station No. 3	Start Year	2025
Justification	Asset Renewal, Age Related	Frequency	Every 10 Years
Priority	2; Anticipated work	Est. Cost	\$115,000
Title	Wet Well and Piping Rehabilitation		

PROJECT DESCRIPTION

The Lift Station was last rehabbed in 2016.

- The rehabilitation year is based on the estimated rehab life.
- The lift station has a solids epoxy lining system that has coating failure.
- The wet well discharge piping has coating failure. It is recommended that the wet well discharge piping be replaced during the rehabilitation.
- The valve vault discharge piping has some spot rusting that should be recoated.

PHOTOS



Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

Harris County Municipal Utility District No. 109
Lift Station No. 3
Project No. 502: Wet Well and Piping Rehabilitation

ESTIMATE OF PROBABLE COST

Description	Quantity	Unit	Unit Price	Total Cost
1. Mobilization	1	EA	\$ 4,155.00	\$ 4,200
2. Wet Well Rehabilitation Items				
Diversion Pumping	4	WK	\$ 10,000.00	\$ 40,000
Wet Well Cleaning	450	SF	\$ 12.00	\$ 5,400
Wet well Cementitious Liner (1-inch)	450	SF	\$ 20.00	\$ 9,000
Abrasive blast and recoat wet well	450	SF	\$ 50.00	\$ 22,500
3. Wet Well Discharge Piping and valve vault				
Piping Blasting and recoating	48	LF	\$ 130.00	\$ 6,200

Subtotal	\$	87,300
10% Contingency	\$	8,800
20% Survey & Eng	\$	19,300
Total	\$	115,000

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

District	HCMUD 109	Project No.	503
Facility	Lift Station No.3	Start Year	2025
Justification	Asset Renewal, Age Related	Frequency	Every 20 Years
Priority	2; Anticipated work	Est. Cost	\$51,000
Title	Fence Replacement		

PROJECT DESCRIPTION

- Fence is in poor condition.

PHOTOS



Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

Harris County Municipal Utility District No. 109
Lift Station No.3
Project No. 503: Fence Replacement

ESTIMATE OF PROBABLE COST

Description	Quantity	Unit	Unit Price	Total Cost
1. Mobilization	1	EA	\$ 1,830.00	\$ 1,900
2. Fence Replacement	430	LF	\$ 85.00	\$ 36,600
Subtotal				\$ 38,500
10% Contingency				\$ 3,900
20% Survey & Eng				\$ 8,500
Total				\$ 51,000

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

District	HCMUD 109	Project No.	601
Facility	Lift Station No. 4	Start Year	2024
Justification	Environmental, Regulatory or Safety Related	Frequency	Annually
Priority	4; Yearly	Est. Cost	\$500
Title	Lift Station Inspection		

PROJECT DESCRIPTION

Lift Station Inspection is conducted annually to monitor the condition of coating, piping and structural integrity.

PHOTOS



Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

Harris County Municipal Utility District No. 109
Lift Station No. 4
Project No. 601: Lift Station Inspection

ESTIMATE OF PROBABLE COST

Description	Quantity	Unit	Unit Price	Total Cost
1. Lift Station Inspection	1	EA	\$ 500.00	\$ 500

Subtotal	\$	500
Contingency	\$	-
Survey & Eng	\$	-
Total	\$	500

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

District	HCMUD 109	Project No.	602
Facility	Lift Station No. 4	Start Year	2030
Justification	Asset Renewal, Age Related	Frequency	Every 10 Years
Priority	2; Anticipated work	Est. Cost	\$124,000
Title	Wet Well and Piping Rehabilitation		

PROJECT DESCRIPTION

The Lift Station was last rehabbed in 2020.

- The rehabilitation year is based on the estimated rehab life.
- The lift station has a solids epoxy lining system that has coating failure.
- The wet well discharge piping has coating failure. It is recommended that the wet well discharge piping be replaced during the rehabilitation.
- The valve vault discharge piping has some spot rusting that should be recoated.

PHOTOS



Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

Harris County Municipal Utility District No. 109
Lift Station No. 4
Project No. 602: Wet Well and Piping Rehabilitation

ESTIMATE OF PROBABLE COST

Description	Quantity	Unit	Unit Price	Total Cost
1. Mobilization	1	EA	\$ 4,465.00	\$ 4,500
2. Wet Well Rehabilitation Items				
Diversion Pumping	4	WK	\$ 10,000.00	\$ 40,000
Wet Well Cleaning	490	SF	\$ 12.00	\$ 5,900
Wet well Cementitious Liner (1-inch)	490	SF	\$ 20.00	\$ 9,800
Abrasive blast and recoat wet well	490	SF	\$ 50.00	\$ 24,500
3. Wet Well Discharge Piping and valve vault				
Piping Blasting and recoating	70	LF	\$ 130.00	\$ 9,100

Subtotal	\$	93,800
10% Contingency	\$	9,400
20% Survey & Eng	\$	20,700
Total	\$	124,000

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

District	HCMUD 109	Project No.	603
Facility	Lift Station No. 4	Start Year	2026
Justification	Asset Renewal, Age Related	Frequency	Every 20 Years
Priority	2; Anticipated work	Est. Cost	\$49,000
Title	Submersible Pumps Replacement		

PROJECT DESCRIPTION

The Lift Station was built in 1997 and submersible pumps were installed in 1997.

- The lift station submersible pumps are already beyond their anticipated useful life.
- It is recommended to replace submersible pumps.
- Pumps will not be replaced if it is meeting operational goal.

PHOTOS



Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

Harris County Municipal Utility District No. 109
Lift Station No. 4
Project No. 603: Submersible Pumps Replacement

ESTIMATE OF PROBABLE COST

Description	Quantity	Unit	Unit Price	Total Cost
1. Mobilization	1	EA	\$ 1,750.00	\$ 1,800
2. Submersible Pumps				
Pump 1	5	HP	\$ 3,500.00	\$ 17,500
Pump 2	5	HP	\$ 3,500.00	\$ 17,500
Subtotal				\$ 36,800
10% Contingency				\$ 3,700
20% Survey & Eng				\$ 8,100
Total				\$ 49,000

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

District	HCMUD 109	Project No.	604
Facility	Lift Station No. 4	Start Year	2032
Justification	Asset Renewal, Age Related	Frequency	Every 25 Years
Priority	2; Anticipated work	Est. Cost	\$108,000
Title	Generator Replacement		

PROJECT DESCRIPTION

- The Lift Station generator was installed in 2007, and is nearing to estimated useful life.
- Asset will not be replaced if it's meeting operational needs.

PHOTOS



Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

Harris County Municipal Utility District No. 109
Lift Station No. 4
Project No. 604: Generator Replacement

ESTIMATE OF PROBABLE COST

Description	Quantity	Unit	Unit Price	Total Cost
1. Mobilization	1	EA	\$ 3,875.00	\$ 3,900
2. Generator Replacement				
Natural Gas Generator	25	KW	\$ 1,500.00	\$ 37,500
Electrical	1	LS	\$ 30,000.00	\$ 30,000
Installation	1	LS	\$ 10,000.00	\$ 10,000

Subtotal	\$	81,400
10% Contingency	\$	8,200
20% Survey & Eng	\$	18,000
Total	\$	108,000

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

District	HCMUD 109	Project No.	701
Facility	Lift Station No. 5	Start Year	2024
Justification	Environmental, Regulatory or Safety Related	Frequency	Annually
Priority	4; Yearly	Est. Cost	\$500
Title	Lift Station Inspection		

PROJECT DESCRIPTION

Lift Station Inspection is conducted annually to monitor the condition of coating, piping and structural integrity.

PHOTOS



Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

Harris County Municipal Utility District No. 109
Lift Station No. 5
Project No. 701: Lift Station Inspection

ESTIMATE OF PROBABLE COST

Description	Quantity	Unit	Unit Price	Total Cost
1. Lift Station Inspection	1	EA	\$ 500.00	\$ 500

Subtotal	\$	500
Contingency	\$	-
Survey & Eng	\$	-
Total	\$	500

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

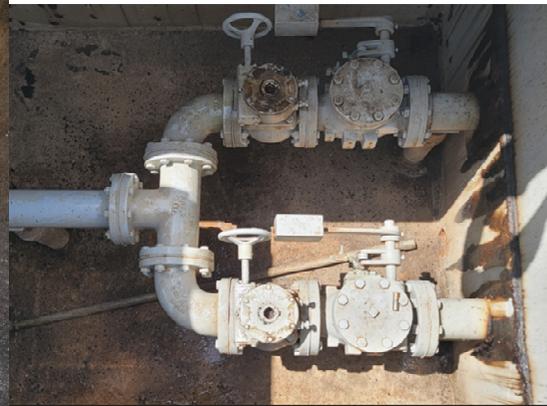
District	HCMUD 109	Project No.	702
Facility	Lift Station No. 5	Start Year	2027
Justification	Asset Renewal, Age Related	Frequency	Every 10 Years
Priority	2; Anticipated work	Est. Cost	\$126,000
Title	Lift Station Rehabilitation		

PROJECT DESCRIPTION

The Lift Station was constructed in 2002.

- The rehabilitation year is based on the estimated rehab life.
- The lift station has a solids epoxy lining system that has coating failure.
- The wet well discharge piping has coating failure. It is recommended that the wet well discharge piping be replaced during the rehabilitation.
- The valve vault discharge piping has some spot rusting that should be recoated.

PHOTOS



Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

**Harris County Municipal Utility District No. 109
Lift Station No. 5
Project No. 702: Lift Station Rehabilitation**

ESTIMATE OF PROBABLE COST

Description	Quantity	Unit	Unit Price	Total Cost
1. Mobilization	1	EA	\$ 4,530.00	\$ 4,600
2. Wet Well Rehabilitation Items				
Diversion Pumping	4	WK	\$ 10,000.00	\$ 40,000
Wet Well Cleaning	490	SF	\$ 12.00	\$ 5,900
Wet well Cementitious Liner (1-inch)	490	SF	\$ 20.00	\$ 9,800
Abrasive blast and recoat wet well	490	SF	\$ 50.00	\$ 24,500
3. Wet Well Discharge Piping and valve vault				
Piping Blasting and recoating	80	LF	\$ 130.00	\$ 10,400

Subtotal	\$ 95,200
10% Contingency	\$ 9,600
20% Survey & Eng	\$ 21,000
Total	\$ 126,000

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

District	HCMUD 109	Project No.	703
Facility	Lift Station No. 5	Start Year	2027
Justification	Asset Renewal, Age Related	Frequency	Every 20 Years
Priority	2; Anticipated work	Est. Cost	\$49,000
Title	Submersible Pumps Replacement		

PROJECT DESCRIPTION

The submersible pumps were installed in 2002.

- The lift station submersible pumps are already beyond their anticipated useful life.
- It is recommended to replace submersible pumps.
- Pumps will not be replaced if it is meeting operational goal.

PHOTOS



Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

Harris County Municipal Utility District No. 109
Lift Station No. 5
Project No. 703: Submersible Pumps Replacement

ESTIMATE OF PROBABLE COST

Description	Quantity	Unit	Unit Price	Total Cost
1. Mobilization	1	EA	\$ 1,750.00	\$ 1,800
2. Submersible Pumps				
Pump 1	5	HP	\$ 3,500.00	\$ 17,500
Pump 2	5	HP	\$ 3,500.00	\$ 17,500
Subtotal				\$ 36,800
10% Contingency				\$ 3,700
20% Survey & Eng				\$ 8,100
Total				\$ 49,000

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

District	HCMUD 109	Project No.	704
Facility	Lift Station No. 5	Start Year	2032
Justification	Asset Renewal, Age Related	Frequency	Every 10 Years
Priority	2; Anticipated work	Est. Cost	\$104,000
Title	Generator Replacement		

PROJECT DESCRIPTION

- The Lift Station generator was installed in 2007, and is nearing to estimated useful life.
- Asset will not be replaced if it's meeting operational needs.

PHOTOS



Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

Harris County Municipal Utility District No. 109
Lift Station No. 5
Project No. 704: Generator Replacement

ESTIMATE OF PROBABLE COST

Description	Quantity	Unit	Unit Price	Total Cost
1. Mobilization	1	EA	\$ 3,750.00	\$ 3,800
2. Generator Replacement				
Natural Gas Generator	25	KW	\$ 1,400.00	\$ 35,000
Electrical	1	LS	\$ 30,000.00	\$ 30,000
Installation	1	LS	\$ 10,000.00	\$ 10,000

Subtotal	\$	78,800
10% Contingency	\$	7,900
20% Survey & Eng	\$	17,400
Total	\$	104,000

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

District	HCMUD 109	Project No.	801
Facility	Lift Station No. 6	Start Year	2024
Justification	Environmental, Regulatory or Safety Related	Frequency	Annually
Priority	4; Yearly	Est. Cost	\$500
Title	Lift Station Inspection		

PROJECT DESCRIPTION

Lift Station Inspection is conducted annually to monitor the condition of coating, piping and structural integrity.

PHOTOS



Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

Harris County Municipal Utility District No. 109
Lift Station No. 6
Project No. 801: Lift Station Inspection

ESTIMATE OF PROBABLE COST

Description	Quantity	Unit	Unit Price	Total Cost
1. Lift Station Inspection	1	EA	\$ 500.00	\$ 500

Subtotal	\$	500
Contingency	\$	-
Survey & Eng	\$	-
Total	\$	500

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

District	HCMUD 109	Project No.	802
Facility	Lift Station No. 6	Start Year	2027
Justification	Asset Renewal, Age Related	Frequency	Every 10 Years
Priority	2; Anticipated work	Est. Cost	\$120,000
Title	Lift Station Rehabilitation		

PROJECT DESCRIPTION

The Lift Station was constructed in 2015.

- The rehabilitation year is based on the estimated rehab life.
- The lift station has a solids epoxy lining system that has coating failure.
- The wet well discharge piping has coating failure. It is recommended that the wet well discharge piping be replaced during the rehabilitation.
- The valve vault discharge piping has some spot rusting that should be recoated.

PHOTOS



Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

**Harris County Municipal Utility District No. 109
Lift Station No. 6
Project No. 802: Lift Station Rehabilitation**

ESTIMATE OF PROBABLE COST

Description	Quantity	Unit	Unit Price	Total Cost
1. Mobilization	1	EA	\$ 4,325.00	\$ 4,400
2. Wet Well Rehabilitation Items				
Diversion Pumping	4	WK	\$ 10,000.00	\$ 40,000
Wet Well Cleaning	455	SF	\$ 12.00	\$ 5,500
Wet well Cementitious Liner (1-inch)	455	SF	\$ 20.00	\$ 9,100
Abrasive blast and recoat wet well	455	SF	\$ 50.00	\$ 22,800
3. Wet Well Discharge Piping and valve vault				
Piping Blasting and recoating	70	LF	\$ 130.00	\$ 9,100

Subtotal	\$	90,900
10% Contingency	\$	9,100
20% Survey & Eng	\$	20,000
Total	\$	120,000

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

District	HCMUD 109	Project No.	901
Facility	Lift Station No. 7 (Barents Drive Lift Station)	Start Year	2024
Justification	Planned Project for Expanded Capacity	Frequency	Once
Priority	2; Anticipated work	Est. Cost	\$356,000
Title	Proposed Lift Station		

PROJECT DESCRIPTION

Proposed Lift Station No. 7 to start construction in 2024.

- For sanitary sewer connections of businesses within the vicinity of Barents Drive

PHOTOS



Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

**Harris County Municipal Utility District No. 109
Lift Station No. 7 (Barents Drive Lift Station)
Project No. 901: Proposed Lift Station**

ESTIMATE OF PROBABLE COST

Description	Quantity	Unit	Unit Price	Total Cost
1. Mobilization	1	EA	\$ 14,000.00	\$ 14,000
2. Proposed Lift Station Wet well, Piping, Elec., Pumps, Site Grading	1	EA	\$ 250,000.00	\$ 250,000
3. Extra Work Bid Items	1	LS	\$ 30,000.00	\$ 30,000

Subtotal	\$	294,000
10% Contingency	\$	29,400
*Construction Phase Services 10% Survey & Eng	\$	32,400
Total	\$	356,000

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

District	HCMUD 109	Project No.	1001
Facility	Wastewater Distribution System	Start Year	2027
Justification	Environmental, Regulatory or Safety Related	Frequency	Every 20 Years
Priority	3; Discret., protect, preserve	Est. Cost	\$118,000
Title	Sewer System Cleaning and Televising - Phase I		

PROJECT DESCRIPTION

- Sewer system cleaning and televising are done every 20-years to assess the condition of sewer lines and forecast future repairs and replacements.

PHOTOS

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

Harris County Municipal Utility District No. 109
Wastewater Distribution System
Project No. 1001: Sewer System Cleaning and Televising - Phase I

ESTIMATE OF PROBABLE COST

Description	Quantity	Unit	Unit Price	Total Cost
1. Mobilization	1	LS	\$ 4,250.00	\$ 4,300.00
2. Cleaning and Televising Sanitary Lines	1	LS	\$ 80,000.00	\$ 80,000.00
3. Internal Obstruction Removal	1	LS	\$ 5,000.00	\$ 5,000.00
Subtotal				\$ 89,300
10% Contingency				\$ 9,000
20% Survey & Eng				\$ 19,700
Total				\$ 118,000

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

District	HCMUD 109	Project No.	1002
Facility	Wastewater Distribution System	Start Year	2028
Justification	Environmental, Regulatory or Safety Related	Frequency	Every 20 Years
Priority	3; Discret., protect, preserve	Est. Cost	\$118,000
Title	Sewer System Cleaning and Televising - Phase II		

PROJECT DESCRIPTION

- Sewer system cleaning and televising are done every 20-years to assess the condition of sewer lines and forecast future repairs and replacements.

PHOTOS

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

Harris County Municipal Utility District No. 109
Wastewater Distribution System
Project No. 1002: Sewer System Cleaning and Televising - Phase II

ESTIMATE OF PROBABLE COST

Description	Quantity	Unit	Unit Price	Total Cost
1. Mobilization	1	LS	\$ 4,250.00	\$ 4,300.00
2. Cleaning and Televising Sanitary Lines	1	LS	\$ 80,000.00	\$ 80,000.00
3. Internal Obstruction Removal	1	LS	\$ 5,000.00	\$ 5,000.00
Subtotal				\$ 89,300
10% Contingency				\$ 9,000
20% Survey & Eng				\$ 19,700
Total				\$ 118,000

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

District	HCMUD 109	Project No.	1003
Facility	Wastewater Distribution System	Start Year	2028
Justification	Environmental, Regulatory or Safety Related	Frequency	Every 20 Years
Priority	3; Discret., protect, preserve	Est. Cost	\$118,000
Title	Sewer System Cleaning and Televising - Phase III		

PROJECT DESCRIPTION

- Sewer system cleaning and televising are done every 20-years to assess the condition of sewer lines and forecast future repairs and replacements.

PHOTOS

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

**Harris County Municipal Utility District No. 109
Wastewater Distribution System
Project No. 1003: Sewer System Cleaning and Televising - Phase III**

ESTIMATE OF PROBABLE COST

Description	Quantity	Unit	Unit Price	Total Cost
1. Mobilization	1	LS	\$ 4,250.00	\$ 4,300.00
2. Cleaning and Televising Sanitary Lines	1	LS	\$ 80,000.00	\$ 80,000.00
3. Internal Obstruction Removal	1	LS	\$ 5,000.00	\$ 5,000.00
Subtotal				\$ 89,300
10% Contingency				\$ 9,000
20% Survey & Eng				\$ 19,700
Total				\$ 118,000

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

District	HCMUD 109	Project No.	1101
Facility	Water Distribution System	Start Year	2024
Justification	Environmental, Regulatory or Safety Related	Frequency	Annually
Priority	4; Yearly	Est. Cost	\$33,000
Title	Water Valve Survey and Inspection		

PROJECT DESCRIPTION

- Locate and exercise all valves
- Work to be done every 4 years

PHOTOS

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

Harris County Municipal Utility District No. 109
Water Distribution System
Project No. 1101: Water Valve Survey and Inspection

ESTIMATE OF PROBABLE COST

Description	Quantity	Unit	Unit Price	Total Cost
1. Water Valve Survey and Inspection	1	LS	\$ 30,000	\$ 30,000

Subtotal	\$	30,000
10% Contingency	\$	3,000
Survey & Eng	\$	-
Total	\$	33,000

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

District	HCMUD 109	Project No.	1102
Facility	Water Distribution System	Start Year	2024
Justification	Environmental, Regulatory or Safety Related	Frequency	Once
Priority	1; High, address immediately	Est. Cost	\$13,000
Title	Phase I: Lead and Copper Rule Service Line Inventory		

PROJECT DESCRIPTION

- EPA is requiring that all public water systems create a service line inventory by October 16, 2024.
- Service Line Inventory must include materials, classification, information source(s) for both public and private portions of water service lines
- The inventory must be publicly accessible.
- All available records should be reviewed to determine material, but the requirement does not yet include generating new documentation (e.g., site visits). However, this is likely to be required with publication of the Lead and Copper Rule Improvements expected in 2023.
- Records include the age of the home (post-1988 construction is considered non-lead as the use of lead pipes was banned in 1988); previous evaluations; plumbing records; maintenance work orders; water meter installations, repairs, replacements; capital projects; etc.

PHOTOS

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

Harris County Municipal Utility District No. 109
Water Distribution System
Project No. 1102: Phase I: Lead and Copper Rule Service Line Inventory

ESTIMATE OF PROBABLE COST

Description	Quantity	Unit	Unit Price	Total Cost
1. Creation of publicly accessible database for service line inventory as required by the USEPA's Lead and Copper Rule.	1	LS	\$ 10,000	\$ 10,000
Subtotal				\$ 10,000
10% Contingency				\$ 1,000
20% Survey & Eng				\$ 2,200
Total				\$ 13,000

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

District	HCMUD 109	Project No.	1103
Facility	Water Distribution System	Start Year	2024
Justification	Environmental, Regulatory or Safety Related	Frequency	Once
Priority	1; High, address immediately	Est. Cost	\$200,000
Title	Phase II: Lead and Copper Rule Service Line Inventory		

PROJECT DESCRIPTION

- EPA is requiring that all public water systems create a service line inventory by October 16, 2024.
- Service Line Inventory must include materials, classification, information source(s) for both public and private portions of water service lines
- The inventory must be publicly accessible.
- All available records should be reviewed to determine material, but the requirement does not yet include generating new documentation (e.g., site visits). However, this is likely to be required with publication of the Lead and Copper Rule Improvements expected in 2023.
- Records include the age of the home (post-1988 construction is considered non-lead as the use of lead pipes was banned in 1988); previous evaluations; plumbing records; maintenance work orders; water meter installations, repairs, replacements; capital projects; etc.
- Records drawing indicates that both water plant 1 and water plant 2 were constructed prior to 1988 and it is assumed the water supply line is also installed before 1988.

PHOTOS

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

Harris County Municipal Utility District No. 109
Water Distribution System
Project No. 1103: Phase II: Lead and Copper Rule Service Line Inventory

ESTIMATE OF PROBABLE COST

Description	Quantity	Unit	Unit Price	Total Cost
1. Records compilation and review	1	LS	\$ 6,000	\$ 6,000
2. Operator Field verification Survey Base Cost for QAQC	1	LS	\$ 10,000	\$ 10,000
3. Operator Field verification Survey Base Cost for QAQC	1	LS	\$ 5,500	\$ 5,500
HCMUD109 (Approx. 3,220 connections) (Spot Checks)	650	EA	\$ 200	\$ 130,000
Subtotal				\$ 151,500
10% Contingency				\$ 15,200
20% Survey & Eng				\$ 33,400
Total				\$ 200,000

Note: This cost estimate is preliminary in nature and is intended for planning purposes only. Prior to authorization of work, a detailed cost estimate will be needed to specify the exact scope of work for each project.

**STREAMLINE ADVISORY
PARTNERS, LLC MULTI FAMILY
FEASIBILITY STUDY**

FOR

**HARRIS COUNTY MUNICIPAL
UTILITY DISTRICT NO. 109**

OCTOBER 2023

Exhibit K



OVERVIEW

- 1 Executive Summary
- 2 Introduction
- 3 Analysis

Exhibits:

- A: Tract Boundary
- B: Preliminary Site Plan
- C: Water and Wastewater Committed and Ultimate Connections and Capacity
- D: District Rate Order

1 EXECUTIVE SUMMARY

Streamline Advisory Partners, LLC (the “Developer”) has requested Harris County Municipal Utility District 109 (the “District”) to perform a feasibility study for the District to serve a future multi-family development on a 16.0 - acre tract located at the southeast quadrant of FM 1960 and Woodland Hills Drive. The tract is located within the District.

This development would consist of approximately 354 apartment units with washer/dryer connections (169 Equivalent Single-Family Connections). The analysis shows that the District will have the wastewater capacity to serve the development and existing developments.

The analysis also shows that the District has the water capacity to serve the development and existing developments when Water Plant No. 1 and No.2 are taken into account.

The Developer has estimated a total assessed valuation for the development to be approximately \$60,000,000 at full build out. Based on the District’s current tax rate (\$0.19 for operations and maintenance and \$0.29 debt service) financially, the development will bring in approximate tax revenues as shown below:

• Operations and Maintenance	\$ 114,000
• <u>Debt Service</u>	<u>\$ 174,000</u>
Total Estimated Annual Tax Revenue	\$ 288,000

2 INTRODUCTION

The undeveloped 16.0 - Acre Tract is located South of FM 1960 and East of Woodland Hills Drive. The entirety of the tract is located within the District’s boundary. An exhibit showing the Tract’s boundary within the District’s boundary as well as the Tract’s proposed utility improvements is enclosed as **Exhibit A**. The preliminary site plan is enclosed as **Exhibit B** and indicates the Developer intentions to build a multi-family development on said tract.

Based on information from the Developer, construction of the development is planned to be complete in 2026. The estimates included in this feasibility are based on the anticipated land use provided by the developer at the time of the study. The final land plan may affect the estimated costs and revenues associated with the development.

3 ANALYSIS

Water Production and Distribution

The tract is located within the District's boundaries. The District has two (2) active water wells and two existing water plants with a capacity of approximately 6,667 equivalent single-family connections ("ESFC") or 5,600,160 gallons per day per Texas Commission on Environmental Quality ("TCEQ") requirements.

The current average daily flow ("ADF") in the District is approximately 1.3 MGD. Inclusive of existing connections, ultimate future projected connections within current platted developments, and developments that are currently in design, the District has committed approximately 1.5 MGD and 4,176 connections. A copy of the updated water committed and ultimate connections and capacity is included as **Exhibit C**.

Based on information from the Developer, the Tract's estimated water capacity requirement is approximately 42,250 gpd and is used throughout this feasibility study.

Based on projected ADF, including this Tract, the District is projected to have sufficient water production capacity to meet the demand of the development within the District. As the existing and upcoming developments build out, the District should be prepared to expand their water production and distribution capacity.

There is an existing 12-inch waterline located on the north side of FM 1960. The Developer's proposed waterline will need to tie into this existing 12-inch waterline. The Developer is responsible for all costs associated with the proposed waterline tie in to the existing 12-inch waterline and required easements.

The ultimate alignment of waterlines interior to the Tract will depend on the final land plan of the proposed development. The Developer is responsible for all design decisions and placement of waterlines interior to the proposed development.

The Developer is responsible for providing engineered plans and specifications for the water distribution system interior to the development and the public offsite waterlines to the District Engineer for review and approval prior to commencing construction, and to obtain all required approvals and permits.

Sanitary Sewer Collection and Treatment

The District's existing wastewater facilities include 10 public lift stations and one (1) wastewater treatment plant. The Atascocita Joint Operations Board ("AJOB") Wastewater Treatment Plant (TPDES Permit No. WQ0011533001) has a permitted capacity of 9.0 million

gallons per day (“MGD”) with 2.1 MGD allocated to the District. The current ADF for the District is 1.15 MGD or 55%.

Inclusive of existing connections, platted developments, and developments which are in design or under construction, the District has committed approximately 1.19 MGD or 57% of the existing permitted capacity at full build out. A copy of the wastewater committed and ultimate connections and capacity is included as **Exhibit C**.

Using information from the Developer, the Tract’s estimated sanitary sewer capacity requirement is approximately 42,250 gpd (1,267,500 gallons per month). However, within the Atascocita Joint Operations agreement, the District’s ownership within the plant is determined based on connections with 1 apartment being 1 equivalent connection. For the purposes of treatment plant capacity, we will use 354 connections and for the purpose of sizing facilities, we will use the developer’s estimated sanitary sewer capacity. Inclusive of existing connections, platted developments, developments currently underway, other developments in feasibility, and this development, the District will have committed approximately 1.24 MGD or 59% of existing permitted capacity.

There is an existing 8 - inch sanitary sewer gravity line along the East side of Artesian Way. The Developer will be responsible for constructing and dedicating to the District a lift station and force main to direct flow into the existing 8 - inch gravity line on the East side of Artesian Way, as shown in **Exhibit A**. The design will need to be coordinated with the District to accommodate the total dynamic head of the Belleau Wood Lift Station. The Developer will be responsible for all costs associated with the lift station, force main, and required easements.

The ultimate alignment of sanitary sewer lines interior to the Tract will depend on the final land plan of the proposed development. These sanitary sewer lines will remain private and must be constructed per all applicable TCEQ and City of Houston design criteria.

The Developer is responsible for providing engineering plans and specifications for the sanitary sewer conveyance system interior to the development to the District Engineer for review and approval prior to commencing construction. The Developer is responsible for obtaining all developmental approvals and required permits. The Developer will need to coordinate the installation of the sanitary tap(s) into the public system with the District and will be responsible for all costs associated with said work.

Development Costs

The Developer will need to engineer and construct the on-site and off-site water and sanitary sewer facilities to serve the proposed tract.

The Developer will also need to pay water and wastewater tap fees to the District. The tap fees will be assessed at the time of recordation of the final plat and collected prior to

October 16, 2023

receiving water and sanitary sewer taps. Please see **Exhibit D** for a copy of the District's Rate Order.

Below is a summary of the estimated costs associated with the development:

Estimated Costs:

• Tap Fees	Rate Order
• Project Cost	
○ Water extension across FM 1960	TBD
○ On site public fire water loop	TBD
○ Public lift station and force main to Artesian Way	TBD
○ Private on-site water and sewer system	TBD
○ Upsizing pump size at Belleau Wood East Lift Station	\$124,000.00
○ Upgrading electrical at Belleau Wood East Lift Station due to upsizing pumps	\$50,000.00

The project cost is to be determined once more information is known. These estimates are based on the projected water and wastewater usage provided by the Developer. If the District cost exceeds this amount, the Developer is responsible for the additional costs. The actual costs will depend on the final land plan, final design, and actual construction costs.

Financial Feasibility

If the District elects to consider partial reimbursement for facilities, further consideration to financial feasibility will be reviewed. At this stage, it is clear that the proposed development is feasible for the District based on 100% developer funding.



- Storm Line
- Storm Feature
 - Inlet
 - Manhole
 - Inlet (Golf Course)
 - Manhole (Golf Course)
 - Sanitary Line
- Sanitary Feature
 - Air Valve
 - Cleanout
 - Manhole
 - Stack
 - Water Line
- Water Feature
 - Fire Hydrant
 - Main Valve
 - Blowoff Valve
 - Check Valve
 - F Meter
 - Reducer Valve
 - Tapping Sleeve
 - Isolation Valve
 - HCMUD 109
- Commissione Precincts
 - PCT_NO
 - 1
 - 2
 - 3
 - 4
 - Harris County

Proposed 12" Waterline Tie In Point

Proposed 8" Sanitary Sewer Tie In

Belleau Wood Lift Station

HCMUD 109 District Boundary. Approximate 16 Acre Tract Boundary



1 inch equals 752 feet

Disclaimer: Every effort has been made to ensure the accuracy of the basemap data. BGE, Inc. assumes no liability or damages due to errors or omissions.

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Woodland Hills Tract Exhibit A

PROJECT INFORMATION

SITE AREA: 15.322 ACRES

UNIT TABULATION

1 BEDROOM UNITS:	91	25.71%
2 BEDROOM UNITS:	142	40.11%
3 BEDROOM UNITS:	71	20.06%
4 BEDROOM UNITS:	50	14.12%
TOTAL UNITS:	354 UNITS	
	23.10 DU/AC	

PARKING TABULATION

REQUIRED:	602 SPACES
1.7 P/UNIT	
PROVIDED:	
SURFACE PARKING:	620 SPACES
TOTAL PARKING:	620 SPACES
	1.75 P/DU
	1.18 P/BED

ZONING SUMMARY

CURRENT ZONING DISTRICT:	N/A
REZONING REQUIRED?	NO
ADDITIONAL BUFFERS/SETBACKS:	N/A
OTHER KEY ZONING CONSIDERATIONS:	N/A



Exhibit C

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT 109

SUMMARY OF CAPACITY REQUIREMENTS

REVISED 05_4_20

FACILITIES				COMMITTED		ULTIMATE	
EXISTING FACILITY	AUXILIARY POWER	EXISTING CAPACITY	ALLOWABLE CONNECTIONS	CONNECTIONS	REQUIRED CAPACITY	CONNECTIONS	REQUIRED CAPACITY
Water ⁽¹⁾							
Water Wells ⁽²⁾	NG (WP1)	4,000 gpm	6,667	4,176	2,506 gpm	5,067	3,040 gpm
Storage ⁽³⁾		2,420,000 gal	22,100	4,176	835,200 gal	5,067	1,013,400 gal
Booster Pumps ⁽⁴⁾	Diesel (WP2)	3,250 gpm	5,417	4,176	2,506 gpm	5,067	3,040 gpm
Wastewater ⁽⁵⁾							
WTPP ⁽⁶⁾	Diesel	2,100,000 gpd	6,563	3,928	1,256,960 gpd	4,589	1,468,480 gpd
Lift Station No. 1 ⁽⁷⁾⁽⁸⁾	NG	3,875 gpm	4,359	3,155	2,804 gpm	3,822	2,973 gpm
Kings Lake Estates Lift Station No.1 ⁽⁹⁾	NG	120 gpm	135	13	12 gpm	13	12 gpm
Kings Lake Estates Lift Station No.2 ⁽¹⁰⁾⁽¹¹⁾	NG	396 gpm	446	182	162 gpm	182	162 gpm
Kings Lake Estates Lift Station No.3	NG	150 gpm	169	41	36 gpm	41	36 gpm
Swiftbrook Lift Station		gpm	0	18	16 gpm	18	16 gpm
Future Madden Lift Station		gpm	0	0	0 gpm	682	606 gpm
Belleau Wood East Lift Station ⁽¹²⁾⁽¹³⁾⁽¹⁴⁾	NG	700 gpm	788	812	722 gpm	867	771 gpm
Atascocita Meadows Lift Station ⁽¹⁵⁾	NG	170 gpm	191	192	171 gpm	207	184 gpm
Barents Drive Lift Station	NG	100 gpm	113	144	128 gpm	164	146 gpm

NOTE: A factor of 320 gpd/connection was used for wastewater facilities.

⁽¹⁾ HCMUD 109 provides water to all connections within the district boundaries and portions of HCMUD 151 according to the agreement dated July 1, 1996.

⁽²⁾ The District has two water wells with an existing capacity of 2,000 gpm each, for a capacity of 4,000 gpm

⁽³⁾ The District has a 420,000 gallon ground storage tank and two 1,000,000 gallon elevated storage tanks, for a total of 2,420,000 gallons of storage

⁽⁴⁾ The District has two 1,500 gpm pumps, one 1,000 gpm pump, and one 750 gpm pump for a total capacity of 4,750 gpm. With the largest pump out of service, the District has a pumping capacity of 3,250 gpm. Pumps provide the minimum capacity of 0.6 gal/min/con

⁽⁵⁾ HCMUD 109 provides plant capacity for all connections within the district boundaries. Lift Station No. 1 provides capacity for areas within the district and a portion of HCMUD 151 according to the agreement dated July 1, 1996, which also states that a portion of HCMUD 109 (118 ESFCs) is served by facilities in HCMUD 151.

⁽⁶⁾ MUD 109's Share of the Atascocita Central Regional Wastewater Treatment Plant

⁽⁷⁾ Lift Station No. 1 has three 2,000 gpm pumps, with one serving as a spare, for a capacity of 4,000 gpm.

⁽⁸⁾ Includes the flow from Kings Lake Estates Lift Station No. 2, Future Kings Lake Estates Lift Station No. 3, and Future Lift Station No. 6

⁽⁹⁾ Kings Lake Estates Lift Station No. 1 has two 120 gpm pumps, with one serving as a spare, for a capacity of 120 gpm.

⁽¹⁰⁾ Kings Lake Estates Lift Station No. 2 has two 215 gpm pumps, with one serving as a spare, for a capacity of 215 gpm.

⁽¹¹⁾ Includes flow from Kings Lake Estates Lift Station No. 1, Kings Lake Estates Sections 1, 2, 4, 5, and 7, Kings Lake Estates Commercial Reserve, and proposed Kings Lake Estates Sections 3 and 6.

⁽¹²⁾ Belleau Wood East Lift Station has two 700 gpm pumps, with one serving as a spare, for a capacity of 700 gpm.

⁽¹³⁾ Includes the flow from the Atascocita Meadows Lift Station

⁽¹⁴⁾ Includes the flow from Future Woodland Hills Multi - Family Development Lift Station

⁽¹⁵⁾ Atascocita Meadows Lift Station has two 170 gpm pumps, with one serving as a spare, for a capacity of 170 gpm.

G:\TXH\Projects\Districts\HCMUD109\0_General_District_Services\{MUD 109 Summary of Development Working Spreadsheet.xlsx}\Water Capacity

Exhibit D
CERTIFICATE FOR
ORDER AMENDING CONSOLIDATED RATE ORDER

THE STATE OF TEXAS §
COUNTY OF HARRIS §
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 109 §

We, the undersigned officers of the Board of Directors (the "Board") of Harris County Municipal Utility District No. 109 (the "District") hereby certify as follows:

1. The Board convened in regular session, open to the public, at the Atascocita Waste Water Treatment Plant, 5003 Atascocita Road, Humble, Texas 77346, at 5:30 p.m. on December 20, 2022, whereupon the roll was called of the members of the Board, to-wit:

Owen H. Parker, President
Chris Green, Vice President
Cheryl Moore, Secretary
Robin Sulpizio, Assistant Secretary
Nancy Frank, Assistant Secretary

All members of the Board were present, except Director Sulpizio, thus constituting a quorum. Whereupon among other business, the following was transacted at such Meeting:

ORDER AMENDING CONSOLIDATED RATE ORDER

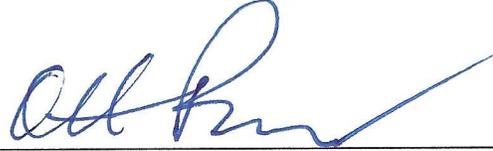
was duly introduced for the consideration of the Board and read in full. It was then duly moved and seconded that such Order be adopted; and, after due discussion, such motion, carrying with it the adoption of such Order, prevailed and carried by the following votes:

AYES: 4 NOES: 0

2. A true, full, and correct copy of the aforesaid Order adopted at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; such Order has been duly recorded in the Board's minutes of such Meeting; the above and foregoing paragraph is a true, full, and correct excerpt from the Board's minutes of such Meeting pertaining to the adoption of such Order; the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the Board as indicated therein; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of such Meeting, and that such Order would be introduced and considered for adoption at such Meeting and each of such officers and members consented, in advance, to the holding of such Meeting for such purpose; and such Meeting was open to the public, and public notice of the time, place, and purpose of such Meeting was given, all as required by Chapter 551, Texas Government Code, as amended, and Section 49.063, Texas Water Code, as amended.

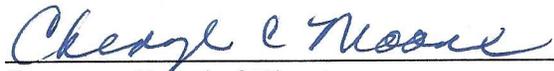
SIGNED AND SEALED December 20, 2022.

HARRIS COUNTY MUNICIPAL
UTILITY DISTRICT NO. 109



President, Board of Directors

ATTEST



Secretary, Board of Directors

(DISTRICT SEAL)

ORDER AMENDING CONSOLIDATED RATE ORDER

THE STATE OF TEXAS §
COUNTY OF HARRIS §
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 109 §

WHEREAS, the Board of Directors (the “Board”) of Harris County Municipal Utility District No. 109 (the “District”) has previously adopted rates, fees, rules, regulations, and policies with respect to the District’s waterworks and sanitary sewer collection system; and

WHEREAS, from time to time the Board has amended such rates, fees, rules, regulations and policies; and

WHEREAS, the Board deems it appropriate and necessary to amend the rate order, and to restate such order as so amended;

IT IS, THEREFORE, ORDERED BY THE BOARD OF DIRECTORS OF HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 109 THAT:

I. CONNECTIONS AND FEES.

A. Connections Made and Inspected by District Operator; Plans Reviewed by District’s Engineer.

1. Waterworks. All connections to the waterworks of the District shall be made by the District’s operator and shall be metered (except fire line connections). All fireline connections shall be made by the District’s operator and (a) shall be metered or (b) shall have a flow detector (of the type specified by the District’s engineer), or (c) the owner shall install a sprinkler system with a pressure sensitive and activated alarm system. The unmetered fireline shall include a backflow preventer (of the type specified by the District’s engineer) immediately downstream of the fireline tap.

2. Temporary Meters. All temporary connections to the waterworks of the District shall be made by the District’s operator and shall be metered.

3. Sanitary Sewer. All connections to the sanitary sewer system of the District (including the sanitary sewer lines up to the building slab) shall be inspected by the District’s operator. The sanitary sewer line inspection shall be performed prior to back filling. Any line not inspected and not approved must be uncovered to permit such inspection or shall pass such alternate method of inspection as approved by the Board.

4. Storm Sewer. All connections to the storm sewer system of the District shall be made as specified by the District’s engineer and shall be inspected for compliance by the District’s operator.

5. Inspections of unmetered facilities. All underground piping downstream from the water connection for unmetered firelines shall be inspected by the District's operator prior to back filling and shall be pressure tested under the supervision of the District's operator.

6. Engineer's review of plans and specifications. Before any connection, other than a single family residential connection, is made to the District's water, sewer, or drainage system, the person requesting such connection shall submit, at least 14 days prior to applying for a tap into the lines of the District, to the District's engineer for review and approval the water, sanitary sewer, and drainage plans and specifications for the property for which the connection is sought. Such plans shall clearly show the estimated volumes of water or effluent and the proposed points of connection to the District's system. A copy of such approved plans, with the engineer's approval indicated thereon, shall be submitted to the District's operator. Any modification of such plans shall require re-approval by the District's engineer. The District reserves the right to require removal of any connection made in violation of this Section.

7. Plat Requirement. Notwithstanding anything herein to the contrary, the operator shall make no connection to the District's water or sanitary sewer collection system unless either

(a) the tract, parcel, or lot of land to be served by such connection is part of an area covered by a development plat duly approved pursuant to article 974a-3, Texas Revised Civil Statutes, as amended, or pursuant to an ordinance, rule, or regulation relating to such a development plat,

(b) the operator has been presented with or otherwise holds a certificate applicable to such tract, parcel, or lot of land issued by or on behalf of the Planning Commission or City Council of the City of Houston, Texas, under section 4A, article 974a, Texas Revised Civil Statutes, as amended, stating that either a plan, plat, or re-plat of such tract, parcel, or lot either is not required or has been revised and approved by such Commission or Council, or

(c) such tract, parcel, or lot was first connected to such system prior to September 1, 1987.

B. Payment of Fees and Deposit. Any party desiring a connection to the District's waterworks or sanitary sewer or storm sewer system shall complete and file with the District's operator an application therefor in the form attached hereto as Exhibit "A", or such other form as such operator may prescribe from time to time, and shall pay the water tap fee, sanitary sewer inspection fee, storm sewer inspection fee, and fee for engineer's review of plans and specifications, as the case may be, described in Paragraph I.C. hereof and the deposit described in Paragraph I.D. hereof prior to receiving such connection. No connection shall be made until such fees and deposit are paid.

Any party desiring a temporary connection to the District's waterworks system shall file an application with the District's operator and shall pay the installation fee prescribed in

Paragraph I.C. hereof and the deposit prescribed in Paragraph I.D hereof prior to receiving such temporary meter and a flushing valve wrench.

C. Tap and Inspection and Installation Fees. The following tap fees are based on ultimate and full utilization of a given user's tract. The water tap fees shall be assessed based on the plans and specifications as approved by the District's engineers and shall be calculated as follows:

Single-family Residential:

1 inch	x	1 inch meter	\$1,100.00 (153 - \$1,200; 151 - \$1,000; 132 - \$1,050, includes meter and box)
3/4 inch	x	5/8 inch meter	\$ 670.00 (132 - \$600.00)
3/4 inch	x	3/4 inch meter	\$ 850.00 (153 - \$1,000)

Fireline tap fees: Cost to the District of installing the tap.

Sprinkler meter: Two times the cost to the District of installing the tap.

All other meters, up to and including two inches: Three times the cost to the District of installing the tap.

Other: Fees for meters other than those described above shall be determined by the Board on an individual basis, but in no event more than three times the cost to the District.

The sanitary sewer inspection fee shall be \$175 per inspection for residential connections and cost plus 15% per inspection for commercial connections. For each inspection that results in a rejection of the line inspected, an additional fee of \$25 will be assessed.

The commercial sewer line inspection fee shall be cost to the District times two.

The storm sewer inspection fee shall be cost to the District of all necessary inspections plus \$250.

Each builder shall be charged \$30.00 for a pre-construction lot inspection and \$30.00 for each post-construction lot inspection or re-inspection. Builders shall also be charged \$150.00 for customer service inspections in accordance with Section III (B).

The fee charged for the engineer's review of plans and specifications shall be \$500 plus \$50 per acre or any part thereof in the parcel served.

The installation fee for a temporary connection shall be \$50.00.

D. Deposit. Each person, other than a home builder who complies with the provisions of paragraph E below, requesting a water or sanitary sewer or storm sewer connection or a temporary connection shall establish with the District a deposit conditioned upon compliance with this Order and the District's Rules and Regulations adopted by this Order and payment in full of any damage to the District's waterworks, sanitary sewer, and storm sewer system caused by and water and sewer service charges assessed against such person. For permanent connections, such deposit shall be returned after the sanitary sewer and/or storm sewer service lines have been inspected and connected to the District's sanitary sewer and/or storm sewer system. For temporary connections, such deposit shall be returned (less amounts owed the District) after the operator has removed the meter, on request of the owner. The amount of each such deposit shall be computed in accordance with the following schedule:

<u>Meter Size (Inches)</u>	<u>Deposit</u>
Temporary Meters	\$ 750.00
2 and smaller	\$ 1,000.00
3	\$ 1,600.00
4	\$ 2,500.00
6	\$ 3,500.00
8 and over	\$ 4,000.00

II. REQUIREMENTS OF HOMEBUILDERS

A. Builder Deposit. Each builder of homes within the District shall establish a deposit of \$500 with the District, which deposit shall be refunded without interest to each builder at the completion of the builder's homebuilding program within the District except to the extent such deposit has been applied as provided in Paragraph II.B. hereof; provided that, if such home builder violates any part of this Order, the amount of such builder's deposit shall be immediately doubled for each violation.

B. Use of Deposit. The cost of any repairs to waterworks or sanitary or storm sewer lines necessitated by builder negligence shall be billed by the District's operator to the builder responsible therefor at the rate of cost plus 25% (representing the District's service handling charge). A \$25.00 administrative fee shall be added to the invoice to any builder delinquent in paying such bills for 30 days or more. At any time that a builder is delinquent in paying such bills for 60 days or more or responsible for outstanding bills in the amount of \$500 or more, the District shall transfer the \$500 deposit or any part thereof to its operating fund to pay such bills and require that such deposit be replenished by such amount transferred or require that an additional \$500 or greater deposit be made by the builder before allowing the installation of additional water taps for such builder.

C. Adjustments of Manholes, Fire Hydrants, Meter Boxes, and Clean Out Valves. Builders of homes within the District must contact the District's operator requesting the

adjustment of manholes, fire hydrants, valve boxes, or clean out valves within thirty days following the closing of the purchase of the lot on which such manhole, fire hydrant, meter box, or clean out valve is located. Following such thirty-day period, the home builder will be responsible for the cost of such adjustment.

D. Damaged Meters and Meter Boxes; Obstructions. Each customer shall be responsible for protecting any and all District meters and meter boxes located on property of such customer and shall be assessed the cost to the District of repairing or replacing such meters or meter boxes when damaged by any cause whatsoever, except by act of the District or its operator.

After a water meter has been set, each Customer shall at all times keep the area in, around and upon the meter and box and District easements and property under customer's control free from rubbish or obstructions of any kind. Failure to keep the meter and box and District easements and property under customer's control free from rubbish or obstructions may result in disconnection of water services and/or the assessment of charges necessary to remove said obstructions. Customers are further prohibited from introducing material into the District's waterworks, sanitary sewer, and storm sewer system which would cause obstruction of said system. In the event than an inspection by the District's engineer or District's operator reveals any such obstructions, the District reserves the right to immediately and without notice remove the obstruction. Any District cost for removal of obstructions, plus a District administration fee of fifty percent (50%) of said costs, shall be assessed to Customer. The District's operator shall have rights of ingress and egress to Customer's property in order to carry out the provisions of this Section.

E. Builder Damage Procedure. When a builder improves a lot, reserve or other property, the builder may damage District facilities on the property. The builder may avoid responsibility for damages existing at the time the builder obtains control of the property by contacting the District, through the operator prior to the clearing of any lot, to do a survey of District facilities on the property. The fee for such inspection shall be \$30.00, to be paid by the builder at the time the inspection is requested. Any damages noted at this time will be repaired at no expense to the builder.

To be released from or to limit the amount of any claim for damage to District facilities due to a builder's activities, the builder must contact the District, through the operator, to make a final inspection to determine any damages to facilities while under the control of the builder. This inspection will not be made until all work, including fences, landscaping and resodding, is completed. This inspection can be made even if the property has not been sold if the builder has completed all work. The fee for this inspection shall be \$30.00, to be paid by the builder at the time the inspection is requested. A representative of the builder will be asked to sign the inspection, authorizing the repairs at his expense. The cost of any repairs to facilities damaged due to builder activities may be deducted from the builder's deposit with the District. If, at the time of the final inspection, the builder has not completed all work the inspection will be rejected and an additional inspection will be performed at an additional fee of \$30.00. A final inspection will not be made unless an approved sewer inspection is on file with the District.

All repairs, except for positioning or replacement of meter boxes, will be performed by the operator, regardless of with whom the financial responsibility for the repair resides. Positioning or replacement of meter boxes may be performed by the builder only before the final survey is made.

Damages are not limited to structural damages, but also may include problems arising from burying, covering up, restricting access to, or fencing over the top of the facilities, causing land elevations adjacent to facilities to change, making facilities nonfunctional, and similar actions. Hidden damages not apparent at the time of a survey but discovered later will be back charged to those responsible if there is sufficient evidence to support a claim.

Regardless of the status of the lot or reserve or any property as indicated in the above procedure, the District is the owner of its assets and will take those actions it deems necessary to prevent damage to its property or injury to persons, with or without notice to others, and will also take those actions it deems necessary to recover the expense of those repairs from any party responsible for causing them.

III. INSPECTIONS AND REPAIRS.

A. Inspection of Backflow Devices.

1. All backflow prevention assemblies shall be tested by a recognized backflow prevention assembly tester upon installation and certified to be operating within specifications. This inspection shall be conducted prior to the time the operator makes a permanent water connection to the District's system and the District's operator shall be provided with a test report in the form of Exhibit "B". At the option of the customer, the District's operator may perform the test, and the cost will be charged to the customer.

2. Backflow prevention assemblies which are installed to provide protection against high health hazards must also be tested and certified to be operating within specifications at least annually. A high health hazard is defined as a cross-connection, potential cross-connection, or other situation involving any substance that could cause death, illness, spread of disease, or has a high probability of causing such effects if introduced into the potable drinking water supply. A customer at an establishment which presents high health hazards must provide the District with a test report annually. In the event any establishment fails to provide such a report within thirty days after written notification by the District that such a report is required, the District's operator shall inspect the backflow prevention device and the cost will automatically be charged to the customer's account.

3. Any backflow prevention device required by these rules must be located on each potable or irrigation service between the meter and the building foundation or prior to the first branch in the service line and designed and constructed to facilitate maintenance of the installation and inspection. Before beginning construction of a backflow preventer, a commercial user shall submit plans to the District for review and approval to insure compliance with this section.

4. To be a recognized backflow prevention assembly tester, a person shall meet the standards promulgated by the Texas Commission on Environmental Quality (the "Commission").

5. Gauges used in the testing of backflow prevention assemblies shall be tested for accuracy annually in accordance with the University of Southern California's Foundation of Cross Connection Control and Hydraulic Research and/or the American Water Works Association Manual of Cross Connection Control (Manual M-14). Testers shall include test gauge serial numbers on "Test and Maintenance" report forms.

6. A test report must be completed by the recognized backflow prevention assembly tester for each assembly tested. The signed and dated original must be submitted to the District for record keeping purposes. Should the tester choose to use a report format which differs from that attached hereto as Exhibit "B", it must minimally contain all information required by the report form.

7. The use of a backflow prevention device at the service connection shall be considered as additional backflow protection and shall not negate the use of backflow protection on internal hazards as outlined and enforced by local plumbing codes.

B. Customer Service Inspections.

1. A customer service inspection certification in the form attached hereto as Exhibit "C" must be completed and delivered to the District: (1) prior to the time the District's operator provides sanitary sewer service or permanent water service to a new connection in the District, (2) within 5 days after an existing customer receives notice from the District that it has reason to believe that cross-connections or other unacceptable plumbing practices exist at his establishment, or (3) within 30 days after any material improvement, correction or addition is made to the private plumbing facilities of any connection.

2. Individuals with the following credentials shall be recognized as capable of conducting a customer service inspection certification.

(a) Plumbing Inspectors and Water Supply Protection Specialists holding license endorsement issued by the Texas State Board of Plumbing Examiners.

(b) Certified Waterworks Operators and members of other water related professional groups who have completed a training course, passed an examination administered by the Commission or its designated agent, and hold an endorsement granted by the Commission or its designated agent.

3. It is the responsibility of the customer to obtain the certification. The customer may ask the District's operator to complete sections 1-3 of the certification. The District's operator, at its discretion, may complete sections 1-3 of the certification if it can make such certification in connection with its normal inspections and at no additional cost to the District.

4. The existence of private plumbing facilities in violation of the District's rules is an undesirable plumbing practice. Upon discovery of any such condition, the District may immediately terminate water service to the connection to protect the integrity of its public water system. Service will be restored only when the source of potential contamination no longer exists or when sufficient additional safeguards have been taken.

C. Firelines. The District, from time to time as it deems necessary, may have its designated representative inspect any firelines, which inspection however shall be during the normal business hours of the establishment being inspected.

D. Customer Requests. Whenever a customer asks the District to inspect its lines and facilities and the inspection shows that the customer's problem arises from his private sewer or water lines, and not the District's, the District shall charge the customer the cost of such inspection, and the customer shall promptly remit the charge to the District.

E. Grease and Lint Trap. For each grease and lint trap installed pursuant to the requirements contained in Exhibit "G" attached hereto, there shall be charged the monthly inspection fee specified in Schedule "A" hereto. Whenever the District is required to reinspect a grease and lint trap because the first inspection showed a violation of the District's rules and regulations, the District shall charge the customer the cost of such inspection, and the customer shall promptly remit the charge to the District, in addition to any other penalty or cost which may be assessed against such customer hereunder.

F. Repair Responsibility. The District shall maintain and repair all District facilities, which shall include the manholes, water and sewer main lines, laterals, sewer stacks, and end of line cleanouts. Customers are responsible for all plumbing installed by builders during construction up to and including the saddle and tap connection.

IV. CUSTOMER RATES, DEPOSITS, AND SERVICE AGREEMENTS.

A. Rates for In-District Customers. The District's water and sewer rates as set forth in this Rate Order include the regulatory assessment the District is required to charge each customer and to pay the Texas Commission on Environmental Quality. The rates and charges specified on Schedule "A" hereto for the sale of water and the collection and disposal of sewage shall be in effect for customers located within the District from the effective date of this Order.

Each residential unit occupied by a separate family, including separate apartments located within a single building, and each business unit occupied by a separate business, including separate establishments within a single building, shall be deemed to be a separate connection for the purpose of this Order.

B. Rates for Out of District Customers. The rates and charges for the sale of water and collection and disposal of sewage for customers who are not located within the District's boundaries shall be 150% of the rates for customers located inside the District, as such rates may be amended from time to time.

C. Sprinkler System Connections. Each sprinkler system connection shall be deemed to be a water supply service connection only, and shall not be charged for sanitary sewer service.

D. Deposits. A security deposit shall be collected and maintained on all connections or reconnections in the District made after the effective date of this Order in the amounts specified in Schedule "A".

All deposits collected shall be accounted for on the District's books. At any time that a customer is delinquent in paying its bills for 30 days or more, the District may transfer the deposit or any part thereof to its operating fund to pay such bill. The deposit or balance of such deposit remaining after payment of delinquent bills shall be refunded when the customer moves from the District. If a homeowner who does not have a deposit on account with the District moves to a new home within the District, a new deposit shall be required for such customer in the amount specified in Schedule "A". The District shall not be required to pay interest on any deposit.

E. Returned Check Charge. In the event that a customer's check is returned unpaid by customer's bank for any cause other than negligence on the part of the District, a charge as specified in Schedule "A" shall be added to such customer's bill to cover the District's cost of handling plus all current and delinquent charges. If such customer's account is also more than thirty (30) days delinquent, the account shall be scheduled for termination and notice therefor shall be given as provided herein. In such event, payment for the amount due on such account must be in the form of cashier's check or money order.

F. Adjustment to Extraordinary Bills. In the event of an unusually high water bill, the District may, upon customer request and review of the circumstances resulting in such unusually high water bill, adjust such customer's bill to 50% of the dollar amount above the average monthly bill for the previous six months plus such average monthly bill. In the alternative or in addition to such adjustment, upon written request of a customer to the District's billing office, a customer may be authorized to pay any bill that is at least five times the amount of such customer's previous month's bill in up to six monthly installments. A one percent (1%) penalty per month shall be added to each month's beginning balance less the amount of the current bill during the installment period.

G. Meter Testing Charge. In the event that a customer requests that the accuracy of a meter be tested, the customer will be charged the District's cost for conducting such a test when the meter tests between 95 and 105 percent accurate. The District will be responsible for the cost of conducting such a test when the test results are outside the specified accuracy range of between 95 and 105 percent.

H. Service Agreements with Customers. Prior to receiving permanent water service (upon initial completion of an improvement in the District, upon reinstatement of water service after a turn-off, or upon transfer of water service to a new customer), the customer must execute and deliver to the District's operator a service agreement in the form attached hereto as Exhibit "D".

V. DELINQUENT ACCOUNTS.

The District shall bill each customer monthly and all bills shall become delinquent if not paid by the due date. A late payment charge of 10% of the unpaid balance will be added to all bills outstanding after the due date.

VI. DISCONTINUATION OF SERVICE.

A. Termination for Delinquent Accounts. The District reserves the right to terminate service to any customer whose account is delinquent. In such event, service shall be disconnected only after sending written notice by first class United States mail to the customer at the address of the connection and providing the customer with an opportunity to contest, explain, or correct the charges, services, or disconnection. The written notice shall inform the customer of the amount of the delinquent payment, the date service will be disconnected if payment is not made, the name and telephone number of the billing company, and of the opportunity to contest, explain, or correct the charges, services, or disconnection by presenting in person or in writing such matter to the Board of Directors by contacting the billing company. The notice shall be deposited, postpaid, in a post office or official depository under the care and custody of the United States Postal Service at least ten (10) days prior to the date of the scheduled disconnect date. A written statement by the District's operator that the notice was so mailed and a certificate of mailing by the United States Postal Service shall be prima facie evidence of delivery of same. Service shall be discontinued to any accounts, except those accounts with outstanding balances of less than \$10.00, that remain delinquent after the scheduled disconnect date and for which arrangements for payment satisfactory to the Board of Directors of the District have not been made. If the customer appears before the Board of Directors or in writing, the Board shall hear and consider the matter and inform the customer of the Board's determination by sending written notice by first class United States mail to the customer at the address of the connection.

Prior to termination of service, the District's operator will also place a door hanger notification of termination on the front door to the residence at least two (2) days prior to the date of scheduled disconnection.

B. Termination for Rate Order Violations. Any customer who violates any provision of this Rate Order, in addition to being subject to the penalties described herein, shall be subject to having water and sewer service terminated to prevent an abuse of the District's facilities; provided, however, that prior to disconnecting service for such violation, the District shall give written notice, by first class United States mail or otherwise, to such customer of the pending disconnection and shall give such customer the opportunity to contest, explain, or correct the violation of the Rate Order at a meeting of the Board of Directors of the District.

C. Delinquent Letter Charges. A customer who is sent a notice of delinquency or a door hanger as described in Paragraph VI.A. of this Order shall be charged the amount specified in Schedule "A" hereto for each such notice required, in addition to all other fees and charges provided for in this Order. The fee shall be assessed regardless of whether service is actually terminated to the customer.

D. Charges for Disconnection and Reconnection. In the event of any discontinuation of service either at the request of a customer or because of a customer's delinquency in the payment of bills or violation of this Rate Order, the District shall charge the amounts specified in Schedule "A" hereto. The entire outstanding balance, including the aforementioned fees, must be collected before service is reconnected.

In addition, if such customer does not currently have a security deposit with the District pursuant to Paragraph IV.D. of this Order, a security deposit in the amount specified in Schedule "A" shall be collected before service is reconnected.

E. Charges for Removal and Reinstallation of Water Meter. In the event the District is required to remove a water meter in order to enforce its rules and regulations regarding District facilities, including payment of all amounts due hereunder, the District shall charge the amount specified in Schedule "A" hereto to remove and reinstall such meter.

F. Procedures Related to Extreme Weather Emergency. Notwithstanding any provisions of this Rate Order to the contrary, a customer may not be charged late fees nor have service disconnected for nonpayment of a bill that is due during an extreme weather emergency until after the emergency is over. An "extreme weather emergency" means a period when the previous day's highest temperature in the area of the District did not exceed 28 degrees Fahrenheit and the temperature is predicted to remain at or below that level for the next 24 hours according to the nearest National Weather Service reports for that area. An "extreme weather emergency" is over on the second business day the temperature exceeds 28 degrees Fahrenheit.

A customer may, within thirty (30) days from the date the extreme weather emergency is over, request from the District a payment schedule for any unpaid bill that was due during an extreme weather emergency. Upon receipt of a timely request, the District shall provide a written payment schedule and a deadline for accepting the payment schedule. The District or the District's operator may, at the discretion of the District and/or the District's operator, determine the terms of the payment schedule described in this paragraph in accordance with applicable laws and regulations.

If a customer requests a payment schedule, the District shall not disconnect the customer from service for nonpayment of bills that were due during an extreme weather emergency unless the customer does not accept a payment schedule offered by the District in a timely manner or the customer violates the terms of the payment schedule. Any preexisting disconnection notices issued to a customer for nonpayment of bills due during an extreme weather emergency are suspended upon the timely request for a payment schedule; provided, however, a suspended disconnection may be reinstated if the customer does not accept a payment schedule offered by the District in a timely manner or violates the terms of the payment schedule. A customer who violates the terms of a payment schedule shall be subject to disconnection from service pursuant to the provisions of this Rate Order.

VII. RULES AND REGULATIONS.

A. Rules and Regulations Governing Waterworks and Sanitary Sewer System. The Board hereby adopts the Rules and Regulations governing Waterworks and Sanitary Sewer

System, which are described in Exhibit “E” attached hereto and incorporated herein for all purposes.

B. Rules and Regulations Governing Commercial and Industrial Waste. The Board hereby adopts the Rules and Regulations Governing Commercial and Industrial Wastes, which are described in Exhibit “F” attached hereto and incorporated herein for all purposes.

C. Rules and Regulations Governing Grease and Lint Trap. The District hereby adopts the Rules and Regulations Governing Grease and Lint Trap which are described in Exhibit “G” attached hereto and incorporated herein for all purposes.

D. Penalties. The Board hereby sets the following civil penalties for breach of any rule of the District: Unless the Board determines that there are extenuating circumstances warranting a lesser penalty, the violator shall pay the District twice the costs that the District has sustained due to the violation, up to \$5,000, but in no event will the penalty be less than \$1,000. A penalty under this section is in addition to any other penalty provided by the law of this state and may be enforced by complaints filed in the appropriate court of jurisdiction in the county in which the District’s principal office or meeting place is located. If the District prevails in any suit to enforce its rules, it may, in the same action, recover reasonable fees for attorneys, expert witnesses, and other costs incurred by the District before the court. The amount of the attorney’s fees shall be fixed by the court. For purposes hereof, each day’s violation shall be considered a separate violation.

VIII. REIMBURSEMENT OF NON-SCHEDULED COSTS.

Whenever the District incurs any non-scheduled out-of-pocket cost (including any such cost billed to the District by its operator, attorneys, or engineers) arising out of (1) the failure of a customer to comply with the District’s rules and regulations, as stated in this Rate Order or as otherwise announced, or (2) the request of a customer for an inspection or other service call which is the result of the customer’s improper maintenance, or (3) efforts to collect amounts due and owing to the District and not paid to the District on a timely basis, or (4) any other negligent or improper action on the part of the customer, the District may bill the customer, and the customer shall promptly reimburse the District for such cost.

IX. GENERAL POLICIES.

A. Definitions.

1. “*Residential Connection*” shall mean any user of the District’s water and sewer system that consists of one residence designed for use and occupancy by a single family unit.

2. “*Commercial Connection*” shall mean any user of the District’s water and sewer system that is not a Residential Connection including, but not limited to, commercial establishments, churches, and schools; provided, however, that for purposes of Section IV.A. of this Rate Order, Humble ISD schools shall not be treated as commercial connections.

B. All Services Charged. At no time shall the District render water and/or sewer services without charge to any person, firm, corporation or organization. Service will not begin until the appropriate deposit and fees have been paid by MONEY ORDER OR CASHIERS CHECK.

C. Other Utilities. Prior to installing underground cables in the area of District water supply and sanitary sewer collection lines, representatives of utility companies shall contact the District's operator to file such companies' construction plan and schedule and to review the engineering plans illustrating the location of District lines.

D. Future Adjustments. The District reserves the right to increase rates and fees from time to time when, in the opinion of the Board of Directors, such increases are required to cover the costs of administration, efficient operation, and adequate maintenance of the District's facilities.

E. NO CASH PAYMENTS ACCEPTED. For the safety of the District and its employees, no banking services will be provided at the office. The District will only accept MONEY ORDERS OR CASHIERS CHECKS in the exact amounts due for payment of services, required deposits, and fees.

F. Medical Considerations. In cases of medical conditions as reason for delayed or non-payment of services, the resident must provide from the attending physician, a written statement documenting a bona fide medical condition exists and how such condition led to delayed or non-payment.

G. Payment Plans. Payment plans can be arranged in hardship cases with the approval of the Board. If a plan is approved by the Board, the plan must be followed as per agreed arrangement. If the approved plan is not complied with or interrupted, the plan will be terminated and the resident must then pay the outstanding balance, including all fees, to be reconnected. No door tags or disconnect fees will be assessed if the resident follows the approved payment plan.

H. Request for Termination of Service. The person who signed for activation of service is the only acceptable person who can terminate. Exceptions are estate executors and others with legal power of attorney for such person.

I. Meter Tampering. In case of meter tampering, which means that someone other than the District Operator, lays their hands on the water meter in order to alter the lawful use of that meter, a tampering fee of \$200 will be assessed, in addition to any other criminal and civil penalties and any other costs associated with returning that meter to its original state. Such fee must be paid before resuming service.

J. Implementation of Order. This Order clarifies the Board's previous order and takes effect immediately. The President and Vice President of the Board of Directors of the District, or either of them, and the Secretary or Assistant Secretary of the Board, or either of them, are authorized to evidence adoption of this Order on behalf of the Board and to do all things proper and necessary to carry out the intent hereof.

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HARRIS COUNTY MUNICIPAL
UTILITY DISTRICT NO. 109

Mail to: _____

APPLICATION FOR SANITARY SEWER SERVICE
(Please print or type)

MAKE CHECK PAYABLE TO: Harris County Municipal Utility District No. 109

(Name of Applicant) (Lot) (Block) (Section)

(Sewer Service Address) (Phone) (City) (State) (Zip)

Date: _____ Requested by: _____
(Signature)

Date Applicant requests service initiated: _____

Address to which Bills are to be mailed: _____

MAIL REFUND TO: _____
(Name) (Address)

Applicant must attach sketch of building layout and proposed location of water service line.

FOR DISTRICT USE ONLY

Date Application Received: _____

Date Construction Authorized: _____

Connection Information:

WYE Location _____

Stack Location _____

Manhole Location _____

Date Sanitary Sewer Tap Made: _____

Date of Inspection: 1st _____ 2nd _____ 3rd _____

Date Permit Granted: _____

Certified as properly made by _____
(District Operator)

Sample Service Inspection Certification

Name of PWS: _____
 PWS I.D. #: _____
 Location of Service: _____

I _____, upon inspection of the private plumbing facilities connected to the
 aforementioned public water supply do hereby certify that, to the best of my knowledge:

	Compliance	Non- Compliance	Certificate of Compliance on File
(1) No direct connection between the public drinking water supply and a potential source of contamination exists. Potential sources of contamination are isolated from the public water system by an air gap or an appropriate backflow prevention assembly in accordance with state plumbing regulations. Additionally, all pressure relief valves and thermal expansion devices are in compliance with state plumbing codes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(2) No cross-connection between the public drinking water supply and a private water system exists. Where an actual air gap is not maintained between the public water supply and a private water supply, an approved reduced pressure-zone backflow prevention assembly is properly installed and a service agreement exists for annual inspection and testing by a certified backflow prevention device tester.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(3) No connection exists which would allow the return of water used for condensing, cooling or industrial processes back to the public water supply.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(4) No pipe or pipe fitting which contains more than 8.0% lead exists in private plumbing facilities installed on or after July 1, 1988.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(5) No solder or flux which contains more than 0.2% lead exists in private plumbing facilities installed on or after July 1, 1988.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Water service shall not be provided or restored to the private plumbing facilities until the above conditions are determined to be in compliance.

I further certify that the following materials were used in the installation of the plumbing facilities:

Service Lines	Lead	<input type="checkbox"/>	Copper	<input type="checkbox"/>	PVC	<input type="checkbox"/>	Other	<input type="checkbox"/>
Solder	Lead	<input type="checkbox"/>	Lead Free	<input type="checkbox"/>	Solvent Weld	<input type="checkbox"/>	Other	<input type="checkbox"/>

I recognize that this document shall become a permanent record of the aforementioned Public Water System and that I am legally responsible for the validity of the information I have provided.

 Signature of Inspector

 Registration Number

 Title

 Type of Registration

 Date

Sample Service Agreement

- I. **Purpose.** The Name of Water System is responsible for protecting the drinking water supply from contamination or pollution which could result from improper plumbing practices. The purpose of this service agreement is to notify each customer of the plumbing restrictions which are in place to provide this protection. The utility enforces these restrictions to ensure the public health and welfare. Each customer must sign this agreement before the Name of Water System will begin service. In addition, when service to an existing connection has been suspended or terminated, the water system will not re-establish service unless it has a signed copy of this agreement.
- II. **PLUMBING RESTRICTIONS.** The following undesirable plumbing practices are prohibited by State regulations.
- A. No direct connection between the public drinking water supply and a potential source of contamination is permitted. Potential sources of contamination shall be isolated from the public water system by an air-gap or an appropriate backflow prevention device.
 - B. No cross-connection between the public drinking water supply and a private water system is permitted. These potential threats to the public drinking water supply shall be eliminated at the service connection by the installation of an air-gap or a reduced pressure-zone backflow prevention device.
 - C. No connection which allows water to be returned to the public drinking water supply is permitted.
 - D. No pipe or pipe fitting which contains more than 8.0% lead may be used for the installation or repair of plumbing at any connection which provides water for human use.
 - E. No solder or flux which contains more than 0.2% lead can be used for the installation or repair of plumbing at any connection which provides water for human use.
- III. **SERVICE AGREEMENT.** The following are the terms of the service agreement between the Name of Water System (the “Water System”) and Name of Customer (the “Customer”).
- A. The Water System will maintain a copy of this agreement as long as the Customer and/or the premises is connected to the Water System.

- B. The Customer shall allow his property to be inspected for possible cross-connections and other undesirable plumbing practices. These inspections shall be conducted by the Water System or its designated agent prior to initiating new water service; when there is reason to believe that cross-connections or other unacceptable plumbing practices exist; or after any major changes to the private plumbing facilities. The inspections shall be conducted during the Water System's normal business hours.
- C. The Water System shall notify the Customer in writing of any cross-connection or other undesirable plumbing practice which has been identified during the initial inspection or the periodic reinspection.
- D. The Customer shall immediately correct any undesirable plumbing practice on his premises.
- E. The Customer shall, at his expense, properly install, test, and maintain any backflow prevention device required by the Water System. Copies of all testing and maintenance records shall be provided to the Water System.

IV. **ENFORCEMENT.** If the Customer fails to comply with the terms of the Service Agreement, the Water System shall, at its option, either terminate service or properly install, test, and maintain an appropriate backflow prevention device at the service connection. Any expenses associated with the enforcement of this agreement shall be billed to the Customer.

Customer's Signature: _____ Date: _____

Address: _____

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 109
RULES AND REGULATIONS GOVERNING
WATERWORKS AND SANITARY SEWER SYSTEM

The following Rules and Regulations (the “Rules and Regulations”) shall govern the installation of connections or taps to the District’s waterworks and sanitary sewer system, the limitations on flow of waste into the sanitary sewer system, protection of all facilities which are part of the District’s waterworks and sanitary sewer system, and prohibited plumbing practices:

I. INSTALLATION OF CONNECTIONS TO DISTRICT’S WATERWORKS SYSTEM

A. Water Service Lines and Water Taps

1. A “Water Service Line” is defined herein as the water line from the property line of the property to be served with water to the District’s waterworks system.
2. A “Residential Water Tap” is defined herein as the connection of either of the follow to a District water line: (a) a 1” Water Service Line to serve two (2) single-family residences, which is known as a “Double Tap”; or (b) a 3/4” Water Service Line to serve one (1) single-family residence, which is known as a “Single Tap.” All Residential Water will be installed by the standard City of Houston “long” or short” residential water service line connection, including a 3/4” x 5/8” meter and box complete in place.
3. A “Commercial Water Tap” is defined herein as the connection of a 3/4” or larger Water Service Line to a District water line to serve one (1) or more structures other than a single-family residence.

B. Water Tap Materials — Only the following types of pipe and fitting materials shall be approved for the installation of Water Taps, including Residential Water Taps and Commercial Water Taps:

1. Rockwell meters/Commercial turbo meters or other meters approved by the District’s engineer
2. Brass curb stops, corp stops, and U-branch and related fittings manufactured by Ford, Hays or Muller
3. Polyethylene water service pipe, 3/4” to 2”
4. Cast iron or vinyl iron (C-900) water service pipe, larger than 2”

5. Water main pipe of the type originally installed
6. Plastic meter box up to 2” meter
7. Concrete meter box up to 2” meter
8. Concrete meter box, where traffic use is specified
9. Concrete meter vault per City of Houston Specifications for 3” and larger meter.

II. INSTALLATION OF CONNECTIONS TO DISTRICT’S SANITARY SEWER SYSTEM

A. Sewer Service Lines and Sewer Taps

1. A “Sewer Service Line” is defined herein as the sewer line from the foundation of a building, including houses and commercial structures, to the District’s sanitary sewer system.
2. A “Sewer Tap” is defined herein as the physical connection of a Sewer Service Line to the District’s sanitary sewer system. Without the written consent of the District’s Board of Directors, only one Sewer Tap shall be permitted for each building.
3. The following types of pipe and fitting materials shall be approved for the construction of Sewer Service Lines. Pipe and fittings in each individual Sewer Service Line must consist of the following material or other material approved by the District’s engineer:
 - a. Vitrified clay pipe conforming to ASTM Specification C700 with joint coupling conforming to ASTM Specifications C425 or C594 and installed according to ASTM C12.
 - b. Cast iron soil pipe, standard wright, conforming to ASTM Specification A74 with rubber gasket joint coupling conforming to ASTM Specification C564.
 - c. Poly-vinyl-chloride (“PVC”) pipe conforming to ASTM Specification D3034 or ASTM Specification F789 (with UL Listing) and installed according to ASTM D2321.
 - d. Ductile-iron Pipe conforming to ANSI A21.51 with rubber gasket joints conforming to ANSI A21.11, and installed according to manufacturer’s recommendations.
4. The minimum sizes of Sewer Service Lines shall be as follows:

Residential - 4-inches in diameter
Commercial - 6-inches in diameter

A 4-inch sewer service line shall serve no more than one single family residential lot and a 6-inch sewer service line shall serve no more than two single family residential lots.

5. The minimum grades for Sewer Service Lines shall be as follows:
 - a. 4-inch pipe - one-foot drop per hundred feet (1%)
 - b. 6-inch pipe - 0.70 foot drop per hundred feet (0.70%)
 - c. 8-inch pipe - 0.70 foot drop per hundred feet (0.70%)
6. The maximum grades for Sewer Service Lines shall be as follows:
 - a. 4-inch pipe - two and one-half feet drop per hundred feet (2.5%)
 - b. 6-inch pipe - one and one-half feet drop per hundred feet (1.5%)
 - c. 8-inch pipe - one foot drop per hundred feet (1%)
7. All Sewer Service lines shall be constructed to true alignment and grade. Warped and sagging Sewer Service Lines will not be permitted.

B. Connections of Building Sewer Outlets to Service Lines

1. On all building waste outlets, the building tie-on connections shall be made directly to the stub-out from the building plumbing at the foundation.
2. Water-tight adapters of a type compatible with the materials being joined shall be used at the point of connection of a Sewer Service Line to the building plumbing. No cement grout materials shall be permitted.
3. Unless an exception is permitted by the District's Operator, existing "wye" and stack connections must be utilized for connection of a Sewer Service Line to the District's sanitary sewer system.

C. Fittings and Cleanouts

1. No bends or turns at any point will be greater than 45 degrees.

2. Each horizontal Sewer Service Line will be provided with a cleanout at its upper terminal, and each such run of piping which is more than 90 feet in length will be provided with a cleanout for each 90 feet, or fraction thereof, in the length of such piping.
3. Each cleanout will be installed so that it opens in a direction opposite to the flow of the waste and, except in the case of “wye” branch and end-of-the-line cleanouts, cleanouts will be installed vertically above the flow line of the pipe.
4. Cleanout will be fitted with an airtight mechanical plug.

III. INSTALLATION AND REPAIR OF WATER TAPS

- A. An “Application for Water Tap” must be filed with the District’s operator prior to the installation of a Water Tap. All tap and inspection fees and deposits, as described in the Rate Order should accompany such Application.
- B. Water Taps to the District’s waterworks system shall be installed only by the District’s Operator.
- C. The District’s Operator shall install Water Taps and set meters at a location on adjoining property lines, whenever possible, and as designated by the District’s Operator, with the meter box being located in the easement adjacent to the property line and with two (2) meters per box, where necessary.
- D. The District’s Operator shall be responsible for all repairs to the maintenance of all Water Taps, pursuant to the terms and provisions of the Contract between the District and the District’s Operator.

IV. INSTALLATION OF SEWER TAPS AND PERMITS

- A. Application for Sanitary Sewer Service. An “Application for Sanitary Sewer Service,” must be filed with the District’s Operator prior to construction of a Sewer Service Line. All inspection fees and deposits, as described in the Rate Order, should accompany such application. Construction of any Sewer Service Line must not begin until authorized by the District’s Operator.
- B. Sewer Service Line
 1. When a Sewer Service Line and Tap is complete, and prior to backfilling such Sewer Service Line trench, the applicant for sewer service shall request an inspection of the installation of the Sewer Service Line and Tap. Requests for Sewer inspections shall be

made to the District's Operator at least 24 hours in advance of the connections and inspections.

2. The Sewer Tap shall be made only by use of an adapter of a type compatible with materials being joined. The Sewer Tap shall be water-tight. No cement grout materials shall be permitted.
3. Backfilling of a Sewer Service Line trench must be accomplished within 24 hours of inspection and approval by the District's Operator. No debris shall be permitted in a Sewer Service Line trench.
4. After the Sewer Tap is made and the inspection performed, the District's Operator shall issue a Sewer Tap Permit to the applicant, confirming that all requirements of these Rules and Regulations have been met.

V. FEES AND CHARGES

The District's fees and charges shall be established by its Order Amending Consolidated Rate Order, and all amendments thereto.

VI. LIMITATIONS ON FLOW OF WASTE

- A. No waste material which is not biologically degradable will be permitted to be discharged into the District's sanitary sewer system, including mud and debris accumulated during Sewer Service Line installation.
- B. No downspouts, yard or street drains or gutters will be permitted to be connected into the District's sanitary sewer facilities.
- C. Swimming pool connections will not be made to the District's sanitary sewer system.

VII. PROTECTION OF DISTRICT'S WATERWORKS AND SANITARY SEWER SYSTEM.

- A. It shall be unlawful for any person, unless authorized in writing by the District's Operator, to tamper or interfere with, obstruct access to, or injure, deface, or destroy any facilities that are a part of the District's waterworks and sanitary sewer system, including, with respect to the waterworks system, water plants, flushing valves, valve boxes, and water lines up to the meter box and including meters; provided, however, that duly authorized members of the Atascocita Volunteer Fire Department shall have the right to use such flushing valve for fire protection purposes.
- B. It shall be unlawful for any person to connect any building to the waterworks system without a meter or to have a straight line connection to

a building without being metered. It shall also be unlawful to draw water from the waterworks system without being metered, including the unauthorized use of a flushing valve or unmetered water taps.

- C. It shall be unlawful for any person to deposit, throw, drain, discharge, or otherwise cause to be injected into any sewer, manhole, catch basin, flush tank, or other facility that is a part of the District's waterworks and sewer system any debris or foreign substance that would interfere with the proper and routine functioning thereof. Each such discharge shall constitute a separate violation, and in the event a discharge is continuous, each day such discharge continues shall constitute a separate violation.

VIII. PROHIBITION ON USE OF LEAD

- A. The use of pipes and pipe fittings that contain more than 8.0 percent lead or solders and flux that contain more than 0.2 percent lead is prohibited for installation or repair of the District's water system and for installation or repair of any plumbing in a residential or nonresidential facility providing water for human consumption and connected to the District's water system.
- B. This requirement may be waived for lead joints that are necessary for repairs to cast iron pipe.

IX. PROHIBITION ON DIRECT OR CROSS CONNECTIONS

- A. No establishment in the District shall contain an actual or potential contamination or system hazard without an air gap separation between the drinking water supply and the source of potential contamination. Where the containment air gap is impractical, reliance may be placed on individual "internal" air gaps or mechanical backflow prevention devices. Under these conditions, additional protection shall be required at the meter in the form of a correctly operating backflow prevention device (in accordance with AWWA Standards C510 and C511, and AWWA Manual M14) on those establishments handling substances deleterious or hazardous to the public health. Such backflow prevention devices must be tested and repaired as necessary, as specified in the Order.
- B. Water from a condensing, cooling or industrial process or any other system of nonpotable usage over which the District does not have sanitary control cannot be returned to the District's potable water supply.
- C. Overhead bulk water dispensing stations must be provided with an air gap between the filling outlet hose and the receiving tank to protect against back siphonage and cross-contamination.

REGULATIONS OF COMMERCIAL AND INDUSTRIAL WASTES

The Board of Directors of the District hereby establishes and promulgates the following policies, rules and regulations concerning domestic and industrial wastes:

I. Definitions. Unless the context requires otherwise, the terms and phrases used herein shall have meanings as follows:

(1) The term “B.O.D.” means the five-day, 20 degree Centigrade biochemical oxygen demand expressed in milligrams per liter as determined by the procedures specified in the latest edition of Standard Methods, or such other manual of operations as the District may adopt from time to time, or as determined in accordance with the latest rules of the Texas Commission on Environmental Quality.

(2) The term “C.O.D.” means the measure of the oxygen-consuming capacity of inorganic and organic matter present in water or waste, expressed in milligrams per liter as the amount of oxygen consumed from a chemical oxidant as determined by Standard Methods, or such other manual of operations as the District may adopt from time to time, or as determined in accordance with the latest rules of the Texas Commission on Environmental Quality.

(3) The term “customer” means any person who is served by the Waste Disposal System.

(4) The term “discharge” includes the terms deposit, conduct, drain, emit, throw, run, seep or otherwise release or dispose of, or to allow, permit, or suffer any of such acts or omissions.

(5) The term “grease” means fats, waxes, oils and other similar non-volatile material and waste which are extracted by hexane from a solidified sample using the Soxhlet method.

(6) The term “industrial waste” means the liquid and water-carried waste resulting from any process of industry, manufacturing, trade, business or commercial enterprise, other than normal domestic wastewater, including any mixture of industrial waste with water or normal domestic wastewater, and such other waste as the District deems appropriate.

(7) The term “industrial waste charge” means the charge made to those persons who discharge or are responsible for the discharge of industrial waste into the Waste Disposal System.

(8) The term “infiltration water” means water which leaks into the District’s Waste Disposal System or its customers’ sanitary sewer collection systems.

(9) The term “normal domestic wastewater” means waste, excluding industrial waste, discharged by a person into the Waste Disposal System or into a customer’s sanitary sewer collection system in which the average concentration of total suspended solids is not more than 250 mg/kg and B.O.D. is not more than 250 mg/kg.

(10) The term “overload” means the imposition of organic or hydraulic loading on the Waste Disposal System in excess of either its designed hydraulic capacity, its installed rated capacity or its organic loading capacity.

(11) The term “person” means any individual, public or private corporation, district, authority, political subdivision or other agency or entity of the State of Texas or of the United States of America; the State of Texas or the United States of America; any incorporated city, town or village, whether operating under general law or under its home rule charter; and any copartnership, association, firm, trust, estate or any other entity whatsoever.

(12) The term “pH” means the common logarithm of the reciprocal of the hydrogen ion concentration expressed in grams per liter of solution.

(13) The term “properly shredded garbage” means solid waste from the preparation, cooking and dispensing of food and from the handling, storage and sale of produce that has been shredded to such a degree that all particles will be carried freely under the flow conditions normally prevailing in public sanitary sewers, with no particle greater than one-half (1/2) inch in any dimension.

(14) The term “sanitary sewer collection system” means the sanitary sewer system(s) now owned or operated or to be constructed or acquired by customers of the District, including sanitary sewers (but excluding storm sewers), manholes, intercepting sewers, pumping works and all other plants, works and equipment for the collection and transportation of waste to the District’s Waste Disposal System.

(15) The term “slug” means any discharge of waste which, in the concentration of any given constituent or in the quantity of flow, exceeds for any period of duration longer than fifteen (15) minutes more than five (5) times the average twenty-four (24) hour concentration or flow during normal operation.

(16) The term “Standard Methods” means the examination and analytical procedures set forth in the latest edition of “Standard Methods for the Examination of Water and Wastewater” as prepared, approved and published jointly by the American Public Health Association, the American Waterworks Association and the Water Pollution Control Federation.

(17) The term “storm sewer” means sewers which carry storm and surface waters and drainage, and into which waste is not intentionally discharged.

(18) The term “total suspended solids” means those solids that either float on the surface or are in suspension in waste or other liquids, expressed in terms of milligrams per liter.

(19) The term “trap” means a device designed to skim, settle or otherwise remove grease, oil, sand, flammable wastes or other substances which may be harmful to either the Waste Disposal System or its treatment processes.

(20) The term “waste” means normal domestic wastewater and industrial waste collected by a public sanitary sewer collection system, together with such infiltration water as may be present.

(21) The term “Waste Disposal System” means all or any part of any disposal system or disposal facilities constructed or acquired by the District for receiving, transporting, treating and disposing of waste collected by the sanitary sewer collection systems of the District’s customers, together with such extensions, enlargements and modifications as may be required in the future or as may be necessary to comply with any regulatory requirements.

(22) The term “wastewater service charge” means the charge to all users of the District’s Waste Disposal System whose wastes do not exceed the concentrations established herein as representative of normal domestic wastewater.

II. Prohibited Discharges. All waste discharged into the District’s Waste Disposal System shall conform to the requirements hereof and shall consist only of waste amenable to biological treatment or other processes employed by the District from time to time. No person may discharge into the District’s Waste Disposal System any waste which by itself or by interaction with other waste may:

- (1) Injure or interfere with the processes or physical properties or facilities of the District’s Waste Disposal System;
- (2) Constitute a hazard to humans or animals; or
- (3) Create a hazard in receiving waters of the effluent of the Waste Disposal System.

Discharges prohibited by the foregoing parameters include, but are not limited to, slugs and materials which exert or cause: excessive discoloration or concentrations of suspended solids, B.O.D., C.O.D. or chlorine demands in excess of the ability of the Waste Disposal System to adequately treat and dispose of such waste in compliance with applicable regulatory requirements . Prohibited discharges also include, but are not limited to, the following materials which, if present in sufficient quantities, may cause or result in a violation of the foregoing parameters: ashes, cinders, sand, mud, grass clippings, straw, shavings, metal, glass, rags, feathers, tar, plastic, wood or wood products, garbage (other than properly shredded garbage), blood, entrails, hair, flesh, paper or paper products, chemical or paint residues, or bulk solids.

III. Chemical Discharges. The following chemicals shall not be admissible into the District’s Waste Disposal System:

(1) Cyanides or cyanogen compounds capable of liberating hydrocyanic gas upon acidification when present in concentrations in excess of 2 mg/kg by weight as cyanide (CN);

(2) Fluorides other than those contained in the local public water supply for the area which is the source of the discharge;

(3) Gasoline, cleaning solvents, benzene, naphtha, fuel oil or other flammable or explosive liquids, solids or gases;

(4) Substances causing C.O.D. overload;

(5) Acids or alkalis having pH values lower than 6.0 or higher than 10.0, iron pickling wastes or concentrated plating solutions whether neutralized or not;

(6) Grease, whether emulsified or not, containing substances which may solidify or become viscous at temperatures between 32 degrees and 150 degrees Fahrenheit (0 and 65 degrees Centigrade) or which exceeds on analysis an average of 100 mg/kg of soluble matter;

(7) Dissolved sulfides whose concentrations exceed 0.1 mg/kg; or

(8) Any other corrosive, explosive, malodorous or objectionable chemicals in liquid, solid or gaseous form.

IV. Heavy Metals and Toxic Matter. The following metals and toxic materials shall not be admissible into the District's Waste Disposal System:

(1) Objectionable or toxic substances exerting an excessive chlorine requirement to such a degree that any such material received in the composite waste at the waste treatment works exceeds the limits established from time to time by the District for such materials;

(2) Obnoxious, toxic or poisonous solids, liquids, or gases in quantities sufficient to violate the provisions of Part II hereof;

(3) Any substance having corrosive properties capable of causing damage or hazard to structures, equipment or personnel operating the Waste Disposal System;

(4) All waste or other substances containing phenols, hydrogen sulfide or other taste or odor producing substances exceeding the concentration limits established from time to time by the District or which, after treatment of the composite waste, exceeds applicable regulatory requirements;

(5) Antimony, beryllium, bismuth, cobalt, molybdenum, tin, uranyl ion, rhenium, strontium, tellurium, and such other heavy metals as may be prohibited from time to time by the District;

(6) The following heavy metals or the salts thereof in solution or suspension which upon analysis by Standard Methods exceed the concentrations listed below:

<u>Element</u>	<u>mg/kg</u>	<u>Element</u>	<u>mg/kg</u>
Arsenic	0.05	Lead	0.1
Barium	5.0	Manganese	1.0
Boron	1.0	Mercury	0.005
Cadmium	0.02	Nickel	1.0
Chromium	5.0	Selenium	0.02
Copper	1.0	Silver	0.1
Zinc	5.0		

or

(7) Any other heavy metals or toxic materials except upon the conditions of pretreatment, concentration, volumes and other applicable standards prescribed by the District or by applicable statutes, laws, rules or regulations.

V. Garbage. No person may discharge garbage into the Waste Disposal System unless it is properly shredded garbage. The District may review and approve the installation and operation of any garbage grinder equipped with a motor of three-fourths (3/4) horsepower (0.76 H.P. metric) or greater.

VI. Drainage and Storm Water. No person may discharge into the Waste Disposal System drainage or storm waters.

VII. Temperature. No person may discharge into the Waste Disposal System liquid or vapors having a temperature higher than 150 degrees Fahrenheit (66 degrees Centigrade), or any substance which causes the temperature of the composite waste received in the treatment works influent to increase at the rate of 10 degrees Fahrenheit or more per hour or to exceed an influent temperature of 110 degrees Fahrenheit.

VIII. Radioactive Waste. No person may discharge into the Waste Disposal System radioactive materials or isotopes with a transient concentration higher than 100 microcuries per liter.

IX. Supervision. If the District or its designated representative determines that a discharge or a proposed discharge into the Waste Disposal System may deleteriously affect the Waste Disposal System or receiving waters, or create a hazard to life or health, or create a public nuisance, it may require:

(1) Pretreatment to an acceptable condition for discharge into the Waste Disposal System;

(2) Control over the quantities and rates of discharge; and

(3) Waste surcharge payments sufficient to compensate the District for the cost of handling and treating the waste.

If pretreatment or control is required by the District, it shall review and approve the design and installation of the equipment and processes in conformity with all applicable laws and regulatory requirements. Any person responsible for discharges requiring such pretreatment or control facilities shall provide and maintain such facilities in effective operating condition. Waste surcharge payments shall be determined by the District on an as needed basis.

X. Traps. Discharges requiring a trap include, but are not limited to, grease, oil, sand or flammable waste. Any person responsible for a discharge requiring a trap shall, as required by the District, provide equipment and facilities of a type and capacity approved by the District, locate the trap in a manner that provides ready and easy access for cleaning and inspection, and maintain the trap in effective operating condition.

XI. Industrial Waste Charges. In addition to the wastewater service charges made by the District, the District shall make to customers discharging industrial waste into their sanitary sewer collection systems or into the Waste Disposal System the industrial waste charges provided for herein. If the District determines that the volume or the character of industrial waste to be treated by the District's Waste Disposal System will not cause overloading of the Waste Disposal System, the person responsible for the discharge of industrial waste shall nevertheless pay equitable industrial waste charges sufficient to provide payment for the amortization of all capital expenses for the collection and treatment of industrial waste (including new capital expenses and a proportionate share of the value of the existing Waste Disposal System used in handling and treating the industrial waste, but taking into account amortization costs resulting from annual tax payments) and operation and maintenance costs including salaries and wages, power cost, cost of chemicals and supplies, allowances for maintenance, depreciation, overhead and administrative and general expense. For such purposes, amortization shall be considered to be completed in a thirty-year period. Industrial waste charges shall be calculated by the following formula:

$$X = aA + bB + cC$$

Where X = charges to industrial user, \$/yr.

a = unit cost of transportation and treatment chargeable to volume, \$/1000 gal.

b = unit cost of treatment chargeable to B.O.D., \$/lb.

c = unit cost of treatment chargeable to suspended solids (including sludge), \$/lb.

A = volume of waste from industrial user, 1000 gal./yr.

B = amount of B.O.D. from industrial user, lbs./yr.

C = amount of suspended solids from industrial user, lbs./yr.

The initial coefficients of charge for use in the foregoing formula shall be determined at such time as the District determines that the volume or characteristics of industrial waste discharged into the District's Waste Disposal System necessitates additional treatment. Thereafter, the District shall review and, if appropriate, adjust the industrial waste charges at least annually to reflect changes in the characteristics of the industrial waste based upon the results of sampling and testing. The District shall also review at least annually the basis for determining industrial waste charges and shall adjust the unit treatment costs in the above formula to reflect increases or decreases in the waste treatment costs based upon the previous year's experience. Increases in industrial waste charges shall be retroactive for two billing periods and shall continue for six (6) billing periods unless subsequent tests determine that the charges should be further increased. The District shall bill its customers in a manner which will show industrial waste charges as a separate item from wastewater service charges.

XII. Disconnection of Service. In the event a customer of the District's Waste Disposal System fails to make timely payment of the District's wastewater service charges or industrial waste charges, or in the event waste is discharged into the District's Waste Disposal System in violation of the provisions hereof, the District reserves the right to disconnect the customer from the Waste Disposal System and to continue disconnection until such time as payment has been made or adequate assurances or pretreatment or control facilities have been installed to permit compliance with the provisions hereof.

XIII. Sampling; Testing; Inspection; Right of Entry. The District or its duly authorized agent or representative may enter at reasonable times and upon proper notice any lands or premises served or proposed to be served by the Waste Disposal System for the purposes of carrying out and determining compliance with the provisions hereof. Sampling and testing shall be conducted in accordance with customarily accepted methods, reflecting the effects of constituent wastes upon the Waste Disposal System and the existence of hazards to health, life, limb, or property. Examination and analysis of the characteristics of water and waste shall be conducted in accordance with Standard Methods (or such other manual of operations as the District may adopt from time to time, or as determined in accordance with the latest rules of the Texas Commission on Environmental Quality) and shall be determined from suitable samples taken at control points selected by the District. The cost of the District's sampling and testing shall be charged to the customer.

XIV. Effect of Regulations; Amendment. The provisions hereof are to be deemed and construed as regulatory requirements supplementary and in addition to all laws, rules, regulations, ordinances or licenses now in effect or hereafter passed, adopted or promulgated by any regulatory agency, federal, state or local, having jurisdiction over the District's Waste Disposal System including, without limitation, the Federal Water Pollution Control Act Amendments of 1972, the Texas Water Quality Act, the rules and regulations of the Environmental Protection Agency concerning effluent limitations, guidelines and pretreatment standards for meat products point sources, as published in 38 Federal Register 29858, et seq., on October 29, 1973, and the rules and regulations of the Environmental Protection Agency concerning industrial waste discharges into municipal systems, as published in 38 Federal Register 30982, et seq., on November 8, 1973. The provisions hereof are subject to amendment, repeal or alteration from time to time by the Board of Directors of the District.

XV. ENFORCEMENT OF THESE RULES AND REGULATIONS AND PENALTIES

A. Enforcement

- (1) Pursuant to Section 54.206, Texas Water Code, the Rules and Regulations shall be recognized by the courts of the State of Texas as if they were penal ordinances of a city.
- (2) Pursuant to Section 54.209, Texas Water Code, enforcement of the Rules and Regulations shall be by complaints filed in the appropriate court of jurisdiction in the county in which the District's principal office is located.

B. Penalties

- (1) Water and sanitary sewer service shall not be provided by the District until the requirements with respect to Water Taps and Sewer Taps and inspections have been met and, with respect to Sewer Taps, a written permit or permits have been granted.
- (2) Breach of the Rules and Regulations shall result in the payment of a fine to the District by the offending party in the amount of \$200 per violation and payment to the District of any costs incurred by the District in connection with any repairs or corrections necessitated by any such breach.

RULES AND REGULATIONS GOVERNING
GREASE AND LINT TRAPS IN FOOD HANDLING
ESTABLISHMENTS, PUBLIC CAR WASHES,
AUTOMOTIVE SERVICING AND/OR REPAIR ESTABLISHMENTS,
PUBLIC WASHATERIAS AND HAIR CUTTING SHOPS

Section 1. “Establishment” means any business within the District which shall process, prepare or serve food and which processing, preparing or serving results in a discharge of water into the sewer system of the District during any part of such operation or service, and shall also mean public car washes, automotive servicing and/or repair establishments, public washaterias and hair cutting shops which discharge water into the sewer system of the District during any of said operations.

Section 2. Each Establishment shall be required to have a grease and/or lint trap (“Trap”) which fulfill the requirements of these Rules and Regulations and which shall be in compliance with requirements as established by the City of Houston (“CofH”). Specifications and requirements for such Trap shall be as follows:

- A. Each small food Establishment with no fixed seating, including, but not limited to sandwich or coffee shops, donut shops, small bakeries and pastry shops and other small Establishments processing, preparing, or serving food, either individually, bulk or carry out, shall have a Trap constructed pursuant to specifications as set out in CofH Drawing No. 533-S.
- B. Each food Establishment where food is served to customers on premises and where the occupant load is less than 100 occupants, shall have a Trap constructed pursuant to specifications as set out in CofH Drawing No. 534-S.
- C. Each food Establishment where food is served to customers on premises and where the occupant load is more than 100 and less than 300 occupants, shall have a Trap constructed pursuant to specifications as set out in CofH Drawing No. 531-S.
- D. Each food Establishment where food is served to customers on premises and where the occupant load is more than 300 occupants, shall have a Trap designed by a registered professional engineer and submitted to the Engineer for the District for his approval.
- E. Each public car wash and automobile servicing and/or repair establishment of six (6) bays or less shall have a Trap constructed pursuant to specifications as set out in CofH Drawing No. 359-S-1.
- F. Each public car wash and automobile servicing and/or repair establishment of more than six (6) bays shall have a Trap designed by a registered professional engineer and submitted to the Engineer for the District for his approval.

- G. Each public washateria shall have a Trap constructed pursuant to the applicable drawing attached hereto. The drawing and therefore the specifications which are applicable shall be determined by the size of the washateria as follows:
 - (1) For washaterias having 10 or less machines, see CofH Drawing 533-S.
 - (2) For washaterias having 11 to 20 machines, see CofH Drawing 534-S.
 - (3) For washaterias having more than 20 machines, see CofH Drawing 531-S.
- H. Each hair cutting shop shall have a Trap constructed pursuant to specifications as set out in CofH Drawing 533-S.
- I. Any Commercial type laundry shall have a Trap designed by a registered professional engineer and submitted to the Engineer for the District for his approval.

Section 3. Each Establishment shall clean traps periodically as necessary to maintain and be in compliance with standards as set out herein and in any event shall clean such trap not less than once each week if such Trap is designated pursuant to CofH Drawing 534-S or 539-S-1, and not less than once each month if such Trap is designated pursuant to CofH Drawing 533-S or 531-S.

Section 4. Each Establishment subject to the conditions hereof shall:

- A. Maintain a sampling well with easy access for inspectors. The sampling well to be installed per applicable CofH Drawing No. 516-S or 516-S-1.
- B. Maintain records on premises of all gallonage removed from the Trap.
- C. Maintain records on premises of all trip tickets in connection with disposal from the trap.
- D. Make available the records required in Section 4B and C above, to inspectors for the District when requested and as authorized hereinbelow.

Section 5. The District, from time to time as it deems necessary, may have its designated representative inspect any Trap subject hereto, which inspection however shall be during the normal business hours of the Establishment being inspected. During such inspection, the representative shall have the right to inspect the sampling well and take samples therefrom and to inspect all records maintained in connection with the Trap as required herein. The cost of each such inspection shall be charged to the Establishment.

Section 6. No Establishment subject to these Rules and Regulations shall allow a discharge into the sewer system, when such discharge shall consist of more than two hundred (200) milliliters of grease or oil per one (1) liter of discharged water.

RATES FOR RESIDENTIAL CUSTOMERS

Monthly Water Service Rates
(per meter per month)

<u>Gallons</u>	<u>Amount</u>
Minimum 10,000 gallons	\$10.00
10,001 gallons to 20,000 gallons	\$1.25 per 1,000 gallons;
20,001 gallons to 30,000 gallons	\$1.50 per 1,000 gallons;
30,001 gallons to 40,000 gallons	\$1.80 per 1,000 gallons; and
40,001 gallons and above	\$2.50 per 1,000 gallons

Effective July 1, 2014, the District will add a surcharge to the monthly water service rate equal to the groundwater pumpage fee that is charged by the North Harris County Regional Water Authority (the “Authority”), as revised yearly, less \$0.25 per 1,000 gallons of water used. This fee will be a separate line item on the District’s water bills, and will adjust at the same time the fee charged by the Authority changes.

Monthly Sewer Service Rates

<u>Gallons</u>	<u>Amount</u>
Minimum 30,000 gallons	\$16.00
30,001 gallons to 40,000 gallons	\$1.00 per 1,000 gallons
40,001 gallons and above	\$2.00 per 1,000 gallons

RATES FOR HUMBLE ISD SCHOOL CUSTOMERS
AND COMMUNITY IMPROVEMENT ASSOCIATION CUSTOMERS

Monthly Water Service Rates
(per meter per month)

<u>Gallons</u>	<u>Amount</u>
Minimum 10,000 gallons	\$10.00
10,001 gallons to 20,000 gallons	\$1.25 per 1,000 gallons;
20,001 gallons to 30,000 gallons	\$1.50 per 1,000 gallons;
30,001 gallons to 40,000 gallons	\$1.80 per 1,000 gallons; and
40,001 gallons and above	\$2.50 per 1,000 gallons

Effective July 1, 2014, the District will add a surcharge to Humble ISD's and the Community Improvement Association's monthly water service rate equal to the groundwater pumpage fee that is charged by the North Harris County Regional Water Authority (the "Authority"), as revised yearly, less \$0.25 per 1,000 gallons of water used. This fee will be a separate line item on the District's water bills, and will adjust at the same time the fee charged by the Authority changes.

Monthly Sewer Service Rates*

<u>Gallons</u>	<u>Amount</u>
Minimum 30,000 gallons	\$16.00
30,001 gallons to 40,000 gallons	\$1.00 per 1,000 gallons
40,001 gallons and above	\$2.00 per 1,000 gallons

* As provided in Section IV.C. of this Order, no sanitary sewer charge shall be made for sprinkler system connections.

RATES FOR COMMERCIAL CUSTOMERS

Monthly Water Service Rates (per meter per month)

<u>Gallons</u>	<u>Amount</u>
Minimum 10,000 gallons	\$22.00
10,001 to 20,000 gallons	\$2.00 per 1,000 gallons
20,001 to 40,000 gallons	\$3.00 per 1,000 gallons
40,001 and above	\$4.00 per 1,000 gallons

Effective July 1, 2014, the District will add a surcharge to the monthly water service rate equal to the groundwater pumpage fee that is charged by the North Harris County Regional Water Authority (the "Authority"), as revised yearly, less \$0.25 per 1,000 gallons of water used. This fee will be a separate line item on the District's water bills, and will adjust at the same time the fee charged by the Authority changes. .

Monthly Sewer Service Rates

<u>Gallons</u>	<u>Amount</u>
Minimum 10,000 gallons	\$28.00
10,001 gallons and above	\$1.50 per 1,000 gallons

DELINQUENT LETTER CHARGE

Delinquent Letter charge - \$10.00 per letter

Disconnection of Service Letter Fee - \$10.00 per letter

Door hanger disconnection notification fee - \$10.00 per door hanger

CHARGES FOR RECONNECTION

Disconnect Fee - \$50.00

Reconnect Fee - \$50.00 (to be paid prior to reconnecting)

Removal of Meter/Reinstallation of Meter - \$100.00 (to be paid prior to reinstallation)

Illegal Connection Fee - \$200.00

SECURITY DEPOSITS

Application and New Account Set-Up Fee - \$25.00

Homeowner - \$100.00

Renter of residential property - \$200.00

Commercial customer-twice the estimated average monthly usage, as estimated by the District's operator

RETURNED CHECK CHARGE

Returned check charge - \$35.00

GREASE AND LINT TRAP INSPECTION FEE

Grease and lint trap inspection fee - \$40.00

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NOTE: Any health hazard condition such as an ongoing water line leak or an unauthorized sewer discharge (i.e. homeowner sewer back-up discharging onto the ground), will result in termination of water service and the removal of the homeowner's or business' water meter.

NOTE: The maintenance of all water and sewer pipes and fittings installed by a builder is the responsibility of the property owner.