

WINDFERN FOREST UTILITY DISTRICT

TO: THE BOARD OF DIRECTORS OF WINDFERN FOREST UTILITY DISTRICT OF HARRIS COUNTY, TEXAS, AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Windfern Forest Utility District will hold a regular meeting, open to the public, on **Tuesday, September 16, 2025** at 4:00 p.m. at the Rolling Fork Recreational Facility, 9110 Rodney Ray Blvd., Houston, TX 77040, outside the boundaries of the District, to consider and take action upon the following matters:

1. Appearances before Board.
15 minutes – A speaker whose subject matter relates to an identifiable item of business on this agenda will be requested by the President or other presiding Board member to stand and address the Board for no more than 3 minutes; however, no more than 15 minutes will be allowed for each subject matter.
2. Security report.
3. Approve Minutes of previous meetings(s).
4. Tax Rate:
 - a. Proposed tax rate for 2025 and publication of Notice of Hearing; and
 - b. Meeting date for the public hearing and the adoption of the 2025 tax rate.
5. Tax Assessor/Collector's Report, including:
 - a. collections;
 - b. account balances;
 - c. disbursements;
 - d. tax transfer; and
 - e. unclaimed property.
6. Delinquent Tax Attorney's report, including conducting hearing on termination of service to delinquent taxpayers and consider acting thereon.
7. Bookkeeper's report:
 - a. fund balances and disbursements;
 - b. payment of bills;
 - c. investments; and
 - d. adopt Operating budget for the fiscal year ending September 30, 2026.
8. Operator's report:
 - a. discuss capital improvements plan;
 - b. connection activity;
 - c. regulatory matters (permitting, subsidence);
 - d. water production and accountability;
 - e. billing and collections;
 - f. delinquent accounts;
 - g. operations, maintenance, and repairs of District facilities;
 - h. generators for lift stations;
 - i. water plant generator; and
 - j. capital asset management plan.
9. Hearing on termination of service to delinquent water and sewer accounts and consider acting thereon.

10. Engineer's report:
 - a. District Items;
 - b. Commercial Items;
 - c. Construction Projects;
 - d. HCTRA - Sam Houston Tollway Improvements;
 - e. Water Distribution System Improvements (GRP Compliance);
 - f. City of Houston Surface Water Planning;
 - g. Bond Application;
 - h. District Administration Building; and
 - i. Water Rate for Harris Co. MUD 261.
11. White Oak Bayou Wastewater Treatment Plant:
 - a. report on matters discussed at the meeting of the White Oak Bayou Joint Powers Board; and
 - b. Phase I improvements at the White Oak Bayou Joint Wastewater Treatment Plant.
12. Attorney's Report, including:
 - a. Resolution Regarding Annual Review of Investment Policy and List of Brokers/Dealers; and
 - b. accept Disclosure Statement of Bookkeeper/Investment Policy.



(SEAL)

Attorney for the District

Pursuant to V.T.C.A Government Code, Chapter 551, as amended, the Board of Directors may convene in closed session to receive advice from legal counsel and discuss matters relating to pending or contemplated litigation, personnel matters, gifts and donations, real estate transactions, the deployment, or specific occasions for the implementation of, security personnel or devices and or economic development negotiations.

TAXPAYER IMPACT STATEMENT – Windfern Forest Utility District

	Current Budget Fiscal Year Ending September 2025**	Proposed Budget Fiscal Year Ending September 2026**	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$664.94	\$688.21	\$664.94

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.23 per \$100 of assessed value. Average homestead values are determined by the county appraisal district. All estimates above were prepared utilizing the average resident homestead value as of the time that the District's most recent Truth in Taxation worksheet was prepared in accordance with the Texas Water Code.

**Average tax bill estimates for the current and proposed budgets reflect those taxes necessary to fund the operations and maintenance tax revenues stated in the applicable budget.

***This column estimates the operations and maintenance taxes to be paid on the average homestead if the proposed budget generates the same amount of operations and maintenance tax revenues as the current budget.

OPERATING BUDGET
10/01/2025 - 09/30/2026
DRAFT # 1

[illegible]

WINDFERN FOREST UTILITY DISTRICT

OPERATING BUDGET

10/01/2025 - 09/30/2026

DRAFT # 1

	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	TOTAL
6350 Postage	800	800	800	800	800	800	800	800	800	800	800	800	9,600
6351 Telephone	350	350	350	350	350	350	350	350	350	350	350	350	4,200
6352 Utilities	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	96,000
6353 Insurance	-	-	-	-	-	-	-	-	30,000	-	-	-	30,000
6355 AWBD Expenses	-	-	565	4,000	-	-	-	-	4,000	-	-	-	8,565
6359 Other Expenses	150	150	150	150	150	150	150	150	150	150	150	150	1,800
6376 Grease Trap Inspections	350	350	350	350	350	350	350	350	350	350	350	350	4,200
6378 Transfer Fees	200	200	200	200	200	200	200	200	200	200	200	200	2,400
6380 Disconnects	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	12,600
6395 Security Service	12,325	12,325	12,325	12,325	12,325	12,325	12,325	12,325	12,325	12,325	12,325	12,325	147,900
6399 Garbage Expenses	29,599	29,599	29,599	29,599	29,599	29,599	29,599	29,599	29,599	29,599	29,599	29,599	355,186
6450 District Bldg- Oper/Misc.	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000
6451 District Bldg- Telephone	45	45	45	45	45	45	45	45	45	45	45	45	540
6452 District Bldg- Utilities	600	600	600	600	600	600	600	600	600	600	600	600	7,200
6453 District Bldg- Mgnr Fees	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	14,400
6455 District Bldg - Mowing Greengo	920	920	3,200	920	920	2,500	920	920	920	920	920	920	14,900
6458 District Bldg - Security	111	111	111	111	111	111	111	111	561	111	111	111	1,782
6459 District Bldg - Improvements	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	60,000
6488 M/R - Mowing Seaback Facilities	1,050	1,050	2,100	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	13,650
6502 Special Projects	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000
6511 Generator Maintenance	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000
7400 Loan Payment - Generator	3,182	3,182	3,182	3,182	3,182	3,182	3,182	3,182	3,182	3,182	3,182	3,182	38,187
7410 TCEQ Assessment Fee	-	-	-	16,000	-	-	-	-	-	-	-	-	16,000
TOTAL EXPENSES	274,816	280,816	279,211	309,068	275,816	278,346	274,816	280,316	309,266	277,068	274,816	274,816	3,389,173
NET REVENUE / (LOSS)	(124,756)	(84,827)	(60,258)	288,797	345,014	(13,464)	(124,756)	(130,256)	(159,206)	(127,008)	(124,756)	(124,756)	(440,233)
Beginning Cash Surplus	998,000	873,244	788,417	728,159	1,016,956	1,361,970	1,348,506	1,223,749	1,093,493	934,287	807,279	682,523	
Net Revenues/Loss	(124,756)	(84,827)	(60,258)	288,797	345,014	(13,464)	(124,756)	(130,256)	(159,206)	(127,008)	(124,756)	(124,756)	
Ending Cash Surplus/Deficit	873,244	788,417	728,159	1,016,956	1,361,970	1,348,506	1,223,749	1,093,493	934,287	807,279	682,523	557,767	

NOTE: Maintenance Tax based on 2023 CAV of \$527,771,446 @ .222/100 @ 98%
Garbage based on 1240 Connections @ \$23.87/ESFC

Presented Draft 1 : 8/19/2025

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