

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 34,
OF FORT BEND COUNTY, TEXAS

NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the above captioned District will hold a regular public meeting at **1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas 77056**, said address being a meeting place of the District.

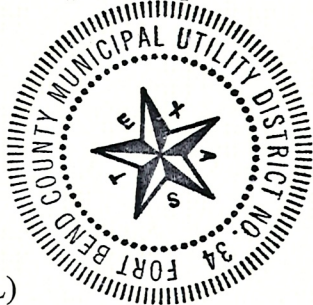
The meeting will be held on **Tuesday, September 22, 2026, at 12:00 p.m.**

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

1. Comments from the public;
2. Review and approval of the minutes of the August 25, 2026, Board of Directors meeting;
3. Engagement of auditor to audit the District's financial statements and prepare the District's audit report for fiscal year ending September 30, 2026;
4. Bookkeeper's Report, including financial and investment reports and authorizing the payment of invoices presented;
5. Adoption of an operating budget for fiscal year ending September 30, 2027, pursuant to Exhibits A and B attached hereto;
6. Tax Assessor-Collector Report, including status of delinquent tax accounts, authorizing the payment of invoices presented, approving tax refunds, and moving of accounts to the uncollectible roll;
7. Delinquent Tax Collections Attorney Report, including authorizing foreclosure proceedings, installment agreements and the filing of proofs of claim;
8. Operations and Maintenance Report, including:
 - a) Compliance with District's Water and Waste Discharge Permits, including historical lab test results for samples taken at plant;
 - b) Operation, maintenance and repair of District's water, wastewater and drainage facilities;
 - c) Appeals of District charges;
 - d) Referral of District accounts for collection and the deeming of various accounts to be uncollectible;
 - e) Maintenance of District park facilities;
 - f) Report regarding water accountability, including billing practices to Fort Bend County Municipal Utility District No. 35 ("No. 35");
 - g) Status of investigation regarding operational efficiency at the Wastewater Treatment Plant;

- h) Status of televising of sanitary sewer lines in connection with Phase 5 of 5 (Schedule E) of District's 5 year annual sanitary sewer televising program; and
 - i) Joint Fall Community Event to be held in cooperation with No. 35;
- 9. Report by Champions Hydro-Lawn, Inc. d/b/a Ethoscapes regarding maintenance of drainage facilities, including, status of repairs of Shoresox failure and proposal(s) for maintenance of the District's parks and facilities;
 - 10. Request to Seven Meadows Community Association, Inc. for periodic surveying and desilting of the ponds at Long Meadow Park;
 - 11. Status of compliance with the Texas Commission on Environmental Quality Phase II Small MS4 General Permit, including public comments and any training that is necessary under the Storm Water Management Plan;
 - 12. Engineer's Report, including:
 - a) Authorize the design, advertisement for bids and/or award of construction contracts, and the acceptance of Texas Ethics Commission ("TEC") Form 1295 for projects;
 - b) Status of construction contracts, including the approval of any pay estimates, change orders and/or acceptance of facilities for operation and maintenance purposes, including:
 - i) Wastewater Treatment Plant No. 1 rehabilitation (CROM CFG Industries, LLC); and
 - ii) Wastewater Treatment Plant No. 2 rehabilitation (CROM CFG Industries, LLC);
 - c) Acceptance of easements, conveyances for facilities constructed or to be constructed for the District, and acceptance of TEC Form 1295; and
 - d) Repairs to Little Prong Creek by Grand Lakes Water Control and Improvement District;
 - 13. Utility commitment requests, and acceptance of TEC Forms 1295;
 - 14. District website and mass notification messaging matters;
 - 15. Consider approval of Agreement for Additional Law Enforcement Services between Fort Bend County and Seven Meadows Community Association, Inc;
 - 16. Review activity reports and/or receive updates regarding Fort Bend County Precinct 1 Constable's Office and Flock Safety Report;
 - 17. Status of compliance with annual cybersecurity training as required by Chapters 2054 and 2063, Texas Government Code;
 - 18. Attorney's Report, including:
 - a) Communications with CenterPoint Energy regarding painting of the decorative light poles in the community;

19. Convene in Closed Session pursuant to Open Meetings Act, Section 551.071, Texas Government Code, for consultation with the District's attorney regarding pending or threatened litigation or matters protected by attorney-client privilege;
20. Reconvene in Open Session and authorize any action resulting from matters discussed in Closed Session; and
21. Matters for possible placement on future agendas.



(SEAL)

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

By: _____

Katherine Henderson

Katherine Henderson

Attorneys for the District

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (713) 623-4531 at least three business days prior to the meeting so that appropriate arrangements can be made.

EXHIBIT "A"

Proposed Budget

Fort Bend County MUD No.34 - GOF - Fiscal Year Ending 09/2027

	Ten Month Actuals 10/25 - 07/26	Twelve Months Annualized FYE 09/26	Approved 2026 Budget	Proposed 2027 Budget
Revenues				
14101 · Water-Customer Service Revenue	399,614	499,614	525,800	499,600
14102 · North Fort Bend Water Authority	771,156	961,156	1,058,238	961,200
14105 · Connection Fees	3,400	4,080	3,400	4,100
14106 · Larry's Toolbox Rebate	30,973	30,973	29,800	31,000
14201 · Wastewater-Customer Service Rev	518,722	622,466	630,000	622,500
14203 · Grease Trap	4,300	5,100	3,600	4,800
14301 · Maintenance Tax Collections	2,402,171	2,415,275	2,416,451	2,440,786
14401 · COH - Sales Tax Rebate	539	539	2,600	500
14501 · Tap Connections	41,600	41,600	0	0
14502 · Inspection Fees	175	175	3,000	0
14701 · Administrative Revenue	10,000	12,000	12,000	12,000
14702 · Penalties & Interest	18,688	22,426	23,400	22,400
14801 · Int Earned on Checking	348	418	1,200	400
14802 · Interest Earned on Temp. Invest	312,225	377,997	366,597	371,826
Total Revenues	\$4,513,911	\$4,993,818	\$5,076,086	\$4,971,112
Expenditures				
16101 · Billing Service Fees - Water	15,055	18,255	11,400	18,800
16102 · Operations - Water	26,481	31,777	30,000	32,700
16103 · Bulk Water Purchase	128,200	138,965	125,335	148,501
16104 · JWP - NFBWA Fees	835,795	1,073,129	1,058,238	1,073,142
16105 · Maintenance & Repairs - Water	139,617	167,540	149,900	172,600
16108 · Laboratory Expense - Water	15,785	18,942	27,900	19,500
16111 · Reconnections	4,505	5,406	2,900	5,600
16116 · Permit Expense - Water	4,510	4,510	4,600	4,600
16117 · TCEQ Regulatory Expense - Water	705	2,805	2,890	2,805
16118 · Irrigation Evaluations - NFBWA	1,105	1,326	1,000	1,400
16120 · Smart Meters Admin Fee	11,240	14,986	20,100	15,400

Proposed Budget

Fort Bend County MUD No.34 - GOF - Fiscal Year Ending 09/2027

	Ten Month Actuals 10/25 - 07/26	Twelve Months Annualized FYE 09/26	Approved 2026 Budget	Proposed 2027 Budget
16201 · Billing Service Fees-Wastewater	10,220	12,264	11,500	12,600
16202 · Operations - Wastewater	26,481	31,777	30,000	32,700
16203 · Grease Trap Inspections	3,100	3,720	3,000	3,800
16204 · Purchase Sewer Service	410,839	505,934	390,616	480,717
16205 · Maint & Repairs - Wastewater	78,507	94,208	55,700	97,000
16210 · Utilities - Lift Station	381	509	0	500
16211 · Sanitary Sewer Survey	0	0	50,000	10,240
16215 · Sanitary Sewer - TV & Clean	40,286	40,286	150,000	150,000
16217 · TCEQ Regulatory Exp-Wastewater	705	2,805	2,890	2,805
16218 · Mowing - Lift Stations	531	531	900	500
16219 · Maint & Repairs - STP #2	170,091	204,110	73,600	125,000
16220 · Chemicals - STP #2	23,484	28,180	48,600	29,000
16221 · Lab Fees - STP #2	19,572	23,486	19,400	24,200
16222 · Mowing - STP #2	2,188	2,626	7,400	2,700
16223 · Sludge Removal - STP #2	40,596	54,128	45,400	55,800
16224 · Permit - STP #2	1,250	1,250	1,300	1,300
16225 · Telephone - STP #2	1,579	1,895	1,900	2,000
16226 · Utilities - STP #2	13,130	17,506	23,400	18,000
16227 · Dumpster Expense - STP #2	800	960	1,000	1,000
16301 · Garbage Expense	271,512	325,815	338,625	339,690
16401 · Storm Water Management Plan	7,500	10,000	20,600	10,300
16402 · Permit Expense	100	100	300	100
16403 · Long Meadow Park Drainage	5,870	138,440	50,000	60,000
16404 · Drainage Channel Imprv - Seg II	9,153	12,204	2,700	57,600
16405 · Little Prong Creek-Champions	37,574	45,089	51,700	46,400
16502 · Inspection Expense	4,820	4,820	0	5,000
16601 · Landscape - Seven Meadows HOA	0	39,600	39,600	39,600
16602 · Utilities - Street Lights	91,847	122,463	111,800	126,100
16603 · Utilities - FB 34 Park	151	201	100	200
16604 · Mowing - Park	5,786	6,944	7,500	7,200

Proposed Budget

Fort Bend County MUD No.34 - GOF - Fiscal Year Ending 09/2027

	Ten Month Actuals 10/25 - 07/26	Twelve Months Annualized FYE 09/26	Approved 2026 Budget	Proposed 2027 Budget
16607 · Community Project Contribution	0	0	5,000	0
16608 · Parks Maintenance	22,776	27,331	20,000	28,200
16703 · Legal Fees	52,301	62,761	90,000	90,000
16705 · Auditing Fees	25,500	25,500	24,900	24,900
16706 · Engineering Fees	31,501	37,801	50,000	50,000
16707 · Customer Alerts & Messaging	7,121	8,545	11,700	8,800
16709 · Election Expense	4,294	4,294	10,000	0
16710 · Website Hosting	2,000	2,400	0	2,400
16711 · Travel/AWBD Expense	11,447	13,736	15,000	14,100
16712 · Bookkeeping Fees	57,285	68,742	70,000	75,600
16714 · Printing & Office Supplies	3,646	4,375	7,400	4,500
16715 · Filing Fees	123	148	200	200
16716 · Delivery Expense	67	81	300	100
16717 · Postage	6,526	7,831	8,000	8,100
16718 · Insurance & Surety Bond	7,888	7,888	7,600	8,100
16719 · Bank Service Charge	918	1,102	600	1,100
16721 · Meeting Expense	4,981	5,977	5,400	6,200
16723 · Record Storage Fee	2,898	3,478	3,300	3,600
16724 · SB 622 - Publication Costs	0	0	500	500
16725 · Arbitrage Expense	4,600	4,600	5,000	2,675
16727 · Consumer Confident Report	276	276	0	300
16729 · Energy Advisor Fees	250	250	250	250
16730 · SB 625 Filing Fees	700	700	600	700
16801 · Security Expense	83,575	102,588	96,075	105,700
16802 · Flock Security Cameras	0	0	18,000	0
17101 · Payroll Expenses	14,586	17,017	16,796	17,500
17102 · Payroll Administration	175	225	0	300
17103 · Payroll Tax Expense	1,116	1,302	1,345	1,300
Total Expenditures	\$2,828,924	\$3,618,443	\$3,441,760	\$3,692,226

Proposed Budget

Fort Bend County MUD No.34 - GOF - Fiscal Year Ending 09/2027

	Ten Month Actuals 10/25 - 07/26	Twelve Months Annualized FYE 09/26	Approved 2026 Budget	Proposed 2027 Budget
Other Revenues				
15901 · Transfer from Operating Reserve	0	0	121,361	378,839
Total Other Revenues	\$0	\$0	\$121,361	\$378,839
Capital Outlay				
17901 · Capital Outlay	0	0	208,000	165,082
17912 · Capital Outlay - WWTP 2 Rehab	22,830	22,830	774,000	610,000
17913 · Capital Outlay - STP	9,396	9,396	357,287	466,243
17914 · Capital Outlay - JWP	0	0	416,400	416,400
Total Capital Outlay	\$32,226	\$32,226	\$1,755,687	\$1,657,725
Net Excess Revenues <Expenditures>	\$1,652,760	\$1,343,149	\$0	\$0

* Those appendix items required by Texas Water Code Section 49.057(b) are filed in the District's official records and are available upon request. Any person wishing to obtain a copy of such documents may submit a request under the Texas Public Information Act to the following address: Fort Bend County MUD No. 34 c/o Schwartz, Page & Harding, L.L.P., 1300 Post Oak Blvd., Suite 2400, Houston, TX. 77056, (713) 623-4531.

** Maintenance Tax Collections = \$732,528,685 / 100 x 0.34 Tax Rate x 98% Collection Rate

Proposed Budget

Fort Bend County MUD No.34 - STP - Fiscal Year Ending 09/2027

	Ten Month Actuals 10/25 - 07/26	Twelve Months Annualized FYE 09/26	Approved 2026 Budget	Proposed 2027 Budget
Revenues				
74801 · Interest Earned on Checking	25	25	100	100
75201 · Fort Bend County MUD 34	420,235	515,331	747,903	946,960
75202 · Fort Bend County MUD 35	511,587	619,947	1,182,807	1,504,148
Total Revenues	\$931,847	1,135,302	\$1,930,810	\$2,451,208
Expenditures				
76302 · Dumpster Expense	2,873	3,398	3,600	3,148
76701 · Legal Fees	270	270	3,000	3,000
76702 · Auditing Fees	2,900	2,900	2,900	2,900
76703 · Engineering Fees	0	0	10,000	10,000
76704 · Bookkeeping Fees	14,336	17,203	17,000	18,900
76705 · Printing & Office Supplies	93	112	200	100
76707 · Postage Expense	53	64	50	100
76708 · SB 622 - Publication Costs	0	0	500	500
76709 · Bank Service Charges	250	300	60	360
76711 · Administrative Expense	5,000	6,000	6,000	6,000
76712 · Insurance & Surety Bond	29,695	29,695	28,100	30,600
77201 · Operations	8,090	9,708	9,100	10,000
77202 · Utilities	76,535	102,046	109,800	105,100
77203 · Maintenance & Repairs	427,226	512,672	316,500	426,100
77204 · Laboratory Expense	54,766	65,719	46,900	67,700
77205 · Chemicals	110,940	133,129	108,300	137,100
77207 · Sludge Removal	156,015	208,020	181,900	214,300
77208 · Mowing	3,049	3,659	3,000	3,800
77209 · Telephone Expense	3,267	3,920	3,400	4,000
77211 · Permit Fees	8,289	8,289	8,500	8,500
Total Expenditures	\$903,647	1,107,103	\$858,810	\$1,052,208
Capital Outlay				
77901 · Capital Outlay - WWTP #1	28,200	28,200	934,000	1,261,000
77902 · Capital Outlay - LS #1	0	0	138,000	138,000
Total Capital Outlay	\$28,200	\$28,200	\$1,072,000	\$1,399,000
Net Excess Revenues <Expenditures>	\$0	\$0	\$0	\$0

Proposed Budget

Fort Bend County MUD No.34 - JWP - Fiscal Year Ending 09/2027

	Ten Month Actuals 10/25 - 07/26	Twelve Months Annualized FYE 09/26	Approved 2026 Budget	Proposed 2027 Budget
Revenues				
84801 · Interest Earned on Checking	507	608	1,700	600
85301 · Fort Bend MUD 34	967,412	1,212,094	1,599,973	1,638,043
85302 · Fort Bend MUD 35	1,597,645	2,037,488	2,450,147	2,470,817
Total Revenues	\$2,565,564	\$3,250,191	\$4,051,820	\$4,109,460
Expenditures				
86701 · Legal Fees	0	0	5,000	5,000
86702 · Auditing Fees	2,900	2,900	2,900	2,900
86703 · Engineering Fee	7,627	7,627	15,000	15,000
86704 · Bookkeeping Fee	13,311	15,973	16,000	17,600
86705 · Printing & Office Supplies	70	84	100	100
86707 · Postage	38	46	50	100
86708 · Insurance & Surety Bond	34,830	34,830	33,000	35,900
86709 · Bank Service Charges	250	300	60	360
86711 · Administrative Expense	5,000	6,000	6,000	6,000
86713 · Record Storage Fee	0	0	10	0
86714 · SB 622 - Publication Costs	0	0	500	500
87301 · Operations	6,626	7,952	7,900	8,200
87302 · Maintenance & Repairs	165,986	199,183	97,400	161,400
87303 · Chemicals	16,044	19,252	38,500	19,800
87304 · Laboratory Expense	1,188	1,188	100	1,200
87305 · Utilities	79,620	106,160	105,800	109,300
87306 · Mowing Expense	4,089	4,906	5,500	5,100
87308 · Telephone Expense	4,021	4,825	3,900	5,000
87309 · North FB Water Auth. Expense	2,223,965	2,838,965	2,837,100	2,839,000
Total Expenditures	\$2,565,564	\$3,250,191	\$3,174,820	\$3,232,460
Capital Outlay				
87901 · Capital Outlay	0	0	877,000	877,000
Total Capital Outlay	\$0	\$0	\$877,000	\$877,000
Net Excess Revenues <Expenditures>	\$0	\$0	\$0	\$0

Exhibit B
Taxpayer Impact Statement

	Current Budget Fiscal Year Ending** 9/2026	Proposed Budget Fiscal Year Ending** 9/2027	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$1,945.36	\$1,945.36	\$1,945.36

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.34 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.