

**FAR HILLS UTILITY DISTRICT
NOTICE OF MEETING OF THE BOARD OF DIRECTORS**

NOTICE IS HEREBY GIVEN that the Board of Directors (the "Board") of Far Hills Utility District (the "District") will meet in regular session open to the public on **Thursday, November 13, 2025**, at **5:00 p.m.**, at the **District Administration Building, 10320 Cude Cemetery Road, Willis, Montgomery County, Texas 77318**, within the boundaries of the District. The subject of and matters to be considered and acted upon at such meeting will include the following:

PLEDGE ALLEGIANCE TO THE UNITED STATES NATIONAL ENSIGN.

A. PUBLIC COMMENT (*Public comment shall be limited to 3 minutes per member of the public*)

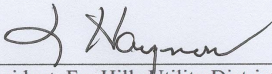
B. REGULAR AGENDA:

1. Approve the October 9, 2025 regular meeting minutes
2. Tax Assessor/Collector's Report
3. Delinquent Tax Attorney's Report
4. Bookkeeper's Report
 - a. Financial report and payment of bills
 - b. Investment Report and Budget Summary
 - c. Energy Usage Report
 - d. Billing/Collection Report
 - e. Proposed Fiscal Year Ending December 31, 2026 Budget
5. Engineer's Report
 - a. Pay estimates, change orders and certificates of completion for construction projects
 - b. Request(s) for service and/or potential annexation requests
 - c. Status of construction of interconnect facilities with Montgomery County Utility District No. 2
 - d. Status of construction of Wastewater Treatment Plant ("STP") improvements
 - e. Review and accept proposal for STP coating inspection
6. Adopt Resolution Declaring Official Intent to Reimburse Expenditures from Proceeds of a Future Bond Issue
7. Operations Report
 - a. Water Plant and STP operations
 - b. Repairs and maintenance to District facilities, including:
 - i. Review and accept proposals for Lift Station No. 9 electrical repairs
 - ii. Status of Lift Station No. 14 pump repairs
 - c. Termination of service and/or write-off of delinquent accounts
 - d. Customer correspondence and take necessary actions on same
8. General District Administration Building matters, including:
 - a. Accept proposal for Water Plant fence picket replacement
 - b. Consider Release of Liability for Administration Building parking lot usage
9. District facilities landscape matters
10. Attorney's Report, including annual review of Covered Applications Prohibition Policy

C. **EXECUTIVE SESSION, AS NECESSARY:**

1. Pursuant to Chapter 551, Texas Government Code, Subchapter D to discuss matters relating to attorney-client privilege, litigation, security, real estate and/or cybersecurity/critical infrastructure matters.
2. Reconvene in Open Session
3. Vote on matters considered in Executive Session, if any





President, Far Hills Utility District

* Members of the public and/or District consultants may attend the Board meeting via teleconference if they so choose, at **713.955.6338, Access Code 237-1223.**

Far Hills Utility District
TAXPAYER IMPACT STATEMENT

	Current Budget Fiscal Year Ending Dec 2025**	Proposed Budget Fiscal Year Ending Dec 2026**	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$1,462.33	\$1,578.65	\$1,477.50

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.315 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.

FAR HILLS UTILITY DISTRICT
Proposed/Adopted Budget 2025
10/09/25

1ST DRAFT

Revenue :	1					2026 Budget	variance	percentage
	2025 Budget	Actual YTD	Budget MTD	Budget YTD	Projected			
Water Revenue	335,000.00	236,003.85	27,916.67	251,250.00	317,338.47	335,000.00	0.00	
Sewer Revenue	345,000.00	255,497.87	28,750.00	238,750.00	353,997.16	345,000.00	0.00	
New connect/Reconnect Fee	15,000.00	10,315.75	1,250.00	11,250.00	13,754.33	15,000.00	0.00	
Penalty & Interest	6,500.00	4,314.29	541.67	4,875.00	5,752.39	6,500.00	0.00	
SJRA Fee Revenue	6,000.00	6,648.27	500.00	4,500.00	8,865.69	8,800.00	2,800.00	
Interest Earned	175,000.00	172,970.33	14,583.33	131,250.00	230,627.11	175,000.00	0.00	
Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Water/Sewer Revenue-WGB RV	30,000.00	20,040.12	2,500.00	22,500.00	28,720.16	27,000.00	(3,000.00)	
Or Billing WGB Park	10,000.00	11,045.84	833.33	7,500.00	14,727.79	10,000.00	0.00	
Trans from CA-WWTP Lease	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Maintenance Tax	1,107,000.00	957,987.46	92,250.00	830,250.00	1,277,316.64	1,199,531.00	92,531.00 Per BB 10/10/07	
Tap Connections	35,000.00	55,516.37	2,916.67	26,250.00	74,021.83	35,000.00	0.00	
	2,064,500.00	1,742,341.17	172,041.67	1,548,375.00	2,323,121.56	2,156,831.00	92,331.00 4.47%	
Expenses :	Annual \$	Actual YTD	Budget MTD	Budget YTD	Projected	Annual \$	variance	
Computer Software	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Director Fees	19,000.00	13,481.00	1,583.33	14,250.00	17,974.67	19,000.00	0.00	
Sac/Monthly Minutes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Payroll Tax	1,500.00	297.61	125.00	1,125.00	396.61	1,500.00	0.00	
Legal Fees	59,000.00	43,534.04	4,916.67	44,250.00	58,045.39	59,000.00	0.00	
Legal Fees -Special	500.00	0.00	416.67	375.00	0.00	500.00	0.00	
Legal -Election	5,000.00	23.75	416.67	3,750.00	31.67	5,000.00	0.00	
Election Expense	5,000.00	0.00	416.67	3,750.00	0.00	5,000.00	10,000.00 Per Rogina	
Publication Legal Notices	5,000.00	0.00	416.67	3,750.00	0.00	5,000.00	0.00	
Audit	23,000.00	22,250.00	1,916.67	17,250.00	22,250.00	23,000.00	0.00	
Engineering-WWTP Improvements	0.00	0.00	0.00	0.00	0.00	75,000.00	75,000.00	
Engineering	67,000.00	99,627.83	5,583.33	50,250.00	132,837.11	67,000.00	0.00	
Lab Expenses-WTR	8,000.00	3,739.27	666.67	6,000.00	4,985.69	8,000.00	0.00	
Lab Expenses-SWR	28,000.00	22,894.50	2,416.67	21,750.00	30,525.33	29,000.00	0.00	
Permit Fees	9,000.00	0.00	750.00	6,750.00	0.00	9,000.00	0.00	
Operator Fees	60,000.00	26,964.34	5,000.00	45,000.00	35,952.45	60,000.00	0.00	
Operator-Billing Fees	10,000.00	11,633.63	833.33	7,500.00	15,511.51	17,000.00	7,000.00	
Operator Admin Fees	6,000.00	6,672.93	500.00	4,500.00	12,897.24	12,000.00	6,000.00	
Operator Fees-WWTP	28,000.00	25,194.85	2,400.00	21,000.00	33,593.27	36,000.00	6,200.00	
Bookkeeping/Mgr Fees	38,000.00	29,050.00	3,166.67	28,500.00	38,733.33	39,000.00	1,000.00	
Office Exp/Bank Chgs.	28,000.00	31,011.11	2,333.33	21,000.00	41,348.15	40,000.00	12,000.00	
R & M-WWTP/Dumpster	81,000.00	66,237.13	6,750.00	60,750.00	88,316.17	81,000.00	0.00	
Rep. & Maint-L/S & Sewer	200,000.00	176,937.19	16,866.67	150,000.00	176,937.19	200,000.00	0.00	
Rep. & Maint-WTR & General	158,000.00	113,048.27	13,166.67	118,500.00	113,048.27	158,000.00	0.00	
Rep. & Maint-Admin Bldg	13,000.00	16,169.04	1,125.00	10,125.00	16,169.04	17,000.00	3,500.00	
R&M-WWTP Improvements	0.00	0.00	0.00	0.00	0.00	850,000.00	850,000.00	
Rep. & Maint-SS-Smoke Test	30,000.00	0.00	2,500.00	22,500.00	0.00	0.00	(30,000.00)	
R & M - Flushing	3,000.00	0.00	250.00	2,250.00	0.00	3,000.00	0.00	
R & M - Landscaping/mowing	8,000.00	1,910.00	666.67	6,000.00	2,546.67	8,000.00	0.00	
R & M - Office Bldg cleaning	3,200.00	1,675.18	266.67	2,400.00	2,233.57	3,200.00	0.00	
Sludge Removal	39,000.00	32,175.36	3,250.00	29,250.00	42,900.46	44,000.00	5,000.00	
Inspection Fees-special	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Water Tap Expense	25,000.00	23,190.00	2,083.33	18,750.00	30,866.67	25,000.00	0.00	
Sewer Tap Expense	15,000.00	2,365.00	1,250.00	11,250.00	3,153.33	15,000.00	0.00	
Water/Sewer Inspects	7,000.00	4,728.20	583.33	5,250.00	6,301.60	7,000.00	0.00	
Water Meter Replacements	47,000.00	2,233.27	3,916.67	35,250.00	2,977.69	47,000.00	0.00	
Chemicals-Water	25,000.00	15,112.83	2,083.33	18,750.00	20,150.44	25,000.00	0.00	
Chemicals-Sewer	15,000.00	10,308.30	1,250.00	11,250.00	13,744.40	15,000.00	0.00	
R & M-District Fence	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Utilities-Off/Whse	5,000.00	3,273.89	416.67	3,750.00	4,365.19	5,000.00	0.00	
Utilities-WP	34,000.00	18,720.82	2,833.33	25,500.00	24,981.09	34,000.00	0.00	
Utilities-L/S	15,000.00	10,842.12	1,250.00	11,250.00	14,456.16	15,000.00	0.00	
Utilities-WTTP	47,000.00	30,853.11	3,916.67	35,250.00	40,924.15	47,000.00	0.00	
Telephone	6,300.00	4,415.85	525.00	4,725.00	5,887.53	6,300.00	0.00	
Insurance & Bonds	37,000.00	38,770.58	3,083.33	27,750.00	38,770.58	40,000.00	3,000.00	
Travel Expense	10,000.00	3,413.18	833.33	7,500.00	4,550.91	10,000.00	0.00	
SJRA-Lone Star Gr-QTR fees	17,000.00	0.00	1,416.67	12,750.00	0.00	15,000.00	(2,000.00)	
SJRA Fees	6,000.00	122.32	500.00	4,500.00	163.75	4,000.00	(2,000.00)	
TCEQ Fees	10,000.00	3,488.50	833.33	7,500.00	4,664.67	10,000.00	0.00	
Security Monitoring/Cameras	6,000.00	0.00	500.00	4,500.00	0.00	6,000.00	0.00	
Financial Advisor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Meter Program (10 YR) Lease	14,630.00	28,680.84	1,219.17	10,972.50	28,680.84	0.00	(14,630.00)	
Contingency	5,000.00	0.00	416.67	3,750.00	0.00	5,000.00	0.00	
Computer/Internet expense	7,500.00	3,018.83	625.00	5,625.00	4,026.44	7,500.00	0.00	
Misc/Org Dues/IRS Noll	2,200.00	750.00	183.33	1,850.00	1,000.00	2,200.00	0.00	
	1,284,130.00	951,641.57	107,844.17	970,597.50	1,136,897.46	2,224,200.00	930,070.00 71.87%	
Net Surplus or (Deficit)	770,370.00	790,699.60			1,186,224.10	(67,369.00)	-637,739.00 -108.75%	