

ROMAN FOREST PUBLIC UTILITY DISTRICT NO. 3
NOTICE OF MEETING

Notice is hereby given to all interested members of the public that the Board of Directors ("Board") of the above captioned District will hold its regular monthly meeting on Thursday, September 3, 2026, at 6:00 pm at City of Roman Forest City Hall, 2430 Roman Forest Boulevard, New Caney, Texas 77357. The meeting will be held to consider and authorize any action in connection with the following:

1. Public comments (*note public comment policy in effect*);
2. Minutes of prior Board meeting(s) (*August 6, 2026*);
3. Mowing/maintenance report;
4. Tax Report, including:
 - a) Collection/uncollectible accounts;
5. Public Hearing on 2026 Tax Rate;
6. Order Levying 2026 Tax Rate;
7. Amended District Information Form (with new tax rate and statutory updates, as applicable);
8. Bookkeeper's Report, including:
 - a) Payment of invoices;
9. Adopt Operating Budget (*FYE September 30, 2027*);
10. Auditor to prepare audit for FYE September 30, 2026 (*evergreen with MGSBE*);
11. Operator's Report, including:
 - a) Repair and maintenance of District facilities, including facility repairs during development;
 - b) Appeals of District charges;
 - c) Delinquent accounts, including termination, collections, and/or uncollectable roll;
 - d) Drought Contingency and Water Conservation Plans;
 - e) 5-year capital expenditure and maintenance plan;
 - f) Possible Rate Order Amendments;
12. Developer's Report, including:
 - a) Update on development, the status of lot acquisitions/sales, agreements/conditions regarding same, drainage area and related easement acquisition(s), and utility development matters;
 - b) Possible utility availability/commitment letter(s), including capacity analysis;
13. Review of Series 2026 Bond Issue and related matters, including:
 - a) Update on Bond Application Report ("BAR");
 - b) Possible request to MCAD for Estimate of Value;
 - c) Prior debt defeasance and related matters for bond issuance;
14. Engineer's Report, including:
 - a) Design of facilities, advertisement/solicitation for contracts, and related matters;
 - b) Status of construction and related contract(s);
15. Directors' Reports, including training requirements;
16. Communications Report;

17. Attorney's Report, including:
 - a) Letter of Designation for Receiving PIA Requests (due October 1st);
18. *Executive Session pursuant to Texas Government Code, Section 551.071, 551.074, et. seq.;
19. Reconvene in open session and authorize any action resulting from executive session;
20. Discuss pending business and matters for future agendas (October 1 – Board mtg.).



ROACH & ASSOCIATES, PLLC

By: 
Jonathan A. Roach
Attorney for the District

Persons with disabilities who require auxiliary aids or services at the meeting are asked to contact the District's attorney at 832-789-1899 at least three (3) business days prior to the meetings so that appropriate arrangements can be made.

**The District reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney), Section 551.072 (Deliberations about Real Property), Section 551.073 (Deliberations about Gifts and Donations), Section 551.074 (Personnel Matters), Section 551.076 (Deliberations about Security Devices), Section 551.087 (Economic Development), and other matters as allowed by law.*

Roman Forest PUD No. 3
FYE 09/30/2027 Budget Review
August 6, 2026

	09/30/2026 Adopted Budget	09/30/2027 Draft Budget v0.2
Income		
4100 · Water Revenue	115,000.00	135,000.00
4200 · Sewer Revenue	97,500.00	130,000.00
4301 · SJRA Fees	38,000.00	40,000.00
4320 · Maintenance Taxes	373,000.00	445,000.00
4330 · Penalties & Interest	6,500.00	6,500.00
4400 · TCEQ Revenue	1,000.00	1,000.00
4500 · Water Tap Revenue	110,000.00	4,400.00
5391 · Interest Income	250.00	350.00
5399 · Miscellaneous Income	8,000.00	10,000.00
Total Income	749,250.00	772,250.00
Expense		
6320 · Legal Fees		
Election Legal	5,000.00	1,000.00
General Legal	78,000.00	78,000.00
IT/PIO	0.00	8,000.00
Special Projects Legal	5,000.00	5,000.00
Wholesale Water Agreement	5,000.00	1,000.00
Total 6320 · Legal Fees	93,000.00	93,000.00
6321 · Auditing Fees	13,000.00	13,500.00
6322 · Engineering Fees		
22-047-00-GDS	60,000.00	60,000.00
22-047-31 WL Replace & WL Ext	30,000.00	5,000.00
22-047-32 As-Built Plans Interc	0.00	0.00
22-047-51-B12 Bond 2	26,000.00	28,000.00
Interconnect Vault Rel	15,000.00	5,000.00
RFCMUD Interconnect Easement	5,000.00	0.00
Total 6322 · Engineering Fees	136,000.00	98,000.00
6323 · Bank Fees	500.00	500.00
6324 · Laboratory Expenses	10,000.00	10,000.00
6326 · Permits & Assessment Fees	1,500.00	1,500.00
6330 · Operator's Fees		
Operator's Admin Fees	15,000.00	18,000.00
Operator's Fees Conn/Disconn	1,300.00	1,300.00
Operator's Fees Inspection	1,000.00	1,000.00
Operator's Fees Other	35,000.00	35,000.00

Operator's Fees Water Dist.	47,000.00	100,000.00
Operator's Sewer Collection	18,500.00	30,000.00
6330 · Operator's Fees - Other	13,000.00	17,000.00
Total 6330 · Operator's Fees	130,800.00	202,300.00
6333 · Bookkeeping Fees	15,000.00	15,000.00
6338 · Publication & Legal Notices	1,000.00	1,000.00
6344 · Repairs & Maintenance	40,000.00	15,000.00
6345 · Website Hosting	11,300.00	0.00
6349 · Office Expenses	500.00	500.00
6350 · Postage	500.00	500.00
6352 · District Utilities		
Electricity	500.00	500.00
Lonestar Groundwater	0.00	1,500.00
Operation of Lift Station	5,100.00	1,500.00
SJRA Fee	35,000.00	38,000.00
TCEQ Regulatory Assessment Fee	0.00	1,200.00
Wastewater Treatment - CMUD	60,000.00	65,000.00
Water - CMUD	120,000.00	120,000.00
Total 6352 · District Utilities	220,600.00	227,700.00
6353 · Insurance / Surety Bond Premium	7,500.00	10,000.00
6354 · Travel Expenses	2,500.00	2,500.00
6400 · Tap Connection Expense	98,000.00	3,500.00
6500 · Payroll Expenses		
Director Fees	3,500.00	3,500.00
Total 6500 · Payroll Expenses	3,500.00	3,500.00
6600 · Capital Outlay		
Interconnect Valves	80,000.00	0.00
Prop. Con. Int. w/ RFC	0.00	0.00
Sewer Manhole Smart Covers	15,000.00	15,000.00
Waterline Replacement & WL Ext	0.00	0.00
Total 6600 · Capital Outlay	95,000.00	15,000.00
7395 · Miscellaneous Expense	15,000.00	12,000.00
Total Expense	895,200.00	725,000.00
Net Income	(145,950.00)	47,250.00

ROMAN FOREST PUBLIC UTILITY DISTRICT NO. 3
TAXPAYER IMPACT STATEMENT

	Current Budget Fiscal Year Ending September 30, 2026	Proposed Budget Fiscal Year Ending September 30, 2027	No-New-Revenue Tax Rate Budget
Estimated District Operations and Maintenance Tax Bill on Average Homestead	\$1,984.04	\$2,957.44	\$0.00

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.7037 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 revenue 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.