

**WILLIAMSON-TRAVIS COUNTIES MUNICIPAL UTILITY DISTRICT NO. 1
OF
WILLIAMSON AND TRAVIS COUNTIES, TEXAS**

TO: THE BOARD OF DIRECTORS OF WILLIAMSON-TRAVIS COUNTIES MUNICIPAL UTILITY DISTRICT NO. 1 OF WILLIAMSON-TRAVIS COUNTIES, TEXAS, AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Williamson-Travis Counties Municipal Utility District No. 1 will hold a special meeting, open to the public, on **FRIDAY, 30 JANUARY 2026, at 5:00 P.M.** at The Park at Lakeline Oaks, 1000 Old Mill Road, Cedar Park, Texas 78613, an official meeting place within the boundaries of the District. The Board will consider and act upon the following matters:

1. Roll Call for Board of Directors;
2. Pledge of Allegiance and moment of silence;
3. Comments and questions from District residents (two-minute limit for each speaker);

CONSENT AGENDA ITEMS

The following items are considered routine by the District and will be enacted by one motion. No separate discussion will occur on these items unless the Board so requests, in which event the item will be removed from the general order of business and will be considered in its normal sequence on the agenda:

4. Bookkeeper's Report, including:
 - (a) approve bills and invoices;
5. Minutes of the 15 October 2025, 19 November 2025, 10 December 2025, and 29 December 2025 meeting(s);

ACTION AGENDA ITEMS

6. Engineer's Report, including:
 - (a) discuss status of Sanitary Sewer Cleaning and Televising Project;
 - (b) discuss status of Lead and Copper Rule Revisions Project;
 - (c) discuss status of Dagama and Sun Chase Park Lift Station Rehabilitations Project;

- (d) Infrastructure Committee report, including discuss and decide on sidewalk assessment work order;
- (e) update on Bond Application Report; and
- (f) update on other matters, as needed;

7. New business, including;

- (a) review and approve Annual Financial Report for the District for fiscal year ended 30 September 2025 and authorize filing of same with the Texas Commission on Environmental Quality and other agencies, as required;
- (b) consider amending District budget;
- (c) Resolution for monthly Documentation Requirement for Deed Enforcement Invoice;
- (d) reconstitution of the Board;

8. General Manager / Operator's Report, including;

- (a) report on operation of the District's facilities;
- (b) review and discuss Inframark's contract;
- (c) discuss and authorize park repairs/park improvements;
- (d) discuss and authorize any repairs, maintenance items, or other work deemed necessary;

9. Committee Assignments and Reports, including;

- (a) Parks Committee, including:
 - i. discuss needed repairs;
 - ii. discuss and approve 5-year park plan and splash pad for Anderson Mill West Park (AMW);
 - iii. discuss and approve repainting of pickleball courts;
 - iv. discuss amending Park Rules and membership rates;
- (b) Information Management Committee, including exploring alternative website providers and status of reviewing and cleaning up District website;
- (c) Budget Committee;
- (d) Deed Restriction Committee, Waste Management Committee, Open Records Committee, and Security Committee; take action as needed;

10. Old business, including;

- (a) update on Memorandum of Understanding related to Sage Management between Lakeline Oaks Homeowners' Association and the District;

11. Attorney's Report, including;
 - (a) annual review of the District's Investment Policy and Investment Strategies, including list of authorized brokers; adopt Resolution Evidencing Review of Investment Policy and Investment Strategies;
 - (b) status of eminent domain reporting to the Texas Comptroller (deadline is 1 February 2026);
 - (c) update District Registration Form;
 - (d) ratify approval of legal fee agreement with Coats Rose, P.C.;
12. Convene in executive session pursuant to Texas Government Code, Chapter 551, to discuss matters only relating to pending or contemplated litigation, personnel matters, real estate transactions, or security, if necessary;
13. Actions related to matters discussed during executive session;
14. Such other matters as may come before the Board, including;
 - (a) discussion about items to be included on the agenda for future meetings (**next meeting date is 18 February 2026**); and
 - (b) schedule future meetings as required.

(SEAL)



 Coleman D. Konopka
 Attorney for Williamson-Travis Counties
 Municipal Utility District No. 1
 Coats Rose, P.C.
 2700 Via Fortuna, Suite 350
 Austin, Texas 78746

***Persons wishing to speak during Citizen Communications must sign up to speak prior to the beginning of the meeting.** Comments on applicable agenda items may be expressed during Citizen Communications only. Pursuant to Tex. Gov't Code § 551.042, the Board of Directors' responses are restricted if a person(s) speaks on a topic not posted on the District's Agenda and the comment does not relate to an item of discussion. The Board of Directors may go into Executive Session, if necessary, pursuant to the applicable section of Subchapter D, Chapter 551, Texas Government Code, the Texas Open Meetings Act, on any of the above matters. No final action, decision, or vote will be taken on any subject or matter in Executive Session. The District is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call Cole Konopka, Coats Rose, P.C., Attorney for the District at 512-541-3593 for further information.

NOTICE OF CONTINGENT FEE CONTRACT
WILLIAMSON-TRAVIS COUNTIES MUNICIPAL UTILITY DISTRICT NO. 1

Notice is hereby given pursuant to V.T.C.A. Government Code, Chapter 2254.1036, that the Board of Directors of Williamson-Travis Counties Municipal Utility District No. 1 of Williamson-Travis Counties, Texas (the "District") is entering into a contingent fee contract with Coats Rose P.C. ("Coats Rose") for their services as bond counsel, at the public meeting described in the Notice of Public Meeting to which this Exhibit is attached.

- (1) The Firm is proposing to perform legal services for the purpose of effectuating the issuance of the District's bonds.
- (2) The Firm is a well-qualified law firm that has represented numerous entities similar to the District in matters related to the issuance of municipal bonds.
- (3) The Firm has no relationship with the District or its Board members other than its position as Bond Counsel and General Counsel.
- (4) Bond Counsel services are highly specialized legal services involving complex Federal tax and State law and the Firm possesses expertise with the intricacies of Federal tax law and State municipal finance and election law; consequently the engagement of the Firm is necessary.
- (5) The Firm's compensation is contingent upon the issuance and from proceeds of the sale of the bonds. It is the industry standard for the fees of Bond Counsel, and many other types of legal and financial counsel associated with an offering of municipal securities, to be provided on a contingent basis.

This contingent fee contract is in the best interest of the District's residents because the arrangement allows the District to have certainty of its costs prior to the issuance of such bonds, which allows it to size its bonds with greater certainty. This arrangement also allows the District to preserve its right to discontinue the issuance of such bonds or refunding bonds for any reason without expending any costs related to the Firm's services as Bond Counsel.

Amended Budget
Williamson-Travis Counties MUD No. 1
January 30, 2026

	Approved 2026 Budget	Amended 2026 Budget	Delta 2026 Budget
Income			
G4000 · Maintenance Tax Revenue	2,492,000	2,492,000	0
G4101 · Water Service Revenue	873,750	873,750	0
G4102 · Sewer Service Revenue	500,000	500,000	0
G4103 · Base Service Revenue	600,000	600,000	0
G4110 · Penalty & Interest for WSD	33,600	33,600	0
G4120 · Fire Protection Revenue	675,000	675,000	0
G4210 · State Assessment Fee	8,500	8,500	0
G4220 · Building Rental Income	2,500	2,500	0
G4230 · Tennis Court Fees	6,880	6,880	0
G4300 · Interest on Investments (GOF)	100,000	100,000	0
G4400 · Other Income	500	500	0
Total Income	5,292,730	5,292,730	0
Expense			
G5000 · Purchased Services			
G5010 · Bulk Water Purchase	712,800	712,800	0
G5020 · Bulk Wastewater Purchase	508,300	508,300	0
Total G5000 · Purchased Services	1,221,100	1,221,100	0
G5100 · Professional Fees			
G5110 · Legal Fees	160,000	155,000	(5,000)
G5111 · Legal Fees - Restrictive Cov	12,000	12,000	0
G5112 · Records Request	45,000	50,000	5,000
G5120 · Bookkeeping Fees	48,000	52,000	4,000
G5130 · Financial Advisor	5,000	5,000	0
G5140 · Auditing Fees	17,750	17,750	0
G5150 · Tax Assessor / Appraisal	14,800	14,800	0
G5160 · Operator Fees	650,000	650,000	0
G5170 · Engineering Fees	60,000	60,000	0
G5175 · Engineering Fees-Lead & Copper	0	43,800	43,800
Total G5100 · Professional Fees	1,012,550	1,060,350	47,800
G5200 · Contracted Services			
G5201 · Insurance	26,483	26,483	0
G5205 · Website	12,000	12,000	0
G5210 · Electricity	6,200	6,200	0
G5211 · Electricity - Irrigation	3,400	3,400	0
G5215 · Trash Service	550,000	550,000	0
G5220 · Mowing & Landscaping	173,400	173,400	0
G5225 · Fire Protection Expense	623,000	623,000	0

	Approved 2026 Budget	Amended 2026 Budget	Delta 2026 Budget
G5230 · Deed Management Services	64,000	69,000	5,000
G5250 · Security Patrol	19,500	19,500	0
G5251 · Roving Patrol	0	0	0
G5252 · Payroll Taxes - Security	0	0	0
G5253 · Security & FOB System	6,500	6,500	0
G5254 · Security Vehicle Fee	0	0	0
G5255 · Nightwatchman Lights	42,359	42,359	0
Total G5200 · Contracted Services	1,526,842	1,531,842	5,000
G5300 · Maintenance & Repairs			
G5301 · Maintenance & Repairs	0	0	0
G5310 · Water	50,000	50,000	0
G5312 · Walls - CMU Wall Repair	10,000	10,000	0
G5313 · Power Washing Walls	10,000	10,000	0
G5315 · Manholes	50,000	50,000	0
G5320 · Sewer	35,000	35,000	0
G5321 · Lift Station	69,100	69,100	0
G5322 · Stormwater System	30,000	30,000	0
G5335 · Trees & Trimming	50,000	50,000	0
G5340 · Tennis Courts	5,000	5,000	0
G5350 · Maintenance & Repairs-Other	0	0	0
Total G5300 · Maintenance & Repairs	309,100	309,100	0
G5400 · Administrative			
G5401 · Director Fees	36,000	36,000	0
G5401 · Director Expenses	8,000	8,000	0
G5403 · Payroll Taxes & Fees	6,500	6,500	0
G5404 · Election Expense	2,500	2,500	0
G5410 · Conference Expense	3,250	3,250	0
G5422 · Legal Notices	2,000	2,000	0
G5425 · Storage Unit	4,560	4,560	0
G5430 · Bank Charges	2,000	2,000	0
G5440 · State Assessment Fees	8,200	8,200	0
G5450 · Permits	6,300	6,300	0
G5470 · Reservation System Fees	1,750	1,750	0
G5490 · Other Expense	2,300	2,300	0
Total G5400 · Administrative	83,360	83,360	0
G5500 · Park Expenses			
G5501 · Anderson Mill Park - Electric	1,100	1,100	0
G5502 · Anderson Mill Park - Janitorial	8,820	8,820	0
G5503 · Anderson Mill Park - M&R	258,000	258,000	0
G5504 · Anderson Mill Park - Disk Golf	5,000	5,000	0
G5505 · Aster Park - Electric	600	600	0
G5506 · Aster Park - M&R	10,500	10,500	0
G5510 · Hatch Pond Park - M&R	3,500	3,500	0

	Approved 2026 Budget	Amended 2026 Budget	Delta 2026 Budget
G5515 · Lake Line Oaks - Electric	4,600	4,600	0
G5516 · Lake Line Oaks - Janitorial	8,350	8,350	0
G5517 · Lake Line Oaks - M&R	16,000	16,000	0
G5518 · Lake Line Oaks - Building M&R	5,000	5,000	0
G5519 · Lake Line Oaks - Internet	1,900	1,900	0
G5521 · Old Mill Gazebo - M&R	1,500	1,500	0
G5525 · Sun Chase - Electric	400	400	0
G5526 · Sun Chase - M&R	10,000	10,000	0
G5530 · Volente - M&R	65,000	65,000	0
G5590 · All Parks - Supplies	29,400	29,400	0
G5500 · Park Expenses - Other	12,000	12,000	0
Total G5500 · Park Expenses	441,670	441,670	0
G5600 · Pond Expenses			
G5601 · Anderson Mill Pond - M&R	12,000	12,000	0
G5605 · Aster Pass Pond - M&R	12,000	12,000	0
G5610 · Cashell Wood Pond - M&R	8,500	8,500	0
G5613 · Dagama Pond - M&R	7,500	7,500	0
G5615 · Little Elm Pond - M&R	5,000	5,000	0
G5620 · London Lane Pond - M&R	10,000	10,000	0
G5625 · Madeline Loop Pond - M&R	15,000	15,000	0
G5630 · Vestavia Ridge Pond - M&R	5,000	5,000	0
Total G5600 · Pond Expenses	75,000	75,000	0
G5700 · Capital Outlay			
G5707 - Park Capital	75,000	75,000	0
G5708 · LS2 - Dagama Lift Station	81,000	81,000	0
G5709 · LS3 - Sun Chase Lift Station	55,000	55,000	0
G5710 · Sanitary Sewer Cleaning & Televising	12,610	12,610	0
G5711 · Yearly Meter & End Point Replacements	100,000	100,000	0
G5712 · Capital Contingency	30,000	30,000	0
G5713 · Christmas Lights	10,000	10,000	0
Total G5700 · Capital Outlay	363,610	363,610	0
Total Expense	5,033,232	5,086,032	52,800
Net Income	259,498	206,698	(52,800)

Taxpayer Impact Statement

Williamson-Travis Counties MUD1

	Current Budget Fiscal Year Ending 09/2025* 2024 Value	Proposed Budget Year Ending 09/2026** 2025 Value	No-New Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead	\$1,226.61	\$1,269.54	\$1,269.54

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$[0.27330] 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.