

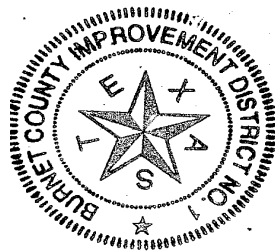
**NOTICE OF MEETING****BURNET COUNTY IMPROVEMENT DISTRICT NO. 1**


The Board of Directors of Burnet County Improvement District No. 1 will hold a regular meeting on **Tuesday, April 28, 2026, at 11:30 a.m.**, at the offices of Allen Boone Humphries Robinson LLP, 919 Congress Avenue, Suite 1500, Austin, Texas, to discuss and, if appropriate, act upon the following items:

1. Comments from the public.
2. Approve minutes.
3. Financial and bookkeeping matters, including payment of the bills and review of investments.
4. Review and consider Second Amendment to Bookkeeping Services Agreement with Bott & Douthitt PLLC.
5. Adopt budget for fiscal year end April 30, 2027.
6. Authorize preparation and filing of Annual Financial Report for fiscal year end April 30, 2026.
7. Terminate Municipal Advisory Services Agreement with Robert W. Baird & Co. Incorporated and engage Cedar Creek Municipal Advisors, LLC as the District's Financial Advisor.
8. Authorize execution and filing of District Registration Form.
9. Tax assessment and collection matters, including delinquent tax collections, installment agreements, and payment of tax bills.
10. Engineering matters, including authorize design, approve plans and specifications, authorize advertisement for bids, review bids and award contracts, approve pay estimates and change orders, as appropriate, for construction in the service area, including for the following:
  - a. Water, Wastewater, Drainage and Paving Improvements for Thomas Ranch Hilltop Northwest Ph. 1 serving Burnet County Improvement District No. 1 (*f/k/a water, sewer, drainage and paving facilities to serve Thomas Ranch Section 1*);
  - b. Water, Wastewater, Drainage and Paving Improvements for Thomas Ranch Hilltop Southwest serving Burnet County Improvement District No. 1;
  - c. Water, Wastewater, Drainage and Paving Improvements for Thomas Ranch Hilltop Tract 46 serving Burnet County Improvement District No. 1;
  - d. Water, Wastewater, Drainage and Paving Improvements for Thomas Ranch Hilltop Tract 48 serving Burnet County Improvement District No. 1;

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 (512) 518-2424 at least three business days prior to the meeting so that the appropriate arrangements can be made.

- e. Water, Wastewater, Drainage and Paving Improvements for Thomas Ranch Hilltop Tract 49 serving Burnet County Improvement District No. 1;
- f. Water, Wastewater, Drainage and Paving Improvements for Thomas Ranch Hilltop Tract 55 serving Burnet County Improvement District No. 1; and
- g. Travis County Improvement District No. 1 and Burnet County Improvement District No. 1 joint facilities, including:
  - i. Raw Water Transmission Main Segments 1, 2, and 3 Phase 1 (*f/k/a Waterline along Spine Road*);
  - ii. Water, Wastewater, Drainage and Paving Improvements to serve Loraloma Drive; and
  - iii. Thomas Ranch Water Transmission and Distribution Main Improvements.
- 11. Deeds, easements and assignment of or acceptance of assignment of an easement, letter agreements, consents to encroachment, requests for service or utility commitment letters.
- 12. Approve agreements for professional services.
- 13. Operations matters, including operation of District facilities, billings, repairs, maintenance, and adopt Amended Rate Order, if appropriate.
- 14. Water and wastewater agreements, and Joint Facilities Agreement with Travis County Improvement District No. 1.
- 15. Development matters, including report regarding development in the District, development financing agreements, amendments to development financing agreements, assignments of development financing agreements, and consents to assignment.
- 16. Next meeting date.



  
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 Attorney for the District

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**Burnet County Improvement District No. 1**  
**Proposed Budget**  
**Fiscal Year 2026-2027**

	May	June	July	August	September	October	November	December	January	February	March	April	Proposed 2026 -2027 Budget
<b>Revenues:</b>													
Property Tax Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85,200	\$ -	\$ -	\$ -	\$ 85,200
Water Revenue	-	-	-	-	-	-	408	816	1,224	1,632	2,040	2,550	8,670
Sewer Revenue	-	-	-	-	-	-	280	560	840	1,120	1,400	1,750	5,950
Tap Fees	-	-	-	-	-	-	47,240	47,240	47,240	47,240	47,240	59,050	295,250
Inspection Fees	-	-	-	-	-	-	7,880	7,880	7,880	7,880	7,880	9,850	49,250
Developer Advances	50,000	50,000	50,000	50,000	50,000	50,000	-	-	-	-	-	-	300,000
<b>Total Revenues</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>55,808</b>	<b>56,496</b>	<b>142,384</b>	<b>57,872</b>	<b>58,560</b>	<b>73,200</b>	<b>744,320</b>
<b>Expenses:</b>													
District Expenses -													
Raw Water Fees	-	-	-	-	-	-	-	-	-	-	-	50,000	50,000
Annual Barge Inspection	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Plant Inspection	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Raw Water Line Inspection	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscaping	-	-	-	-	-	-	4,000	-	4,000	4,000	4,000	-	16,000
Chemicals	-	-	-	-	-	-	2,500	2,500	2,500	2,500	2,500	2,500	15,000
Lab Fees	-	-	-	-	-	-	1,333	1,333	1,333	1,333	1,333	1,333	8,000
Operator Fees	-	-	-	-	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	60,000
Utility Billing	-	-	-	-	-	-	325	325	325	325	325	325	1,950
Repairs/Maintenance - General	-	-	-	-	-	-	2,500	2,500	2,500	2,500	2,500	2,500	15,000
Repairs/Maintenance - Barge	-	-	-	-	-	-	500	500	500	500	500	500	3,000
Repairs/Maintenance - Water	-	-	-	-	-	-	8,333	8,333	8,333	8,333	8,333	8,333	50,000
Repairs/Maintenance - Water Distribu	-	-	-	-	-	-	1,667	1,667	1,667	1,667	1,667	1,667	10,000
Repairs/Maintenance - Sewer/WWTP/	-	-	-	-	-	-	8,333	8,333	8,333	8,333	8,333	8,333	50,000
Detention Pond Inspections	-	-	-	-	-	-	3,500	3,500	3,500	3,500	3,500	3,500	21,000
Utilities	-	-	-	-	-	-	4,167	4,167	4,167	4,167	4,167	4,167	25,000
Meter Installations	-	-	-	-	-	-	625	625	625	625	625	625	3,750
Electronic Meters	-	-	-	-	-	-	3,750	3,750	3,750	3,750	3,750	3,750	22,500
Inspection Fees	-	-	-	-	-	-	6,000	6,000	6,000	6,000	6,000	6,000	36,000
Website/Dock Slip	-	-	-	-	-	-	-	-	-	-	-	5,000	5,000
<b>Total District Expenses</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,500</b>	<b>7,500</b>	<b>55,033</b>	<b>51,033</b>	<b>55,033</b>	<b>55,033</b>	<b>55,033</b>	<b>106,033</b>	<b>392,200</b>
Administrative Expenses -													
Director Fees	1,105	1,105	1,105	1,105	1,105	1,105	1,105	1,105	1,105	1,105	1,105	1,105	13,260
Payroll Taxes	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Insurance	-	-	-	-	-	-	-	-	10,000	-	-	-	10,000
Election Expenses	10,000	-	-	-	-	-	-	-	-	-	-	1,500	11,500
Miscellaneous	500	500	500	500	500	500	500	500	500	500	500	500	6,000
<b>Total Administrative Expenses</b>	<b>11,705</b>	<b>1,705</b>	<b>1,705</b>	<b>1,705</b>	<b>1,705</b>	<b>1,705</b>	<b>1,705</b>	<b>1,705</b>	<b>11,705</b>	<b>1,705</b>	<b>1,705</b>	<b>3,205</b>	<b>41,960</b>
Professional Fees -													
Legal Fees	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	150,000
Financial Advisor Fees	-	-	-	-	-	-	-	-	4,000	-	-	-	4,000
Audit Fees	-	15,000	-	-	-	-	-	-	-	-	-	-	15,000
Engineering Fees	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
Bookkeeping Fees	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	27,000
<b>Total Professional Fees</b>	<b>19,750</b>	<b>34,750</b>	<b>19,750</b>	<b>19,750</b>	<b>19,750</b>	<b>19,750</b>	<b>19,750</b>	<b>19,750</b>	<b>23,750</b>	<b>19,750</b>	<b>19,750</b>	<b>19,750</b>	<b>256,000</b>
Contracted Services													
Appraisal District Fees	-	2,500	-	-	2,500	-	-	2,500	-	-	2,500	-	10,000
Tax Collector Fees	-	500	-	-	500	-	-	500	-	-	500	-	2,000
<b>Total Contracted Services</b>	<b>-</b>	<b>3,000</b>	<b>-</b>	<b>-</b>	<b>3,000</b>	<b>-</b>	<b>-</b>	<b>3,000</b>	<b>-</b>	<b>-</b>	<b>3,000</b>	<b>-</b>	<b>12,000</b>
<b>Total Expenses</b>	<b>31,455</b>	<b>39,455</b>	<b>21,455</b>	<b>21,455</b>	<b>31,955</b>	<b>28,955</b>	<b>76,488</b>	<b>75,488</b>	<b>90,488</b>	<b>76,488</b>	<b>79,488</b>	<b>128,988</b>	<b>702,160</b>
<b>Excess/(Deficiency)</b>	<b>\$ 18,545</b>	<b>\$ 10,545</b>	<b>\$ 28,545</b>	<b>\$ 28,545</b>	<b>\$ 18,045</b>	<b>\$ 21,045</b>	<b>\$ (20,680)</b>	<b>\$ (18,992)</b>	<b>\$ 51,896</b>	<b>\$ (18,616)</b>	<b>\$ (20,928)</b>	<b>\$ (55,788)</b>	<b>\$ 42,160</b>

**Budget Highlights -**

Estimated AV	\$ 7,100,000
Estimated Tax Rate (All O&M)	\$ 1.20
Estimated New Taps	50

## TAXPAYER IMPACT STATEMENT

	Current Budget Fiscal Year Ending 04/30/2026**	Proposed Budget Fiscal Year Ending 04/30/2027**	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$0	\$0	\$0

\*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$1.20 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.