VISTA OAKS MUNICIPAL UTILITY DISTRICT
AGENDA

August 10, 2026

TO: THE BOARD OF DIRECTORS OF VISTA OAKS MUNICIPAL UTILITY DISTRICT AND ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Vista Oaks Municipal Utility District will hold a meeting at **12:00 p.m. on Monday, August 10, 2026**, at the offices of Gray Civil, Inc., 8834 N. Capital of Texas Highway, Suite 140, Austin, Texas. The following matters will be considered and may be acted upon at the meeting:

PUBLIC COMMENT

1. Citizen's communications and Board member announcements;

CONSENT ITEMS

(These items may be approved collectively or individually. Any of these items may be pulled for discussion at the request of any member of the board.)

2. Minutes of July 13, 2026 Board meeting;

BUDGET AND TAX ITEMS

3. 2026-2027 Budget and 2026 Tax Rate, including:

   (a) Schedule for adoption of 2026-2027 budget and 2026 tax rate;

   (b) 2026 Certified Appraised Values from Williamson Central Appraisal District;

   (c) District tax rate classification for 2026 tax year under Texas Water Code §§ 49.23601-.23603, including recommendations from District financial advisor and District engineer;

   (d) Work session on 2026 tax rate and 2026-2027 budget, including:

      (i) District financial advisor's recommendation regarding tax rate;

      (ii) Draft budget (*see attached Taxpayer Impact Statement*);

   (e) Establish and take record vote on proposed 2026 tax rate;

   (f) Schedule public hearing at which adoption of 2026 tax rate will be considered; and

   (g) Authorize publication of Water District Notice of Public Hearing on Tax Rate;

DISCUSSION/ACTION ITEMS

4. Report from District's engineer, including:

(a) Status of development of Indigo Ridge North and Indigo Ridge South projects;

(b) Status of repairs required in connection with 5-year regulatory wastewater collection system inspection televising and cleaning project, including execution of contract for first phase of repairs (Segments 1 & 4) and approval of any change orders and/or pay estimates;

(c) Proposals for Geographic Information System mapping services;

(d) Status of smart meter replacement project, including ratification of any change orders and/or pay applications approved by subcommittee and approval of any additional change orders and/or pay applications;

(e) Any other engineering matters;

5. Report from District's bookkeeper, including approval of fund transfers and payment of bills and invoices;

6. Report from District's general manager and utility operator regarding:

(a) Security report and related matters;

(i) Renewal of Standard Agreement with Local Government Entity Regarding Off-Duty Contracting of County Law Enforcement Agency Deputies (current agreement expires September 30, 2026);

(ii) Renewal of Agreement for Off-Duty Security and Patrol Services (Patrol Coordinator) with Sergeant Glen P. Breder (current agreement expires September 30, 2026);

(iii) Renewal of Agreement for Off-Duty Security and Patrol Services with Sergeant Chad Lawrence (current agreement expires September 30, 2026);

(iv) Renewal of Agreement for Off-Duty Security and Patrol Services with Detective Rodolfo Pena *(current agreement expires September 30, 2026)*;

(b) Utility operations and projects, including:

(i) Water usage, quality, accountability, and conservation;

(ii) District facilities and recommendations regarding any necessary repairs and maintenance, including update on requested proposal(s) for replacement end caps for District's subdivision perimeter fence;

(c) Billing and collections, including:

(i) Past due accounts, write offs, adjustments, and customer service;

7. Report from District's attorney, including:

(a) Consultant and Director directives;

8. Wholesale water and wastewater service, including:

   (a) Update on City of Round Rock wholesale rate appeal;

   (b) Proposed wholesale rate increase, including update on meeting with City of Round Rock to discuss proposed new wholesale rates and any necessary amendments to Amended Order Establishing Water and Wastewater Service Rates and Tap Fees and Adopting Certain General Policies and Rules with Respect to the District's Water, Wastewater, and Drainage Systems and Other District Property;

   (c) Wholesale wastewater billing issues;

9. Future agenda items and meeting schedule.

The Board of Directors is authorized by the Texas Open Meetings Act, Chapter 551, Texas Government Code, to convene in closed or executive session for certain purposes including receiving legal advice from the District's attorney (Section 551.071); discussing real property matters (Section 551.072); discussing gifts and donations (Section 551.073) discussing personnel matters (Section 551.074); discussing security personnel or devices or security audits (Section 551.076); or discussing information technology security practices (Section 551.089). If the Board of Directors determines to go into executive session to discuss any item on this agenda, the Presiding Officer will announce that an executive session will be held and will identify the item to be discussed and provision of the Open Meetings Act that authorizes the closed or executive session.

(SEAL)

VISTA OAKS MUNICIPAL UTILITY DISTRICT
TEXAS
WILLIAMSON COUNTY

Attorney for the District

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The District is committed to compliance with the Americans with Disabilities Act. Reasonable accommodations and equal access to communications will be provided upon request. Please call Armbrust & Brown, PLLC at (512) 435-2300 for additional information. Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may utilize the statewide Relay Texas program, (800) 735-2988.

VISTA OAKS MUNICIPAL UTILITY DISTRICT

TAXPAYER IMPACT STATEMENT
PER TEXAS GOV'T CODE §551.043(c)(2)

Property tax bill for the median-valued homestead for current fiscal year:	$1,026.91
Estimated property tax bill for the median-valued homestead for the upcoming fiscal year if the proposed budget (attached) is adopted:	$1,008.61
Estimated property tax bill for the median-valued homestead for the upcoming fiscal year if a balanced budget funded at the no-new-revenue tax rate as calculated under Chapter 26 of the Texas Tax Code** is adopted:	$981.57*

**The No-New-Revenue Tax Rate, as calculated under Chapter 26 of the Texas Tax Code, may not be capable of funding a balanced budget for the District.*

****No-New-Revenue Tax Rate** = rate expressed in dollars per $100 of table value calculated according to the following formula:

$$\text{No-New-Revenue Tax Rate} = \frac{\textit{(Last Year's Levy – Lost Property Levy)}}{\textit{(Current Total Value – New Property Value)}}$$

Last Year's Levy = the total of the amount of taxes that would be generated by multiplying the total tax rate adopted in the preceding year by the total taxable value of property on the appraisal roll for the preceding year, including taxable value that was reduced in an appeal, all appraisal roll supplements and corrections as of the date of the calculation (other than corrections made under Texas Tax Code § 25.25(d) for errors that resulted in an incorrect appraised value that exceeds more than one-fourth of the correct appraised value for a residence or one-third the correct value in the case of all other property), portions of property involved in an appeal that are not in dispute, and the amount of taxes refunded by the taxing unit in the preceding year for tax years before that year.

Lost Property Levy = amount of taxes levied in the preceding year on property value that was taxable in the preceding year but is not taxable in the current year because the property is exempt in the current year under a provision of the Texas Tax Code other than 11.251 (Tangible Personal Property Exempt), 11.253 (Tangible Personal Property in Transit), and 11.35 (Temporary Exemption for Qualified Property Damaged by Disaster), the property has qualified for special appraisal under Chapter 23 of the Texas Tax Code in the current year, or the property is located in the territory that has ceased to be part of the taxing unit since the preceding year.

Current Total Value = total taxable value of property listed on the appraisal roll for the current year, including all supplements and corrections as of the date of the calculation, less the taxable value of property exempted for the current tax year for the first time under Texas Tax Code § 11.31 (Pollution Control Property) or 11.315 (Energy Storage System in Nonattainment Area).

New Property Value = means the following:

- Total taxable value of property added to the appraisal roll in the current year by annexation and improvements listed on the appraisal roll that were made after January 1st of the preceding tax year, including personal property located in new improvements that was brought into the unit after January 1st of the preceding tax year.

- Property value that is included in the current total value for the tax year succeeding a tax year in which any portion of the value of the property was excluded from the total value because of the application of a tax abatement agreement to all or a portion of the property, less the value of the property that was included in the total value for the preceding tax year.

- For purposes of an entity created under Section 52, Article III, or Section 59, Article XVI of the Constitution, property value that is included in the current total value for the tax year succeeding a tax year in which the following occurs: (a) the subdivision of land by plat; (b) installation of water, sewer, or drainage lines, *or* (c) the paving of undeveloped land.

PROPOSED BUDGET

Vista Oaks M.U.D.
Proposed Budget - General Fund
Fiscal Year Ending 9/30/2027

	2023 Audited	2024 Audited	2025 Audited	Fiscal Year 2026 Budget	Fiscal Year 2026 Estimated	FY-2027 Proposed Budget
Revenues:						
Property Taxes, including penalties	990,976	953,425	964,057	$ 975,731	$ 961,386	$ 1,007,452
Service Accounts						
Basic Service	342,551	342,043	342,329	342,000	342,086	342,000
Water Revenue	424,286	366,710	397,404	383,702	405,484	383,702
Sewer Revenue	274,802	266,206	284,981	260,604	291,334	293,904
Mayfield Pass-Through	24,390	24,390	24,390	24,390	24,390	24,390
WC Park Pass-Through	2,340	2,340	2,340	2,340	2,340	2,340
Gardens @ MR Pass-Through	6,075	6,075	6,075	6,075	6,075	6,075
Service Account Penalty	8,040	8,596	9,552	7,200	6,780	7,200
Interest Income	136,567	179,096	162,678	60,000	115,788	60,000
Miscellaneous	-	-	-	-	1,664	-
Total Revenues	**2,210,027**	**2,148,881**	**2,193,807**	**2,062,042**	**2,157,327**	**2,127,063**
Service Expenditures:						
Current-						
District Facilities						
Water/Wastewater/Garbage						
Water Purchases	407,572	386,338	234,490	401,726	526,383 *	467,990
Wastewater Purchases	228,590	288,040	309,929	324,000	329,757	331,395
Base Fees (CORR)	155,551	158,460	154,010	155,772	158,460	175,224
Garbage Fees	210,535	213,248	221,732	231,970	227,006	238,929
Operations						
Operations Fee	121,356	134,161	135,004	142,140	142,477	147,115
Patrol Service	47,369	58,845	69,528	69,000	73,602	69,500
Laboratory Expenses - Water	2,399	3,919	2,967	4,200	3,348	4,200
Utilities						
Utilities	8,563	9,262	8,529	10,800	9,949	12,000
Telephone	3,198	4,117	4,941	5,100	6,768	7,800
Street Lights	17,017	17,211	16,645	18,000	16,802	18,000
Repairs & Maintenance						
Water System Maintenance	17,292	40,698	64,741	72,000	37,245	60,000
Water Loss Prevention	-	-	-	5,000	5,000	5,000
Meter Replacement	-	-	508,798	891,000	207,759	-
WW System Maintenance	11,218	53,015	32,256	60,000	37,505 *	254,000
WW Line Televising	-	-	-	125,000	124,545	-
L/S Maintenance	27,650	33,373	11,827	33,000	19,942	30,000
L/S Improvements	-	-	-	10,000	10,000	10,000
Lighting Maintenance	-	-	-	2,500	2,500	2,500
Street Light Maintenance	6,850	22,476	6,523	20,000	20,423	20,000
Drainage Maintenance (MS4)	83,411	27,439	27,859	32,400	28,477	32,400
Miscellaneous Maintenance	8,928	2,988	7,513	6,000	5,819	6,000
Administrative Services						
Director's Payroll, inc payroll taxes	5,770	6,661	12,847	15,470	13,324	15,470
Director Reimbursement	3,272	316	3,478	8,625	8,532	8,625
Tax Appraisal/Collection Fees	5,359	6,066	6,174	7,000	6,683	8,000
Insurance	10,640	12,643	13,789	14,350	15,281	17,600
Credit Card/Bank Fees	24,086	23,738	30,451	26,100	25,595	26,600
Permit Fees	2,327	2,327	2,327	2,600	2,327	2,800
Legal/Public Notices	1,388	1,493	3,303	2,000	2,000	2,000
Election	-	-	1,121	2,500	2,500	2,500
Website Maintenance	-	424	-	3,750	3,750	3,750
Miscellaneous	5,158	8,562	1,169	9,000	7,421	9,000
Professional Fees						
Legal Fees - General	70,516	112,090	155,334	85,200	114,693	90,000
Records Retention Policy Compliance	-	-	-	5,000	4,983	5,000
Legal Fees - Special	-	-	-	10,000	10,000	10,000
Accounting Fees	27,575	29,735	32,336	35,550	35,742	33,550
Engineering Fees	23,309	16,788	14,349	18,000	19,850	20,000
Engineering Fees - Special	22,232	11,008	24,970	42,000	42,714	45,000
Engineering Fees - Wall	-	-	-	-	-	-
Lead & Copper	-	6,810	-	2,500	2,500	2,500
Financial Advisor	1,700	1,700	2,500	2,000	3,500	3,500
Consulting Fees	51,497	210,542	40,576	24,000	25,728	12,000
Audit Fees	17,000	17,500	18,250	19,000	19,250	22,500
Total Service Expenditures	**1,629,327**	**1,921,993**	**2,180,265**	**2,954,253**	**2,360,140**	**2,232,448**
Excess/(Deficiency) of Revenues over Service Expenditures	**580,700**	**226,888**	**13,541**	**(892,211)**	**(202,813)**	**(105,385)**

Vista Oaks M.U.D.
Proposed Budget - General Fund
Fiscal Year Ending 9/30/2027

	2023 Audited	2024 Audited	2025 Audited	Fiscal Year 2026 Budget	Fiscal Year 2026 Estimated	FY-2027 Proposed Budget
Capital Outlay						
Beautification	68,644	0	0	-	-	-
Capital Reserve	0	0	0	-	-	-
Total Capital Outlay	68,644	-	-	-	-	-
Total Expenditures	1,697,971	1,921,993	2,180,265	2,954,253	2,360,140	2,232,448
Excess/(Deficiency) of Revenues over Expenditures	$ 512,056	$ 226,888	$ 13,541	$ (892,211)	$ (202,813)	$ (105,385)

Assumptions:	
-No retail wastewater rate increase included	
-No retail water rate increase included	
-Parity Tax Rate	
-Assessed Value:	$ 450,157,141
O&M Tax Rate/$100 of AV	0.2238
DSF Tax Rate/$100 of AV	-
Total Tax Rate/$100 of AV	$ 0.2238

Estimated fund balance 9/30/26	$ 3,246,827
FY-2027 Surplus/(Deficit)	(105,385)
Estimated fund balance 9/30/27	$ 3,141,442

Capital Renewal Plan (CRP) Analysis:

Total replacement cost	$ 22,000,000	
Factor	25%	
Suggested CRP reserve	$ 5,500,000	(by 2041 or 16 years)

Fund Balance Analysis:

Estimated fund balance FY-26	$ 3,141,442
Six month operating reserve	(1,116,224)
Existing fund balance for CRP	2,025,218
Add'l CRP fund balance requirement	3,474,782
Annual CRP reserve requirement	$ 231,652