VISTA OAKS MUNICIPAL UTILITY DISTRICT
AGENDA

September 14, 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, September 14, 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 August 10, 2026 Board meeting;

3. Audit Services for Fiscal Year Ending September 30, 2026, including:

   (a) Proposal from McCall Gibson Swedlund Barfoot Ellis PLLC;

   (b) Statement on Auditing Standards No. 99 fraud questionnaire;

ELECTION ITEMS

4. ***See Supplemental Agenda for Election Items***

BUDGET AND TAX ITEMS

5. Tax Rate analysis, including recommendation from District's financial advisor regarding 2026 tax rate;

6. Public hearing on District's 2026 tax rate, including public feedback received through appraisal district/county tax office websites;

7. Budget for fiscal year 2026-2027, including Resolution Adopting Budget;

8. Record vote on District's 2026 tax rate and Order Levying Taxes;

9. Amended and Restated Information Form *(if necessary for change in tax rate)*;

DISCUSSION/ACTION ITEMS

10. 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;

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

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

(a) Security report and related matters;

(b) Utility operations and projects, including:

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

(ii) District facilities and recommendations regarding any necessary repairs and maintenance;

(c) Billing and collections, including:

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

13. Report from District's attorney, including:

(a) Consultant and Director directives;

14. Wholesale water and wastewater service, including:

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

(b) Update on wholesale wastewater billing issues, including related letter agreement;

15. 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)



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
SUPPLEMENTAL AGENDA

September 14, 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, September 14, 2026** at the offices of Gray Engineering, Inc., 8834 N. Capital of Texas Highway, Suite 140, Austin, Texas. The following *additional* matters may be considered and acted upon during the meeting.

1. Certification of Unopposed Status of Candidates for the November 3, 2026, Director Election;

2. Order Declaring Election of Unopposed Candidates and Canceling November 3, 2026 Director Election;

3. Any other matters relating to the District's November 3, 2026, Director election;

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EL DISTRITO DE SERVICIOS PÚBLICOS MUNICIPALES
DE VISTA OAKS
AVISO SUPLEMENTAL A LA AGENDA

14 de septiembre de 2026

A: LA JUNTA DE DIRECTORES DEL DISTRITO DE SERVICIOS PÚBLICOS MUNICIPALES DE VISTA OAKS Y A TODA PERSONA INTERESADA:

Se pone en conocimiento del público que la Junta Directiva del Distrito de Servicios Públicos Municipales de Vista Oaks va a tener una reunión a las **12:00 de la tarde, el lunes, 14 de septiembre de 2026** en las oficinas de Gray Engineering, Inc., 8834 N. Capital of Texas Highway, Suite 140, Austin, Texas. Los siguientes propósitos *adicionales* se consideraran y pueden ser llevados a cabo en la junta:

1. Certificación de la condición sin oposición de los candidatos para la elección de director del día 3 de noviembre de 2026;

2. Orden declarando elección de candidatos sin oposición y cancelando la elección de Directores del día 3 de noviembre de 2026;

3. Cualquier otro asunto con respecto a la elección de directores del día 3 de noviembre de 2026.

VISTA OAKS MUNICIPAL UTILITY DISTRICT
TEXAS
WILLIAMSON COUNTY

Attorney for the District
Abogada del Distrito

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**