

WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 35

Minutes of the Special Meeting of Board of Directors February 24, 2025

The Board of Directors (the "Board") of Waller County Municipal Utility District No. 35 (the "District") met in special session, open to the public, on February 24, 2025, in accordance with the duly posted Notice of Public Meeting, and the roll was called of the duly constituted members of the Board, as follows:

Victoria A. Battistini, President
Ryan C. Ward, Vice President
Jaclyn Day, Secretary
Daniel C. Feiler, Assistant Secretary
Tiffani S. Walker, Assistant Secretary

all of whom were present with the exception of Director Ward, thus constituting a quorum.

Also present were: Blair Bozoarth and Nick Monaldi of Quiddity Engineering, LLC ("Quiddity"); Jennifer Abad of Municipal Accounts & Consulting, L.P. ("MA&C"), who entered later in the meeting as noted herein; Dana Hollingsworth of Municipal District Services, LLC ("MDS"); David Wood of Robert W. Baird & Co., Inc. ("Baird"); Patty Rodriguez of BLICO, Inc., dba Bob Leared Interests ("BLICO"); Tiffany Wilkes and Heather Stanley of Kudela & Weinheimer ("K&W"); David Daughtry and Milton Rico of Kimley-Horn & Associates, Inc. ("KH"); and Christina Cole and Kris Eddlemon of Schwartz, Page & Harding, L.L.P. ("SPH").

The President called the meeting to order and declared it open for such business as might regularly come before the Board.

PUBLIC COMMENTS

There were no comments from members of the public.

MINUTES

The Board considered the minutes of its meeting held on January 13, 2025. After discussion, it was moved by Director Day, seconded by Director Feiler, and unanimously carried, that said minutes be approved, as written.

TAX ASSESSOR-COLLECTOR REPORT

Ms. Rodriguez presented to and reviewed with the Board a written Tax Assessor-Collector Report ("TAC Report") for the period ended January 31, 2025, including the disbursements presented therein for payment from the District's tax account, a copy of which TAC Report is attached hereto as **Exhibit A**. She advised that approximately 290 accounts in the District were

valued incorrectly by the Waller County Appraisal District ("WCAD"), and that the accounts will be revalued and billed once the supplemental rolls have been processed. After discussion, on motion made by Director Day, seconded by Director Battistini unanimously carried, the Board approved the TAC Report and authorized the payments listed therein, including check no. 1054 payable to the WCAD for the District's quarterly assessment.

Ms. Abad entered the meeting during the discussion.

ADOPTION OF RESOLUTION CONCERNING DEVELOPED DISTRICT STATUS FOR 2025 TAX YEAR

Ms. Cole advised the Board that the procedures involved in setting a tax rate each year applicable to a particular district will depend, in part, upon whether it is determined to be a "Developed District" pursuant to Texas Water Code Section 49.23602. She then reviewed with the Board a worksheet completed by Quiddity to assist the Board in making this determination, along with a Resolution Concerning Developed District Status for the 2025 Tax Year (the "Resolution"). Ms. Cole advised the Board that, pursuant to said worksheet, the District is not a "Developed District" under said law. A copy of the Resolution is attached hereto as **Exhibit B**. Following discussion, upon motion made by Director Day, seconded by Director Feiler and unanimously carried, the Resolution was adopted by the Board.

RESOLUTION REQUESTING APPRAISAL OF PROPERTY

The Board considered the approval and execution of a Resolution Requesting Appraisal of Property as of April 1, 2025. After discussion on the matter, Director Day moved that the Board adopt a Resolution Authorizing Request for Appraisal of Property as of April 1, 2025, attached hereto as **Exhibit C**, and that the President be authorized to execute same on behalf of the Board and District. Director Walker seconded said motion, which unanimously carried.

OPERATOR'S REPORT

Ms. Hollingsworth presented to and reviewed with the Board the Operations Report dated February 10, 2025, a copy of which is attached hereto as **Exhibit D**. She advised the Board that there are three (3) delinquent accounts totaling \$845.28, which MDS has been unable to collect. She advised that MDS recommends these accounts be turned over to collections for further collection efforts. Following discussion, Director Battistini moved that MDS be authorized to turn over the subject accounts to collections for further collection efforts, as discussed and as reflected in the Operations Report. Director Feiler seconded said motion, which unanimously carried.

The Board considered authorizing MDS to provide the required information to districts receiving water from the District relative to Consumer Confidence Reports ("CCR") and to prepare a draft CCR for review by the Board. After discussion on the matter, Director Battistini moved that the Board authorize MDS to provide the required information to districts receiving water from the District relative to CCR's and to prepare a draft CCR for review by the Board. Director Feiler seconded said motion, which carried unanimously.

Ms. Hollingsworth next presented and reviewed MDS' annual implementation of Consumer Price Index ("CPI") increase and the related Second Amendment to Schedule of Rates effective as of March 1, 2025, a copy of which is attached hereto as **Exhibit E**. She then responded to questions from the Board, and noted that MDS does not recommend any related changes to the District's Rate Order at this time. Upon discussion, Director Battistini moved that the Board (i) approve the Second Amendment to Schedule of Rates, (ii) authorize the President to execute same on behalf of the Board and the District, and (iii) authorize SPH to accept and acknowledge the associated Texas Ethics Commission ("TEC") 1295 Form. Director Feiler seconded said motion, which unanimously carried.

RATE ORDER

The Board deferred amendment of the District's Rate Order.

ENGINEERING REPORT

Mr. Bozoarth next presented to and reviewed with the Board an Engineering Report dated February 6, 2025, a copy of which report is attached hereto as **Exhibit F**, relative to the status of various engineering and construction projects within the District. Upon review, Director Feiler moved that the Engineering Report and all actions noted therein be approved as recommended by Quiddity, including (a) acceptance and approval of Quitclaim Conveyance of Utility Facilities (Water, Sanitary and Drainage Facilities to serve Sunterra Section 71), (b) acceptance and approval of a Special Warranty Deed conveying certain recreational site(s) located within the District, (c) authorization of Quiddity to advertise for bids in connection with road repairs in Sunterra Section 49, (d) proposals provided by Quiddity to prepare (i) Bond Application Report No. 3 and (ii) Summary of Costs for the District's proposed road bond issue in the amounts of \$66,000 and \$20,500, respectively, and (e) Pipeline Crossing and Encroachment Agreement between the District and Hilcorp Energy I, L.P. Director Battistini seconded the motion, which unanimously carried.

The Board next considered approval of a revised exhibit to the Maintenance Agreement between the District and Sunterra Property Owners Association, Inc., a copy of which is attached hereto as **Exhibit G**. Following discussion, Director Feiler moved that the Board approve the revised exhibit and authorize the President to execute same on behalf of the Board and the District. Director Battistini seconded the motion, which unanimously carried.

SUBMISSION OF CRITICAL LOAD INFORMATION

The Board deferred taking action with regard to this matter upon noting that the District does not own any facilities that qualify for critical load status.

ANNUAL REVIEW OF SURVEY OF WAGE RATE SCALES AND ADOPTION OF RESOLUTION ADOPTING PREVAILING WAGE RATE SCALE FOR CONSTRUCTION PROJECTS

Ms. Cole presented to the Board for review and approval a Resolution Adopting Prevailing Wage Rate Scale for Construction Projects (the "Resolution"), attached hereto as **Exhibit H**. She

reviewed various provisions of the Resolution with the Board. Ms. Cole also presented and reviewed with the Board a survey which reflected prevailing wage rates for Waller County and the U.S. Department of Labor. After discussion and consideration of the survey and the proposed Resolution, Director Feiler moved (i) that the Board adopt the Resolution reflecting the wage rates for Waller County, as set out on the attached survey, and (ii) that the President and Secretary be authorized to execute and attest same on behalf of the Board and the District. Director Battistini seconded said motion, which unanimously carried.

RESOLUTION AUTHORIZING USE OF SURPLUS ROAD CONSTRUCTION FUNDS

The Board deferred adoption of a Resolution Authorizing the Use of Surplus Road Construction Funds.

SILT SOLUTIONS, INC.

The Board next considered a report from Silt Solutions, Inc. ("SSI") in connection with storm water pollution and prevention services. Ms. Cole advised that SSI provided a report for the period January 13, 2025 through February 6, 2025, a copy of which is attached hereto as **Exhibit I**.

LANDSCAPE ARCHITECTURE REPORT(S)

Mr. Daughtry next presented to and reviewed with the Board a monthly report prepared by KH regarding the status of landscape architecture design services within the District, a copy of which is attached hereto as **Exhibit J**. Following discussion, Director Feiler that all actions noted therein be approved as recommended by KH, including authorization of KH to design, advertise for bids, and award contracts to the lowest qualified bidders, subject to SPH's review of the payment and performance bonds and insurance certificates submitted in connection with the contract to determine if the payment and performance bonds and insurance meet the requirements of the bid specifications, the Texas Insurance Code, the rules of the TCEQ and the provisions of the Texas Water Code and Astro Sunterra's or Sunterra 6A-Katy, L.P., as applicable, execution of the special conditions of the contracts under which Astro Sunterra or Sunterra 6A-Katy, L.P., as applicable, guarantees payment of all sums due thereunder, for the construction of landscape improvements to serve Barlett Road, East Pond, Phase 8 Parks, Sunterra Section 69, Sunterra Sections 71-73, Sunterra Sections 74-75, Stockdick Road, West and South Ponds, and Sunterra Sections 27 and 40 Parks. Director Battistini seconded the motion, which unanimously carried.

Ms. Wilkes presented to and reviewed with the Board a monthly report prepared by K&W regarding the status of various recreational projects, a copy of which report is attached hereto as **Exhibit K**. Following discussion, Director Feiler moved that K&W's report and all actions noted therein be approved as recommended by K&W, including award of contracts to the lowest qualified bidders, subject to SPH's review of the payment and performance bonds and insurance certificates submitted in connection with the contract to determine if the payment and performance bonds and insurance meet the requirements of the bid specifications, the Texas Insurance Code, the rules of the TCEQ and the provisions of the Texas Water Code and Astro Sunterra's or Sunterra 6A-Katy, L.P., as applicable, execution of the special conditions of the contracts under which Astro Sunterra or Sunterra 6A-Katy, L.P., as applicable, guarantees payment of all sums due thereunder,

for the construction of landscape improvements to serve Phase 7 Package 3A Hardscape and Softscape (Sunterra Sections 65 and 66) and Phase 7 Package 3B Hardscape and Softscape (Sunterra Sections 65 and 66). Director Battistini seconded the motion, which unanimously carried.

INSURANCE PROPOSAL

As the next order of business, the Board considered a renewal proposal for the District's insurance coverage. Ms. Cole presented and discussed with the Board a renewal insurance proposal from McDonald & Wessendorff Insurance ("M&W"), a copy of which is attached hereto as **Exhibit L**, relative to various coverages as reflected therein. After discussion on the matter, Director Feiler moved that the proposals for general liability, Director's position schedule bond, directors' and officers' liability, and public employee blanket crime be approved, the TEC Form 1295 provided by M&W be approved, and SPH be authorized to acknowledge receipt of same with the TEC. Director Walker seconded said motion, which unanimously carried.

BOOKKEEPER'S REPORT

Ms. Abad presented to and reviewed with the Board the Bookkeeper's Report, dated February 24, 2025, attached hereto as **Exhibit M**, including the disbursements presented for payment, as prepared by MA&C. After discussion, it was moved by Director Feiler that the Bookkeeper's Report be approved, and that the disbursements identified in the Bookkeeper's Report be authorized for payment. Director Walker seconded said motion, which unanimously carried.

UNCLAIMED PROPERTY REPORT

As the next order of business, the Board considered authorizing the District's consultants to research unclaimed property and to prepare Unclaimed Property Reports as of March 1, 2025. After discussion, Director Feiler moved that the District's Operator, Tax Assessor-Collector and Bookkeeper be authorized to research their records to determine whether or not there is any unclaimed property for the stated period and that the consultants be authorized to prepare Unclaimed Property Reports, if necessary, for the Board's consideration, approval and filing with the Texas Comptroller of Public Accounts prior to July 1, 2025. Director Walker seconded said motion, which unanimously carried.

DEVELOPER'S REPORT

It was noted that a developer representative was not present at the meeting.

SECURITY PATROL REPORT

Ms. Cole presented to and reviewed with the Board the Security Patrol Report prepared by On-Site Services, LLC for the month of January 2025, a copy of which is attached hereto as **Exhibit N**. No action was taken by the Board at this time.

ATTORNEY'S REPORT

The Board next considered the attorney's report. In connection therewith, Ms. Cole advised the Board that the District is in receipt of an open records request from Deltek, Inc. requesting copies of certain documents related to the construction of facilities to serve Sunterra Section 78. She further advised that SPH has provided the requested documents to Deltek, Inc. on behalf of the District. It was noted that no action was required of the Board at this time in connection with said request.

FUTURE AGENDA ITEMS

The Board considered items for placement on future agendas. No items were requested to be added to future agendas other than those items discussed hereinabove. Ms. Cole noted that the next meeting is scheduled to be held on April 14, 2025.

ADJOURNMENT

There being no further business to come before the Board, on motion made by Director Feiler, seconded by Director Battistini, and unanimously carried, the meeting was adjourned.



Secretary

LIST OF ATTACHMENTS

- EXHIBIT A Tax Assessor-Collector's Report
- EXHIBIT B Resolution Concerning Developed District Tax Status for 2025 Tax Year
- EXHIBIT C Resolution Requesting Appraisal of Property
- EXHIBIT D Operations Report
- EXHIBIT E Second Amendment to Schedule of Rates
- EXHIBIT F Engineering Report
- EXHIBIT G Revised exhibit to the Maintenance Agreement between the District and Sunterra Property Owners Association, Inc.
- EXHIBIT H Resolution Adopting Prevailing Wage Rate Scale for Construction Projects
- EXHIBIT I Report provided by Silt Solutions, Inc.
- EXHIBIT J Landscape Architect Report (Kimley-Horn)
- EXHIBIT K Landscape Architect Report (Kudela & Weinheimer)
- EXHIBIT L Proposal from McDonald & Wessendorff Insurance
- EXHIBIT M Bookkeeper's Report
- EXHIBIT N Security Patrol Report

Exhibit A

TAX COLLECTOR'S OATH

Waller Co. WUD #35 }

STATE OF TEXAS

COUNTY OF Waller }

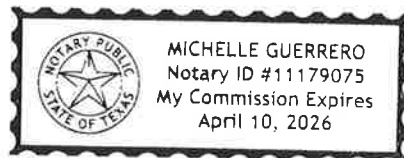
BRENDA MCLAUGHLIN, BEING duly sworn, states that she is the Tax Collector for the above named taxing unit and that the foregoing contains a true and correct report, accounting for all taxes collected on behalf of said taxing unit during the month therein stated.

Brenda McLaughlin
BRENDA MCLAUGHLIN

SWORN TO AND SUBSCRIBED BEFORE ME, this 6th day of February, 2025.

Michelle Guerrero
NOTARY PUBLIC, STATE OF TEXAS

(SEAL)



Submitted to Taxing Unit's Governing Body on _____.

Journal of Management Studies, 20(6), 791-806.

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WALLER COUNTY M.U.D. #35
TAX ASSESSOR/COLLECTOR'S REPORT

1/31/2025

Taxes Receivable: 8/31/2024	\$	2,032.16	
Reserve for Uncollectables	(	.00)	
Adjustments		<u>2,441.24</u>	\$ <u>4,473.40</u>
Original 2024 Tax Levy	\$	1,573,575.83	
Adjustments	(	<u>6,096.85</u>	<u>1,567,478.98</u>
Total Taxes Receivable			\$ 1,571,952.38
Prior Years Taxes Collected	\$	2,441.24	
2024 Taxes Collected (95.0%)		<u>1,489,377.14</u>	<u>1,491,818.38</u>
Taxes Receivable at: 1/31/2025			\$ <u>80,134.00</u>

2024 Receivables:

Maintenance	34,364.81
Contract	29,158.02
Road Debt	14,579.01

bob leared interests

11111 Katy Freeway, Suite 725
Houston, Texas 77079-2197

Phone: (713) 932-9011
Fax: (713) 932-1150

WALLER COUNTY M.U.D. #35

	Month of 1/2025	Fiscal to Date 6/01/2024 - 1/31/2025
Beginning Cash Balance	\$ 816,295.18	9,633.00
Receipts:		
Current & Prior Years Taxes	542,021.07	1,493,709.53
Penalty & Interest		140.55
Additional Collection Penalty		5.31
Tax Certificates		610.00
Overpayments		2,346.58
Erroneous Payment		22.50
Refund - due to adjustments	1,192.89	2,233.96
TOTAL RECEIPTS	\$ 543,213.96	1,499,068.43
Disbursements:		
Atty's Fees, Delq. collection		5.31
CAD Quarterly Assessment		8,612.50
CAD Cost, Estimate of value		1,500.00
Publications, Legal Notice		854.90
Refund - due to adjustments	790.57	1,041.07
Refund - due to overpayments	2,346.58	2,346.58
Refund - erroneous payments		22.50
Transfer to General Fund	349,963.08	419,466.43
Tax Assessor/Collector Fee	653.00	4,153.00
Transfer to Contract Fund	296,938.34	357,982.72
Transfer to Road Debt Fund	150,000.00	150,000.00
Postage/Deliveries	100.70	883.37
Supplies	78.36	208.20
Tax Certificates		610.00
Audit Preparation		250.00
Additional Services - BLI		360.00
Records Maintenance	30.00	90.00
Copies		691.84
Mileage Expense	6.70	59.95
Envelopes - May Del Stmts		2.10
Check Cost		24.15
Tax Rate Calculation		375.00
Positive Pay	25.00	200.00
SB2 Webpage		385.00
Tax Code 26.16 & 26.17	330.00	330.00
TOTAL DISBURSEMENTS	(\$ 801,262.33)	(950,454.62)
CASH BALANCE AT: 1/31/2025	\$ 558,246.81	558,246.81

WALLER COUNTY M.U.D. #35

Disbursements for month of February, 2025

Check #	Payee	Description	Amount
	W/T Contract Fund	2/10/25 Transfer to Contract Fund	\$ 201,443.11
	W/T General Fund	2/10/25 Transfer to General Fund	239,856.37
	W/T Road Debt	2/10/25 Transfer to Road Debt Fund	80,000.00
1051	Head Darrius McGinnis Tyshawn	Refund - due to adjustments	921.77
1052	Scurlock Sammie N	Refund - due to adjustments	271.12
1053	Bob Leared	Tax Assessor/Collector Fee	1,388.88
TOTAL DISBURSEMENTS			\$ 523,881.25
Remaining Cash Balance			\$ 34,365.56
Stellar Bank			

WALLER COUNTY M.U.D. #35

HISTORICAL COLLECTIONS DATA

Year	Collections Month Of 1/2025	Adjustments To Collections 1/2025	Total Tax Collections at 1/31/2025	Total Taxes Receivable at 1/31/2025	Collection Percentage
2024	540,772.72	1,192.89-	1,489,377.14	78,101.84	95.017
2023			549,632.85	2,032.16	99.632
2022	2,441.24		225,294.11		100.000
	(Percentage of collections same period last year			98.595	)

WALLER COUNTY M.U.D. #35

HISTORICAL TAX DATA

Year	Taxable Value	SR/CR	Tax Rate	Adjustments	Reserve for Uncollectibles	Adjusted Levy
2024	104,498,582	07 / 07	1.500000	6,096.85-		1,567,478.98
2023	36,777,666	19 / 19	1.500000	3,946.06-		551,665.01
2022	12,010,068	03 / 03	1.500000	42,701.85		222,852.87

WALLER COUNTY M.U.D. #35

TAX RATE COMPONENTS

Year	Rate	Levy	Maintenance Rate	Levy	Contract Rate	Levy	Road Debt Rate	Levy
2024		.00	.660000	689,690.75	.560000	585,192.10	.280000	292,596.13
2023		.00	.610000	224,343.79	.890000	327,321.22		.00
2022		.00	1.500000	225,294.11		.00		.00

WALLER COUNTY M.U.D. #35

Notes:

2022	Agriculture Deferment	289,167.61
2023	Agriculture Deferment	299,025.90
2024	Agriculture Deferment	13,784.55
	Total --->	601,978.06

\$ 1,192.89 - REPORTED AS TAXES COLLECTED ON PRIOR REPORT. TRANSFERRED TO
REFUNDS DUE TO ADJ# 7-2024 TAXES, VARIOUS ACCTS.

WALLER COUNTY M.U.D. #35

Tax Exemptions:	2024	2023	2022
Homestead	.00000	.00000	.00000
Over 65	0	0	0
Disabled	0	0	0

Last Bond Premium Paid:

Payee	Date of Check	Amount
McDonald & Wessendorff	2/07/2024	50.00
3/31/24-3/31/25		

Adjustment Summary:	2024	
10/2024	/ CORR 004	2,982.79-
11/2024	/ CORR 005	690.74-
12/2024	/ CORR 006	1,388.90-
1/2025	/ CORR 007	1,034.42-
TOTAL		6,096.85-

WALLER COUNTY M.U.D. #35
Homestead Payment Plans

<u>Account no.</u>	<u>Tax</u> <u>Year</u>	<u>Last</u> <u>Payment</u> <u>Amount</u>	<u>Last</u> <u>Payment</u> <u>Date</u>	<u>Balance</u> <u>Due</u>
*Total	Count 0			
(I) - BLI Contract		(A) - Delinquent Attorney Contract		

Standard Payment Plans

<u>Account no.</u>	<u>Tax</u> <u>Year</u>	<u>Last</u> <u>Payment</u> <u>Amount</u>	<u>Last</u> <u>Payment</u> <u>Date</u>	<u>Balance</u> <u>Due</u>
*Total	Count 0			

WALLER COUNTY M.U.D. #35

Top Delinquent Taxpayers

2/10/25 (Maximum of 40)

Code	Description
B	Bankrupt
C	Payment Contract
D	Deferred Over 65
S	Suit Pending
P	Partial Payment
Q	Quarter Payments
L	CAD Law Suit
H	Homestead Contract
*	Over 65/Disabled
U	Rollback

Taxpayer	2024	Prior Years	This Month Totals
VO THIEN TOAN	5,554.47		5,554.47
BENSON JENNIFER A	5,544.45	1,134.30	6,678.75
JOHNSON ROBERT	5,506.65		5,506.65
PILLAI RANJISH	5,506.65		5,506.65
STRONG LATYESHIA	5,494.20		5,494.20
HOANG JOHN	5,457.30		5,457.30
SANTIAGO XAVIER MACHADO &	4,907.85		4,907.85
HALEY KELLY R	4,663.77		4,663.77
URQUIA JOSE RAMON QUEVEDO	4,638.27		4,638.27
CASTELLANO BENJAMIN E PUL	4,630.77		4,630.77
HYDER SAKINA	2,813.19		2,813.19
NEWCOMB JESSICA NICOLE	2,656.74		2,656.74
ARA RENTAL PROPERTIES LLC	1,084.50		1,084.50
MELENTIEV LURII	877.50		877.50
MUDDULURI BALAJI	877.50		877.50
KOLISON GEORGE H &	778.83		778.83
BROWN ANTHONY & MINELL MA	603.00		603.00
MOORE NATASHA	603.00		603.00
CIRE LOT VENTURE LP	597.00		597.00
FALAYE FOLAKEMI AYORINDE	549.00		549.00
MARTINEZ ALEXANDER ALMARA	549.00		549.00
NAVAREM LLC	549.00		549.00
NGUYEN ANH LINH H &	549.00		549.00
OKPE AUGUSTINE CHIEDOZIE	549.00		549.00
SAANUMI ADEDAYO ADESOLA	549.00		549.00
BACA DENNIS	542.25		542.25
LA ROCCIA INTERGRATED SER	542.25		542.25
TRULY NEDRA LYNNE	542.25		542.25
TYLER PEARELL ANTONIS	352.61		352.61
LEWIS SHELDON	316.50		316.50
WALLER CO MUD #35	.82		.82
WALLER COUNTY ROADS		897.86	897.86
Report Totals	68,386.32	2,032.16	70,418.48
Total delinquent	68,386.32	2,032.16	70,418.48

Exhibit B

RESOLUTION CONCERNING DEVELOPED DISTRICT STATUS FOR 2025 TAX YEAR

WHEREAS, the Board of Directors (the "Board") of Waller County Municipal Utility District No. 35 (the "District") intends to adopt an ad-valorem tax rate for the current tax year; and

WHEREAS, before the Board may adopt a tax rate for debt service, operation and maintenance or contract purposes, it must take certain actions and provide certain public notices pursuant to Texas Water Code Sections 49.236 – 49.23603, as amended; and

WHEREAS, the specific actions and public notices required for the District will depend, in part, upon whether it is characterized for the current tax year as a "Developed District", as defined by Texas Water Code Section 49.23602(a)(1); and

WHEREAS, the Board desires to memorialize its determination, based upon information provided by the District's consulting engineer contained in Exhibit "A", attached hereto and incorporated herein for all purposes, of whether or not it will be characterized as a Developed District for the current tax year. Now, therefore,

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 35, THAT:

Section 1: For the tax year 2025, and in reliance upon the information contained in the attached Exhibit "A", the Board has determined that it shall not be considered a Developed District as defined by Texas Water Code Section 49.23602(a)(1) for any purposes. This determination shall be considered made by the Board as of January 1st of such tax year.

Section 2: This Resolution constitutes official action by the Board concerning determination of the District's Developed District status for the tax year 2025, and the District's tax assessor – collector, attorneys and other consultants shall be entitled to rely upon this Resolution in performing any actions and/or preparing any notices which are required as a result of the District's determination for such tax year, unless and until this Resolution is revoked or amended by the Board.

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PASSED AND ADOPTED ON THIS 24th day of February, 2025.

WALLER COUNTY MUNICIPAL
UTILITY DISTRICT NO. 35

By: 
President, Board of Directors

ATTEST:

By: 
Secretary, Board of Directors



EXHIBIT A TO RESOLUTION CONCERNING
DEVELOPED DISTRICT STATUS FOR 2025 TAX YEAR

The undersigned is an authorized representative Quiddity Engineering, LLC, the duly appointed and acting consulting engineer for Waller County Municipal Utility District No. 35 (the "District"). I am familiar with the development status of the District and the matters addressed herein. The following information is being provided for use by the District's Board of Directors in determining whether it will be characterized as a "Developed District," as defined by Texas Water Code Section 49.23602(a)(1), for the 2025 tax year. Unless otherwise specifically stated herein, this information is being provided based on the status of the District as of January 1st of such year.

1. Water, Sanitary Sewer and Drainage Facilities:

- (a.) The estimated number of equivalent single family connections ("ESFC") required for projected build-out of all developable property within the District is 2,035 (the "Build-Out ESFC"). Ninety-five percent (95%) of that number is 1,934 (the "Developed District ESFC").
- (b.) Have all water, sanitary sewer and drainage facilities been constructed, and all associated sites or easements been conveyed to the District, which are required to serve the Developed District ESFC? _____ Yes X No. **If the answer is "No," do not complete the remainder of this document. If the answer is "Yes," proceed to (c.) below.**
- (c.) Have all of those water, sanitary sewer and drainage facilities and sites been financed with bonds or otherwise paid for by the District? _____ Yes X No. **If the answer is "No," do not complete the remainder of this document. If the answer is "Yes," proceed to Item No. 2.**

Item No. 2 below, if applicable, is only to be completed in the event Item No. 1 (c.) was answered "Yes". Otherwise, Item No. 2 should not be completed.

2. Road Facilities (Only applicable if the District has road powers and remaining voted road bond authority. Otherwise, do not complete and proceed to Item No. 3.):

- (a.) The total costs incurred to date in connection with the construction of qualifying roads, or any qualifying improvements in aid of roads¹, which roads and

¹ The engineer will need to answer this question based upon the type of road powers held by the District. Although 2019 revisions to Texas Water Code Section 54.234 removed the distinction between limited and full road powers,

improvements are required to serve the Build-Out ESFC, are approximately \$_____. Ninety – five percent (95%) of that number is \$_____ (the "Developed District Road Costs").

- (b.) Have all of the Developed District Road Costs been financed with bonds or otherwise paid for by the District? _____ Yes _____ No. **If the answer is "Yes," proceed to Item No. 3. If the answer is "No," proceed to (c.) below.**
- (c.) **The following questions (c.) and (d.) (if applicable) are to be answered in consultation with the District's financial advisor.** Is the current amount of outstanding road bonds attributable to the District (i.e. issued by the District or an overlapping jurisdiction) greater than or equal to twenty-five percent (25%) of the District's current real property taxable value, as reflected on the most recent certified tax rolls, for purposes of the limitation contained in Article 3, Section 52 of the Texas Constitution?² _____ Yes _____ No. **If the answer is "No," do not complete the remainder of this document. If the answer is "Yes," proceed to (d.) below.**
- (d.) Is the District's real property taxable value reasonably anticipated to sufficiently increase, within the next twenty-four (24) months, to allow the sale of road bonds for additional Developed District Road Costs? _____ Yes _____ No. **If the answer is "Yes", do not complete the remainder of this document. If the answer is "No", proceed to item No. 3.**

Item No. 3 below, if applicable, is only to be completed in the event that either of Item Nos. 1(c.) or 2(b.) above was answered "Yes" or Item No. 2(d.) was answered "No". Otherwise, Item No. 3 should not be completed.

3. Park and Recreational Facilities (only applicable if district has remaining voted park and recreational bond authority of at least \$1,000,000. Otherwise, do not complete.):

- (a.) The lesser of (i) the total amount of the District's voted bond authority or (ii) [1%][3%]³ of the District's total taxable value, as reflected on [the most recent

if you are relying on a pre-2019 bond authorization you need to confirm the proposition language isn't restricted to prior law or only certain types of roads.

² This test is generally the same test required by the Attorney General in connection with the issuance of new road bonds and is addressed in the Overlapping Debt Certificate prepared by the financial advisor. Only real property value is considered.

³ Pursuant to Texas Water Code Section 49.4645(a), the default percentage is 1%. Districts meeting the financial conditions of Section 49.4645(a-1) may use 3%. However, if you are relying on a pre-June 2021 bond authorization (the effective date of the amendment providing the 3% option), you need to confirm the proposition isn't restricted to prior law.

certified tax rolls] ⁴[an estimate of value prepared by the applicable appraisal district dated 20____], is \$_____. Ninety-five percent (95%) of that lesser number is \$_____ (the "Developed District Park Costs").

- (b.) **The following questions (b.) and (c.) (if applicable) are to be answered in consultation with the District's financial advisor.** Does the District have an amount of outstanding park and recreational bonds greater than or equal to the Developed District Park Costs? _____ Yes _____ No. **If the answer is "Yes," proceed to (c.) below. If the answer is "No," proceed to (d.) below.**
- (c.) Are the District's outstanding park and recreational bonds reasonably anticipated to be less than the Developed District Park Costs within the next twenty-four (24) months? _____ Yes _____ No. **If the answer is "Yes," proceed to (d.) below. If the answer is "No," do not complete the remainder of this document.**
- (d.) Has the District taken any of the following steps in the last twenty-four (24) months in furtherance of a park and recreational facilities bond issue: (i) engaged a design engineer or landscape architect, (ii) approved the advertising of or awarded a contract for a project, or (iii) authorized preparation of a bond application report? _____ Yes _____ No

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

⁴ Texas Water Code Section 49.4645 allows park bonds to be issued based upon an estimate of value.

Dated: February 7, 2025

Signature of Engineer: 

Print Name of Engineer: Blair M. Bozoarth, P.E.

Print Name of Engineering Firm: Quiddity Engineering, LLC

Print Name of District: Waller County Municipal Utility District No. 35

ENGINEER SIGNATURE PAGE FOR EXHIBIT A TO RESOLUTION DETERMINING
DEVELOPED DISTRICT STATUS FOR 2025 TAX YEAR

The District will NOT be considered a Developed District for the current tax year if any of the following situations occur: (i) the answer to Item 1(b.) is "No"; (ii) the answer to Item 1(c.) is "No"; (iii) the answer to Item 2(c.) is "No"; (iv) the answer to Item 2(d.) is "Yes"; OR (v) the answer to Item 3(d.) is "Yes". The Board will adopt a Resolution memorializing its Developed District status on an annual basis, based upon the answers on this form

If Items 2(c.) or (d.) and/or Items 3(b.) or (c.) above are answered, this document should also be executed by the District's Financial Advisor to confirm their consultation with Engineer on those answers.

Dated: _____, 2025

Signature of Financial Advisor: _____

Print Name of Financial Advisor: _____

Print Name of Financial Advisory Firm: _____

Print Name of District: _____

FINANCIAL ADVISOR SIGNATURE PAGE FOR EXHIBIT A TO RESOLUTION
DETERMINING DEVELOPED DISTRICT STATUS FOR 2025 TAX YEAR

Exhibit C

RESOLUTION REQUESTING APPRAISAL OF PROPERTY

WHEREAS, the Board of Directors of Waller County Municipal Utility District No. 35 (the "District") is considering the issuance of bonds of the District; and

WHEREAS, the District now requires an estimate of appraised value for properties located within the boundaries of the District; and

WHEREAS, Chapter 25, Section 25.18 of the Texas Tax Code ("Code"), as amended, provides that a taxing unit by resolution adopted by its governing body may require the appraisal office to appraise all property within the unit as of a date specified in the resolution. Now, Therefore;

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 35, THAT:

Section 1: The District hereby requests that the Waller County Appraisal District conduct an appraisal of property located within the boundaries of the District as of April 1, 2025.

Section 2: The District be provided with five (5) copies of such estimate of appraised value, certified by the chief appraiser of said appraisal district.

Section 3: The District be provided with such certificate of assessed value on or before thirty (30) days from the date of receipt hereof in accordance with Section 25.18(c) of the Code.

Section 4: The District be charged with all costs incurred by said appraisal district in conducting the appraisal herein requested.

PASSED AND ADOPTED the 24th day of February, 2025.

WALLER COUNTY MUNICIPAL
UTILITY DISTRICT NO. 35

By: _____

President, Board of Directors



Passed and adopted this 24th day of February, 2025.

ATTEST:

By: _____
President

By: _____
Secretary



Exhibit D

Waller County MUD #35

OPERATIONS REPORT

February 10, 2025

submitted by



I. Billing and Collections

Connections		12/25/2024	Billed Usage	
Residential:		403	Residential:	3.933
Builder:		91	Builder:	0.397
Commercial:		1	Commercial:	0
Irrigation:		7	Irrigation:	1.068
Temporary:		7	Temporary:	0.404
Rec Center:		0	Rec Center:	0
Vacant:		8	Vacant:	0
Total Connections:		517	Final Accounts:	0.122
			Total Billed Usage:	5.924

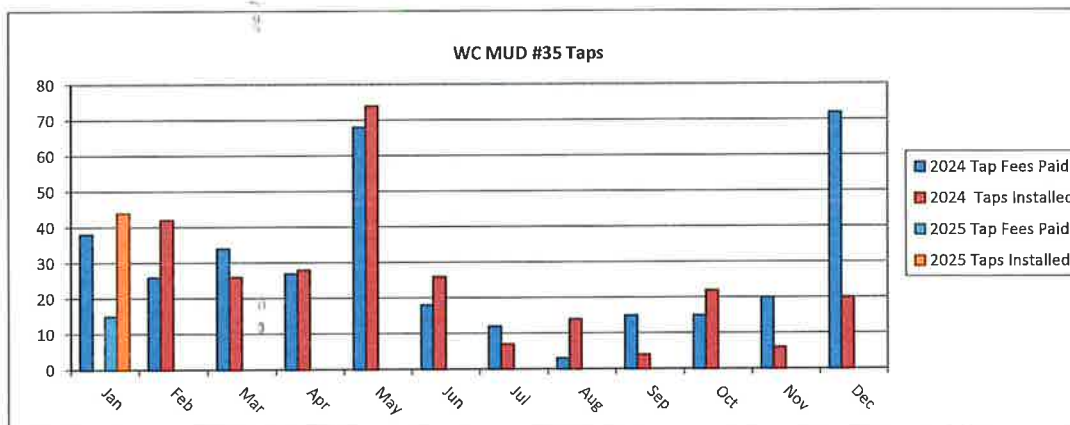
Collections as of		1/3/2025	Billing as of		12/25/2024
Penalty:		\$866.42	Penalty:		\$1,038.81
Water:		\$34,717.90	Water:		\$40,129.40
Sewer:		\$21,731.86	Sewer:		\$23,178.39
Deposit:		\$29,705.15	Deposit:		\$6,600.00
Inspection:		\$513.70	Backflow Annual Fee:		\$0.00
Back Charge:		\$4,429.71	Back Charge:		\$12,411.06
Delinquent Letter Fee		\$207.00	Inspection:		\$605.00
Inspection:		\$380.00	Rental Meter Fee:		\$1,045.00
Rental Meter Fee:		\$30.00	Transfer Fee:		\$960.00
Returned Pmt Fee:		\$543.05	Arrears:		\$15,050.53
Reconnect Fee:		\$529.36	Credits:		(\$1,043.33)
Transfer Fee:		\$1,275.03	Net Receivable:		\$99,974.86
Deposits Applied:		\$8,450.00			
Total Collections:		\$104,067.99			

Customer Aged Receivables

30 Day:	\$13,152.85
60 Day:	\$2,020.85
90 Day:	\$5,136.82
Overpayments:	(\$4,221.18)
Total Receivables:	\$16,089.34

II. Tap Activity

• Taps fees paid in the month of January:	15
• Total tap fees paid to date:	591
• Taps installed in the month of January:	44
• Total taps installed to date:	531



III. Repairs and Maintenance over \$1000

- Excavated and located isolation valve to investigate low water pressure in Section 36.

IV. Action Items

- Authorize submittal of write off accounts to the collection agency.
- Authorize service termination of delinquent accounts.

Sunterra as of 02/03/2025
Count of Tap Fees Paid

Builder	HC569 Total	HWC4 Total	HWC5 Total	WC35 Total	WC37 Total	Grand Total
		1				1
ADAMS HOMES LONE STAR LLC			54			54
ANGLIA HOMES,LP	3		1		47	51
ASHTON WOODS HOMES	43		45		126	214
BEAZER HOMES C/O RADIUSPOINT DEPT 1	131					131
BRIGHTLAND HOMES	47		85	69	29	230
CASTLEROCK COMMUNITIES	4		42		65	111
CENTURY COMMUNITIES INC	1				1	2
CHESMAR HOMES	1		88		46	135
COLINA HOMES			79		8	87
DAVIDSON HOMES LLC	1				91	92
DL MEACHAM CONSTRUCTION			1			1
DR HORTON	131		26	238	129	524
EHT OF TEXAS, LP			70			70
EVERGREEN LIFESTYLES MANAGEMENT/ SU			2		6	8
GBFR SUNTERRA LP	1					1
HIGHLAND HOMES			143			143
HISTORY MAKER HOMES	1		107		51	159
KA GREAT MINDS WEST LLC		1				1
KATY 1093 LTD			1			1
KATY INDEPENDENCE SCHOOL DISTRICT					1	1
KB HOMES	1		1	59	136	197
LENNAR HOMES	514		112	176	106	908
LGI HOMES GROUP LLC	1				40	41
LONG LAKE, LTD	54				79	133
MILLIS DEVELOPMENT & CONSTRUCTION	1					1
NEW HOME CO			36			36
NUWAY HOMES TEXAS LP	82		200	5	27	314
ONM LIVING			114			114
PERRY HOMES			75			75
PULTE HOMES, LP			301			301
ROYAL ISD				1		1
SHAHYAN KAROWADIYA		2				2
SHEA HOMES HOUSTON LLC			76			76
STARLIGHT HOMES-HOUSTON	61			19		80
SUNTERRA POA	14	3	32	9	13	71
TRICOAST HOMES	1			6	29	36
TRIPLE C LANDSCAPES			3			3
UNITED CONSTRUCTORS OF TEXAS				1		1
WESTIN HOMES	2		32	27	62	123
Grand Total	1095	7	1726	610	1092	4530

Waller County MUD #35

CONFIDENTIAL REPORT

February 10, 2025

submitted by



COLLECTION ACCOUNTS DETAIL LISTING

Account	Name/Mailing Addr	Phone	Service	Address	CO-Signer	TDL / Soc.Sec	Conn.Date	Last PD Dte	Last Pmt	Final Dte	Balance	Sec. Dep	Day Deql
							07/12/24			10/29/24	406.27	.00	120 Days
							10/19/24			10/19/24	63.16	.00	90 Days
							09/09/24			01/01/25	375.85	250.00	120 Days
Totals	3										845.28		

DELINQUENT LETTER ACCOUNTS LISTING - DUE 02/10/2025

District: 20

WALLER COUNTY MUD 35

Select Status... Arrears Only

Account Number	Original Amt.	Arrears Amt.	Total Current	Total Balance	Letter Due	Deposit	# Times Delq. + Rent/Own	Total Due Less Deposit (exposure)
020-00810-02	\$ 482.13	\$ 482.13	\$ 104.50	\$ 597.63	\$ 597.63	\$ 350.00	1 Renter	\$ (247.63)
020-00702-01	\$ 347.64	\$ 347.64	\$ 121.70	\$ 480.34	\$ 480.34	\$ 250.00	1 Owner	\$ (230.34)
020-01106-01	\$ 324.65	\$ 324.65	\$ 104.50	\$ 440.15	\$ 440.15	\$ 250.00	1 Owner	\$ (190.15)
020-00900-02	\$ 424.65	\$ 424.65	\$ 104.50	\$ 540.15	\$ 540.15	\$ 350.00	1 Renter	\$ (190.15)
020-01060-01	\$ 297.45	\$ 397.45	\$ 104.50	\$ 412.95	\$ 412.95	\$ 250.00	1 Owner	\$ (162.95)
020-00222-01	\$ 204.82	\$ 204.82	\$ 156.10	\$ 371.92	\$ 371.92	\$ 250.00	1 Owner	\$ (121.92)
020-00842-02	\$ 304.89	\$ 304.89	\$ 104.50	\$ 420.39	\$ 420.39	\$ 350.00	3 Renter	\$ (70.39)
020-00602-01	\$ 173.25	\$ 173.25	\$ 104.50	\$ 288.75	\$ 288.75	\$ 250.00	2 Owner	\$ (38.75)
020-00092-01	\$ 148.06	\$ 148.06	\$ 117.40	\$ 276.46	\$ 276.46	\$ 250.00	3 Owner	\$ (26.46)
020-00446-01	\$ 158.40	\$ 158.40	\$ 104.50	\$ 273.90	\$ 273.90	\$ 250.00	4 Owner	\$ (23.90)
020-01016-01	\$ 144.95	\$ 144.95	\$ 104.50	\$ 260.45	\$ 260.45	\$ 250.00	1 Owner	\$ (10.45)
020-00278-01	\$ 143.33	\$ 143.33	\$ 104.50	\$ 258.83	\$ 258.83	\$ 250.00	3 Owner	\$ (8.83)
020-00876-01	\$ 143.33	\$ 143.33	\$ 104.50	\$ 258.83	\$ 258.83	\$ 250.00	3 Owner	\$ (8.83)
020-01160-02	\$ 114.95	\$ 114.95	\$ 130.30	\$ 256.25	\$ 256.25	\$ 250.00	2 Owner	\$ (6.25)
020-00142-01	\$ 140.14	\$ 140.14	\$ 104.50	\$ 255.64	\$ 255.64	\$ 250.00	4 Owner	\$ (5.64)
020-01036-01	\$ 133.87	\$ 133.87	\$ 104.50	\$ 249.37	\$ 249.37	\$ 250.00	1 Owner	\$ 0.63
020-00430-01	\$ 124.41	\$ 124.41	\$ 104.50	\$ 239.91	\$ 239.91	\$ 250.00	5 Owner	\$ 10.09
020-00862-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	1 Owner	\$ 19.55
020-00852-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	4 Owner	\$ 19.55
020-00980-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	1 Owner	\$ 19.55
020-00226-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	3 Owner	\$ 19.55
020-00174-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	3 Owner	\$ 19.55
020-01002-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	1 Owner	\$ 19.55
020-00020-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	1 Owner	\$ 19.55
020-00934-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	3 Owner	\$ 19.55
020-00158-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	3 Owner	\$ 19.55
020-00026-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	1 Owner	\$ 19.55
020-01182-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	1 Owner	\$ 19.55
020-00208-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	5 Owner	\$ 19.55
020-00962-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	1 Owner	\$ 19.55
020-00198-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	3 Owner	\$ 19.55
020-00230-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	3 Owner	\$ 19.55
020-00846-01	\$ 114.89	\$ 114.89	\$ 104.50	\$ 230.39	\$ 230.39	\$ 250.00	1 Owner	\$ 19.61
020-00022-01	\$ 109.39	\$ 109.39	\$ 104.50	\$ 224.89	\$ 224.89	\$ 250.00	6 Owner	\$ 25.11
020-00916-01	\$ 175.96	\$ 175.96	\$ 113.10	\$ 300.06	\$ 300.06	\$ 350.00	4 Renter	\$ 49.94
020-00662-01	\$ 62.09	\$ 62.09	\$ 104.50	\$ 177.59	\$ 177.59	\$ 250.00	3 Owner	\$ 72.41
020-00986-01	\$ 120.90	\$ 120.90	\$ 138.90	\$ 270.80	\$ 270.80	\$ 350.00	3 Renter	\$ 79.20
020-00166-01	\$ 135.40	\$ 135.40	\$ 104.50	\$ 250.90	\$ 250.90	\$ 350.00	5 Renter	\$ 99.10
020-00170-02	\$ 115.45	\$ 115.45	\$ 104.50	\$ 230.95	\$ 230.95	\$ 350.00	8 Renter	\$ 119.05
020-00260-02	\$ 115.30	\$ 115.30	\$ 104.50	\$ 230.80	\$ 230.80	\$ 350.00	8 Renter	\$ 119.20
020-00844-02	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 350.00	1 Renter	\$ 119.55
020-00950-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 350.00	1 Renter	\$ 119.55
020-00904-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 350.00	2 Renter	\$ 119.55
020-00858-02	\$ 111.57	\$ 111.57	\$ 104.50	\$ 227.07	\$ 227.07	\$ 350.00	4 Renter	\$ 122.93
020-00294-01	\$ 110.71	\$ 110.71	\$ 104.50	\$ 226.21	\$ 226.21	\$ 350.00	5 Renter	\$ 123.79
020-00098-01	\$ 85.22	\$ 85.22	\$ 104.50	\$ 200.72	\$ 200.72	\$ 350.00	9 Renter	\$ 149.28
020-00192-01	\$ 55.55	\$ 55.55	\$ 104.50	\$ 171.05	\$ 171.05	\$ 350.00	3 Owner	\$ 178.95
	\$ 7,192.45	\$ 7,292.45	\$ 5,062.00	\$ 12,771.45	\$ 12,771.45	\$ 13,250.00		\$ 478.55

Items Count: 47



February 24, 2025

Board of Directors
Waller County Municipal Utility District No. 35

Dear Board of Directors:

The of Waller County Municipal Utility District No. 35 Directors approved MDS' current contract rate schedule with an effective date of December 1, 2023. Our Service Agreement contemplates your consideration for an annual adjustment to the rate schedule based on the Consumer Price Index – All Urban Consumers, All Items, for the Houston-Sugar Land-The Woodlands area. The most recently published CPI-U for the time period from October 2023 through December 2024 is 0.96%.

For you to have an overview of the new rate schedule based on the CPI-U, we have prepared a spreadsheet itemizing the current and proposed rates, per category.

Thank you for your consideration and for entrusting MDS to provide operational expertise and services. We value your business.

Sincerely,

Dana Hollingsworth
Senior Assistant Vice President of Business Relations

Attachment (1)

Waller County Municipal Utility District No. 35

Effective Date of Current Rates: December 1, 2023
Effective Date of New Rates: March 1, 2025

	Current Rates	New Rates to be Effective 3/1/2025, based on CPI-U of 0.96%*	Increase (\$)	Current Rate Order	Proposed Rate Order
BASIC SERVICES and FACILITY OPERATIONS - PER MONTH					
Per Connection	\$ 2.64	\$ 2.67	\$ 0.03		
PERSONNEL					
Contract Manager / Principal	\$ 105.64	\$ 106.65	\$ 1.01		
Manager	\$ 84.51	\$ 85.32	\$ 0.81		
Supervisor	\$ 73.95	\$ 74.66	\$ 0.71		
Equipment Operator	\$ 50.71	\$ 51.20	\$ 0.49		
Plant Operator (Licensed)	\$ 61.27	\$ 67.00	\$ 5.73		
Mechanical Technician	\$ 58.10	\$ 58.66	\$ 0.56		
Maintenance Technician	\$ 47.54	\$ 48.00	\$ 0.46		
Service Technician	\$ 44.37	\$ 44.80	\$ 0.43		
Skilled Laborer	\$ 35.92	\$ 38.00	\$ 2.08		
Administrative Professional	Not Specified	\$ 75.00	\$ -		
EQUIPMENT					
Backhoe and Trailer	\$ 50.71	\$ 51.20	\$ 0.49		
Crane Truck	\$ 68.67	\$ 69.33	\$ 0.66		
Flatbed / One Ton Truck	\$ 28.52	\$ 28.79	\$ 0.27		
Mechanical Truck	\$ 35.00	\$ 35.34	\$ 0.34		
Maintenance Truck	\$ 31.69	\$ 31.99	\$ 0.30		
Utility Truck	\$ 21.13	\$ 21.33	\$ 0.20		

Waller County Municipal Utility District No. 35

Effective Date of Current Rates: December 1, 2023
Effective Date of New Rates: March 1, 2025

	Current Rates	New Rates to be Effective 3/1/2025, based on CPI-U of 0.96%*	Increase (\$)	Current Rate Order	Proposed Rate Order
TAPS and INSPECTIONS					
Sanitary Sewer Insp. (Res.)	\$ 52.82 \$ Per Quote	\$ 53.33 \$ Per Quote	\$ 0.51 \$	\$ 85.00 \$	\$ 85.00 \$
Sanitary Sewer Insp. (Comm.)					
Pre-Builder Inspection	\$ 52.82 \$ Per Quote	\$ 53.33 \$ Per Quote	\$ 0.51 \$	\$ 85.00 \$	\$ 85.00 \$
Post-Builder Inspection	\$ 52.82 \$ Per Quote	\$ 53.33 \$ Per Quote	\$ 0.51 \$	\$ 85.00 \$	\$ 85.00 \$
Grease Trap Inspection	\$ 52.82 \$ Per Quote	\$ 53.33 \$ Per Quote	\$ 0.51 \$	\$ 85.00 \$	\$ 85.00 \$
Swimming Pool and Hot Tub Inspections	\$ 68.67 \$ Per Quote	\$ 69.33 \$ Per Quote		\$ 85.00 \$	\$ 85.00 \$
Customer Service Certification (Residential)	\$ 68.67 \$ Per Quote	\$ 69.33 \$ Per Quote	\$ 0.66 \$	\$ 87.00 \$	\$ 87.00 \$
Customer Service Insp. (Comm.)					
Residential Tap 5/8" x 3/4"	\$ 615.00 \$ Per Quote	\$ 675.00 \$ Per Quote	\$ 60.00 \$	\$ 1,715.00 \$	\$ 1,715.00 \$
Residential Tap 3/4" x 3/4"	\$ 715.00 \$ Per Quote	\$ 775.00 \$ Per Quote	\$ 60.00 \$	\$ 1,840.00 \$	\$ 1,840.00 \$
All Other Taps					
Residential Backflow Inspection	\$ 105.64 \$ Per Quote	\$ 106.65 \$ Per Quote	\$ 1.01 \$	\$ 120.00 \$	\$ 120.00 \$
Commercial Backflow Prevention Test (per device)					
Backflow Program Administration (per year, per device)	\$ 100.36 \$ Per Quote	\$ 101.32 \$ Per Quote	\$ 0.96 \$	\$ 105.00 \$	\$ 105.00 \$
BILLING AND COLLECTION					
Transfer (Setup) Fee	\$ 36.97 \$ Per Quote	\$ 37.32 \$ Per Quote	\$ 0.35 \$	\$ 40.00 \$	\$ 40.00 \$
Disconnect/Reconnect Water Service Fee	\$ 52.82 \$ Per Quote	\$ 53.33 \$ Per Quote	\$ 0.51 \$	\$ 60.00 \$	\$ 60.00 \$
Delinquent Letter Fee	\$ 10.56 \$ Per Quote	\$ 10.66 \$ Per Quote	\$ 0.10 \$	\$ 11.00 \$	\$ 11.00 \$
Returned Check Fee	\$ 30.00 \$ Per Quote	\$ 30.00 \$ Per Quote	\$ - \$	\$ 30.00 \$	\$ 30.00 \$
Postage	Cost	Cost	\$ - \$		
Billing Supplies	Cost	Cost	\$ - \$		
Administrative Fee - Bill Direct Processing, per item	\$ 26.41 \$ Per Quote	\$ 26.66 \$ Per Quote	\$ 0.25 \$		

Waller County Municipal Utility District No. 35

Effective Date of Current Rates: December 1, 2023
Effective Date of New Rates: March 1, 2025

	Current Rates	New Rates to be Effective 3/1/2025, based on CPI-U of 0.96%*	Increase (\$)	Current Rate Order	Proposed Rate Order
OTHER					
Sub Contractor Repairs	Cost + 15%	Cost + 15%	\$ -		
Repair Material	Cost + 15%	Cost + 15%	\$ -		

Consumer Price Index for All Urban Consumers (CPI-U) Original Data Value

Series Id: CUURS37BSA0, CUUSS37BSA0
Not Seasonally Adjusted
Series Title: All items in Houston-The Woodlands-Sugar Land, TX, all Houston-The Woodlands-Sugar Land, TX
Area: All items
Item: 1982-84=100
Base Period: 2023 to 2024
Years:

Year	2023	2024
Feb	263.537	272.772
Apr	267.002	274.834
Jun	268.379	274.100
Aug	271.154	275.644
Oct	270.329	276.116
Dec	270.133	272.952
	0.990390252	0.009609748
		*CPI-U
		0.96%

Exhibit E

Waller County Municipal Utility District No. 35
Exhibit B
Second Amendment to Schedule of Rates
Effective Date: March 1, 2025

I Basic Services –Per Month

A. Per Connection	\$ 2.67
-------------------	---------

II Water Taps

A. For each resident water connection 5/8" X 3/4" meter, material and up to 40 feet of road boring per connection	\$ 675.00
--	-----------

B. For each resident water connection 3/4" X 3/4" meter, material and up to 40 feet of road boring per connection	\$ 775.00
--	-----------

C. All other water tap charges to be quoted and approved By the District	Per Quote
---	-----------

III Inspection Services

A. Residential Sewer Tap Inspection	\$ 53.33
-------------------------------------	----------

B. Commercial Sewer Tap Inspection	Per Quote
------------------------------------	-----------

C. Pre-Builder Inspection	\$ 53.33
---------------------------	----------

D. Builder Final Inspection	\$ 53.33
-----------------------------	----------

E. Grease Trap Inspection	\$ 53.33
---------------------------	----------

F. Swimming Pool or Hot Tub Inspection	\$ 69.33
--	----------

G. Residential Customer Service Certification	\$ 69.33
---	----------

H. Commercial Customer Service Certification	Per Quote
--	-----------

I. Residential Backflow Prevention Device Test	\$ 106.65
--	-----------

J. Commercial Backflow Prevention Device Test	Per Quote
---	-----------

K. Backflow Program Administration, Per Device, Per Year	\$ 101.32
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IV Labor Rates	per hour
-----------------------	-----------------

A. Contract Manager / Principal	\$ 106.65
---------------------------------	-----------

B. Manager	\$ 85.32
------------	----------

C. Supervisor	\$ 74.66
---------------	----------

D. Plant Operator	\$ 67.00
-------------------	----------

E. Mechanical Technician	\$ 58.66
--------------------------	----------

F. Maintenance Technician	\$ 48.00
G. Equipment Operator	\$ 51.20
H. Service Technician	\$ 44.80
I. Skilled Laborer	\$ 38.00
J. Administrative	\$ 75.00

V Equipment Rates **per hour**

A. Backhoe with Trailer	\$ 51.20
B. Utility Truck	\$ 21.33
C. Flat Bed / One Ton	\$ 28.79
D. Mechanical Truck	\$ 35.34
E. Maintenance Truck	\$ 31.99
F. Crane Truck	\$ 69.33

VI Billing and Collections

A. Postage	At Cost
B. Billing Supplies	At Cost
C. Disconnect/Reconnect Fees	\$ 53.33
D. Transfer Set-up Fees	\$ 37.32
E. Delinquent Letter Fees	\$ 10.66
F. Return Check Fee	\$ 30.00

VII Other Services and Charges

A. Laboratory Analysis	At Cost
B. Repair Materials	Cost Plus 15%
C. Subcontract Repairs	Cost Plus 15%
D. Administrative Fee for Bill Direct Processing, per item	\$ 26.66

Overtime rates of time and one-half will apply for work performed before 7:30 A.M. and after 4:00 P.M., in excess of 8 hours per day or 40 hours per week, and on weekends and holidays.

Rates are subject to an annual adjustment on the anniversary date of the executed Agreement, based on the Consumer Price Index (CPI-U) as published by the Bureau of Labor Statistics for the Houston-Sugar Land-The Woodlands urban area.

[EXECUTION PAGE FOLLOWS]

WALLER COUNTY MUNICIPAL UTILITY DISTRICT No. 35



Title:

Vicoria Battistini

Name

2/24/25

Date

MUNICIPAL DISTRICT SERVICES, LLC



Title: Senior A/P Business Relations

p. Dana Hollingsworth

Name

2/24/2025

Date

Exhibit F



2322 W. Grand Parkway N, Suite 150
Katy, Texas 77449
Tel: 832.913.4000
www.quiddity.com

February 6, 2025

Board of Directors
Waller County Municipal Utility District No. 35
Schwartz, Page & Harding, L.L.P.
1300 Post Oak Boulevard, Suite 2500
Houston, Texas 77056

Re: Engineering Report
Board Meeting of February 10, 2025

Dear Directors:

This report summarizes our activities during the past month:

6a. Authorizing the design, advertisement for bids and/or award of the construction contracts or concurrence in the award of a contract for the construction of water, sanitary sewer, drainage, and/or paving facilities within the District, and authorize acceptance of a Texas Ethics Commission ("TEC") Form 1295, including:

a) **No active design projects at this time.**

6b. Status of construction contracts, including the approval of any pay estimates, change orders and/or acceptance of facilities for operation and maintenance purposes, and authorize acceptance of TEC Form 1295:

a) **Sunterra Section 47 WS&D Facilities:**

Original Contract Amount - \$837,317.50

Revised Contract Amount – \$

Contractor: Blazey Construction Services, LLC

Pay Estimate No. 2: \$174,924.90

CO No. 1: \$

i. Contractor is has completed second stage utilities.

ii. We received Pay Estimate No. 3 for in the amount of \$31,312.26 for Board's approval.

Action Item: Approval of Pay Estimate No. 3

b) **Sunterra Section 47 Paving Facilities:**

Original Contract Amount - \$823,129.50

Revised Contract Amount – \$889,410.65

Contractor: Allgood Construction Company, Inc.

Pay Estimate No. 2: \$716,010.09

CO No. 1: \$66,281.15

i. Contractor is working on final punch list items for Waller County .

ii. We received Pay Estimate No. 3 for in the amount of \$73,766.97 for Board's approval.

Action Item: Approval of Pay Estimate No. 3



QUIDDITY

c) Sunterra Section 56 WS&D Facilities:

Original Contract Amount - \$425,250.00

Revised Contract Amount – \$432,700.00

Contractor: Fellers & Clark, LP

Pay Estimate No. 1: \$370,819.20

CO No. 1: \$7,450.00

- i. Final inspection has been completed.

Action Item: None

d) Sunterra Section 56 Paving Facilities:

Original Contract Amount - \$612,988.99

Revised Contract Amount – \$562,365.19

Contractor: Allgood Construction Company, Inc.

Pay Estimate No. 3: \$59,334.66

CO No. 1: \$-50,623.80

- i. Contractor is complete with this project and the pavement has been accepted into the 1-year maintenance period.
- ii. We received Pay Estimate No. 4 for in the amount of \$14,298.53 for Board's approval.
- iii. We received Pay Estimate No. 5 & Final for in the amount of \$56,236.52 for Board's approval.
- iv. We received Change Order No. 1 for adjustment to final quantities in the amount of \$-50,623.80 for the Boards Approval.

Action Item: Approval of Pay Estimate No. 4, Pay Estimate No. 5 & Final and Change Order No. 1

e) Sunterra Section 65 & 66 WS&D Facilities:

Original Contract Amount - \$1,517,214.37

Revised Contract Amount – \$1,502,839.37

Contractor: Principal Services, Ltd.

Pay Estimate No. 3: \$64,270.35

CO No. 1: -\$14,375.00

- i. Contractor is working on punch list items from the final inspection.
- ii. We received Pay Estimate No. 4 for in the amount of \$78,070.80 for Board's approval.

Action Item: Approval of Pay Estimate No. 4

f) Sunterra Section 65 & 66 Paving Facilities:

Original Contract Amount - \$1,183,547.45

Revised Contract Amount – \$1,211,422.10

Contractor: Allgood Construction Company, Inc.

Pay Estimate No. 5: \$42,046.85

CO No. 2: \$13,639.70

- i. Contractor is working on punch list items from the final inspection.

Action Item: None



QUIDDITY

g) Sunterra Section 69 WS&D Facilities:

Original Contract Amount - \$1,199,717.70

Revised Contract Amount – \$

Contractor: R Construction Civil, LLC

- i. Contractor is complete with project.

Action Item: None

Pay Estimate No. 4: \$70,604

CO No. 1: \$

h) Sunterra Section 69 Paving Facilities:

Original Contract Amount - \$1,050,199.93

Revised Contract Amount – \$1,018,633.21

Contractor: Allgood Construction Company, Inc.

- i. Pavement has been accepted into the 1-year maintenance period.
- ii. We received Pay Estimate No. 5 & Final for in the amount of \$20,372.66 for Board's approval.
- iii. We received Change Order No. 2 for adjustment to final quantities in the amount of \$-2,723.00 for the Boards Approval.

Action Item: Approval of Pay Estimate No. 5 & Final and Change Order No. 2

Pay Estimate No. 4: \$8,194.38

CO No. 1: -\$28,843.72

i) Sunterra Section 70 WS&D Facilities:

Original Contract Amount - \$876,500.00

Revised Contract Amount – \$

Contractor: Fellers & Clark, LP

- i. Contractor is complete with the project.

Action Item: None

Pay Estimate No. 3: \$81,765.29

CO No. 1: \$

j) Sunterra Section 70 Paving Facilities:

Original Contract Amount - \$777,060.22

Revised Contract Amount – \$

Contractor: Hurtado Construction Company

- i. Contractor is working on final punch list items from Waller County.

Action Item: None

Pay Estimate No. 2: \$101,822.92

CO No. 1: \$

k) Sunterra Section 72 WS&D Facilities:

Original Contract Amount - \$1,370,314.40

Revised Contract Amount – \$1,370,314.40

Contractor: TexaSite, LLC

- i. Contractor is complete with the project.
- ii. We received Pay Estimate No. 5 & Final for in the amount of \$68,362.05 for Board's approval.

Action Item: Approval of Pay Estimate No. 5 & Final

Pay Estimate No. 4: \$111,097.85

CO No. 1: \$



QUIDDITY

l) Sunterra Section 72 Paving Facilities:

Original Contract Amount - \$940,069.99

Revised Contract Amount – \$1,113,536.47

Contractor: Allgood Construction Company, Inc.

Pay Estimate No. 4: \$70,873.48

CO No. 1: \$173,466.48

- i. Pavement has been accepted into the 1-year maintenance period.
- ii. We received Pay Estimate No. 5 & Final for in the amount of \$22,197.58 for Board's approval.

Action Item: Approval of Pay Estimate No. 5 & Final

m) Sunterra Section 73 WS&D Facilities:

Original Contract Amount - \$1,318,770.80

Revised Contract Amount – \$1,318,770.80

Contractor: R Construction Civil, LLC

Pay Estimate No. 5: \$66,072.50

CO No. 1: \$

- i. Contractor is complete with the project.

Action Item: None

n) Sunterra Section 73 Paving Facilities:

Original Contract Amount - \$1,112,197.25

Revised Contract Amount – \$1,112,197.25

Contractor: Hassell Construction Group, LLC

Pay Estimate No. 2: \$379,548.94

CO No. 1: \$

- i. Contractor is working on Waller County punch list.
- ii. We received Pay Estimate No. 4 for in the amount of \$179,887.52 for Board's approval.
- iii. We received Change Order No. 1 for adjustment to final quantities and removal of unused items in the amount of \$-20,179.00 for the Boards Approval.

Action Item: Approval of Pay Estimate No. 4 and Change Order No. 1

o) Sunterra Section 74 WS&D Facilities:

Original Contract Amount - \$1,551,371.15

Revised Contract Amount – \$

Contractor: Blazey Construction Services, LLC

Pay Estimate No. 4: \$4,854.98

CO No. 1: \$

- i. Contractor has completed second stage utilities.
- ii. We received Pay Estimate No. 5 in the amount of \$47,377.17 for the Board's approval.

Action Item: Approval of Pay Estimate No. 5

p) Sunterra Section 74 Paving Facilities:

Original Contract Amount - \$1,157,989.35

Revised Contract Amount – \$

Contractor: Allgood Construction Company, Inc.

Pay Estimate No. 3: \$345,569.95

CO No. 1: \$

- i. Contractor is finalizing lot grading.
- ii. We received Pay Estimate No. 5 in the amount of \$6,880.14 for Board's approval.

Action Item: Approval of Pay Estimate No. 5



QUIDDITY

q) Sunterra Section 75 WS&D Facilities:

Original Contract Amount - \$1,164,281.80

Revised Contract Amount – \$

Contractor: Bay Utilities, LLC

Pay Estimate No. 3: \$82,160.09

CO No. 1: \$

- i. Contractor is has completed second stage utilities and working on utility testing.

Action Item: None

r) Sunterra Section 75 Paving Facilities:

Original Contract Amount - \$906,745.92

Revised Contract Amount – \$986,545.92

Contractor: Hurtado Construction Co.

Pay Estimate No. 1: \$462,307.87

CO No. 1: \$79,800.00

- i. Contractor has completed lot grading.

Action Item: None

s) Sunterra Section 76 & 77 WS&D Facilities:

Original Contract Amount - \$1,670,098.26

Revised Contract Amount – \$1,770,497.31

Contractor: Blazey Construction Services, LLC

Pay Estimate No. 4: \$382,843.81

CO No. 1: \$54,150.00

- i. Contractor is complete with first stage utilities.

Action Item: None

t) Sunterra Section 76 & 77 Paving Facilities:

Original Contract Amount - \$1,296,389.37

Revised Contract Amount – \$1,290,706.46

Contractor: Allgood Construction Company, Inc.

Pay Estimate No. 1: \$118,083.13

CO No. 1: \$

- i. Contractor continuing stabilizing and continuing pouring concrete.
- ii. We received Pay Estimate No. 2 in the amount of \$538,664.15 for Board's approval.
- iii. We received Change Order No. 1 for adjustment to final quantities utilized in subgrade stabilization in the amount of \$-5,682.91 for the Boards Approval.

Action Item: Approval of Pay Estimate No. 2 and Change Order No. 1

u) Sunterra Section 78 WS&D Facilities:

Original Contract Amount - \$1,666,448.59

Revised Contract Amount – \$1,665,443.59

Contractor: Lonnie Lischka Company, LP

Pay Estimate No. 3: \$43,234.97

CO No. 1: -\$1,005.00

- i. Contractor is working on second stage utilities.

Action Item: None



v) Sunterra Section 78 Paving Facilities:

Original Contract Amount - \$1,412,626.69

Revised Contract Amount – \$ -1,405,018.17

Contractor: Allgood Construction Company, Inc.

Pay Estimate No. 1: \$670,519.22

CO No. 1: \$ -7,608.52

- i. Contractor has completed pavement and working on finalizing lot grading.
- ii. We received Pay Estimate No. 3 in the amount of \$486,283.20 for Board's approval.

Action Item: Approval of Pay Estimate No. 3

6c. Acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District:

- a) **Quitclaim Conveyance of Utility Facilities – Water, sanitary sewer, and drainage facilities serving Sunterra Section 71 (TexaSite,LCC)**
- b) **Special Warranty Deed(s) conveying recreational sites to the District, and approval of revised Exhibit to Maintenance Agreement relation to Recreational Facilities between District and Sunterra Property Owners Association, Inc:**

6d. Review and approval of Stormwater Quality Management Plans related to construction Contracts.

- a) **None at this time.**

6e. Status of acceptance by Waller County of Streets for maintenance; authorize any action required in connection therewith.

- a) **Sunterra Sec 49:** The section was reinspected by Waller County and Quiddity and the punch list was revised a little. We are awaiting updated pricing for non-warranty repairs on the punch list by the contractor.

6f. Status of the Summary of Costs for Series 2025 WS&D Bonds and BAN.

- a) **2025 WS&D Bond w/ BAN:** The bond application is under review by the TCEQ and the pre-purchase inspection has passed.

Should you have any questions or need any additional information, please call.

Sincerely,

Blair M. Bozoarth, PE

Enclosures

cc/enc: Ms. Christina Cole– Schwart, Page & Harding, L.L.P.

BMB/

K:\17165\17165-0900-00 WCMUD No. 35 General Consultation- 2021\Meeting Files\Status Reports\2025\01 - January\WALLER COUNTY MUD NO. 35 ENGINEERING REPORT.docx

Exhibit G

Exhibit A
Facilities

Restricted Reserves "A", "B" and "C", of Sunterra Section 46, a subdivision in Waller County, Texas, according to the map or plat thereof recorded at Film Code No. 2301020 of the Plat Records of Waller County, Texas.

Restricted Reserves "A", "B", "C", and "D", of Sunterra Section 48, a subdivision in Waller County, Texas, according to the map or plat thereof recorded at Film Code No. 2400496 of the Plat Records of Waller County, Texas.

Restricted Reserves "A", "B", "C", "D", "E", "F", "G" and "H", of Sunterra Section 49, a subdivision in Waller County, Texas, according to the map or plat thereof recorded at Film Code No. 2215868 of the Plat Records of Waller County, Texas.

Restricted Reserves "A", "B", "C", "D", "E" and "F", of Sunterra Section 50, a subdivision in Waller County, Texas, according to the map or plat thereof recorded at Film Code No. 2215869 of the Plat Records of Waller County, Texas.

Restricted Reserves "A", "B", and "C", of Sunterra Section 53, a subdivision in Waller County, Texas, according to the map or plat thereof recorded at Film Code No. 2309708 of the Plat Records of Waller County, Texas.

Restricted Reserves "A" and "B", of Sunterra Section 54, a subdivision in Waller County, Texas, according to the map or plat thereof recorded at Film Code No. 2314968 of the Plat Records of Waller County, Texas.

Restricted Reserve "A", of Sunterra Section 55, a subdivision in Waller County, Texas, according to the map or plat thereof recorded at Film Code No. 2406276 of the Plat Records of Waller County, Texas.

Restricted Reserves "A", "C", "D", and "E" of Sunterra Section 65, a subdivision in Waller County, Texas, according to the map or plat thereof recorded at Film Code No. 2406277 of the Plat Records of Waller County, Texas.

Restricted Reserves "A", "B", "C", and "D" of Sunterra Section 66, a subdivision in Waller County, Texas, according to the map or plat thereof recorded at Film Code No. 2406279 of the Plat Records of Waller County, Texas.

Restricted Reserves "A" and "B", of Sunterra Section 67, a subdivision in Waller County, Texas, according to the map or plat thereof recorded at Film Code No. 2401327 of the Plat Records of Waller County, Texas.

Restricted Reserves "A", "B", and "C", of Sunterra Section 68, a subdivision in Waller County, Texas, according to the map or plat thereof recorded at Film Code No. 2410329 of the Plat Records of Waller County, Texas.

Restricted Reserves "A","B", "C", "D", "E", and "F", of Sunterra Section 69, a subdivision in Waller County, Texas, according to the map or plat thereof recorded at Film Code No. 2410331 of the Plat Records of Waller County, Texas.

Restricted Reserves "A", "B", and "F", of Sunterra Section 70, a subdivision in Waller County, Texas, according to the map or plat thereof recorded under County Clerk's File No. 2414326 of the Map Records of Waller County, Texas.

Restricted Reserves "C" and "D", of Sunterra Section 70, a subdivision in Waller County, Texas, according to the map or plat thereof recorded under County Clerk's File No. 2414326 of the Map Records of Waller County, Texas.

Restricted Reserve "E", of Sunterra Section 70, a subdivision in Waller County, Texas, according to the map or plat thereof recorded under County Clerk's File No. 2414326 of the Map Records of Waller County, Texas.

Restricted Reserves "A","B", "C", and "D" of Sunterra Section 71, a subdivision in Waller County, Texas, according to the map or plat thereof recorded at Film Code No. 2410333 of the Plat Records of Waller County, Texas.

Restricted Reserves "A","B", and "C", of Sunterra Section 72, a subdivision in Waller County, Texas, according to the map or plat thereof recorded at Film Code No. 2410334 of the Plat Records of Waller County, Texas.

Restricted Reserves "A","B", "C", "D", "E", and "F", of Sunterra Section 73, a subdivision in Waller County, Texas, according to the map or plat thereof recorded at Film Code No. 2411085 of the Plat Records of Waller County, Texas.

Restricted Reserves "B", "C", "D", "F", and "G" of Sunterra Section 74, a subdivision in Waller County, Texas, according to the map or plat thereof recorded at Film Code No. 2411788 of the Plat Records of Waller County, Texas.

Restricted Reserves "A","B", "D", "E", and "F" of Sunterra Section 75, a subdivision in Waller County, Texas, according to the map or plat thereof recorded at Film Code No. 2411087 of the Plat Records of Waller County, Texas.

Restricted Reserves "A","B", and "C", of Sunterra Section 76, a subdivision in Waller County, Texas, according to the map or plat thereof recorded at Film Code No. 2412905 of the Plat Records of Waller County, Texas.

Restricted Reserve "B", of Sunterra Section 77, a subdivision in Waller County, Texas, according to the map or plat thereof recorded at Film Code No. 2412906 of the Plat Records of Waller County, Texas.

Restricted Reserves "A", "B", "E", "G", "H" and "I" of Sunterra Section 78, a subdivision in Waller County, Texas, according to the map or plat thereof recorded at Film Code No. 2412908 of the Plat Records of Waller County, Texas.

Restricted Reserve "C" of Tantara Bend Drive Street Dedication And Detention Reserves, a subdivision in Waller County, Texas, according to the map or plat thereof recorded at Film Code No. 2410339 of the Plat Records of Waller County, Texas.

AGREED to and accepted, to be effective the 10th day of February, 2025.

WALLER COUNTY MUNICIPAL
UTILITY DISTRICT NO. 35

SUNTERRA PROPERTY OWNERS
ASSOCIATION, INC.

By: 
Title: President, Board of Directors

By: _____
Title: _____

AGREED to and accepted, to be effective the 10th day of ^{February}~~March~~, 2025.

WALLER COUNTY MUNICIPAL
UTILITY DISTRICT NO. 35

SUNTERRA PROPERTY OWNERS
ASSOCIATION, INC.

By: _____

Title: _____, Board of Directors

By: Bill Kempore

Title: President

Exhibit H

RESOLUTION ADOPTING PREVAILING WAGE RATE SCALE
FOR CONSTRUCTION PROJECTS

WHEREAS, Waller County Municipal Utility District No. 35 (the "District") has been heretofore duly created and organized; and

WHEREAS, Chapter 2258, Texas Government Code ("Chapter 2258"), requires the District to determine the general prevailing rate of per diem wages for each craft or type of worker in the locality in which a construction project for the District is to be performed and the general prevailing rate of per diem wages for legal holiday and overtime work; and

WHEREAS, Chapter 2258 provides that a worker employed on a construction project by or on behalf of the District shall be paid not less than said general prevailing rates, as applicable; and

WHEREAS, Chapter 2258 provides that a contractor which is awarded a construction contract for the District, or a subcontractor of the contractor, shall pay not less than the rates determined as set forth above to a worker employed in the execution of such contract for a construction project; and

WHEREAS, Chapter 2258 applies to construction projects paid for in whole or in part from funds of the District, regardless of whether the work is done under the District's supervision or direction; and

WHEREAS, the Board of Directors of the District (the "Board") has determined the general prevailing rate of per diem wages by using the prevailing wage rate as determined by the United States Department of Labor in accordance with the Davis-Bacon Act (40 U.S.C. Section 276a *et seq.*), as amended, and has determined to adopt a Prevailing Wage Rate Scale for Construction Projects for the District. Now, Therefore,

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 35, THAT:

Section 1: The Board has determined the general prevailing rate of per diem wages for each craft or type of worker in the locality in which a construction project for the District is to be performed and the general prevailing rate of per diem wages for legal holiday and overtime work by using the prevailing wage rate as determined by the United States Department of Labor in accordance with the Davis-Bacon Act (40 U.S.C. Section 276a *et seq.*), as amended, and further, the Board has determined that the wage rates in the Prevailing Wage Rate Scale for Construction Projects (comprised of one or more United States Department of Labor wage determination scales for each project type) attached hereto as Exhibit A are the general prevailing wage rates for construction projects by or on behalf of the District.

Section 2: The District hereby adopts the Prevailing Wage Rate Scale for Construction Projects attached hereto as Exhibit A, which establishes minimum rates for each project type that

shall be used by all contractors and their subcontractors on construction projects by or on behalf of the District.

Section 3: A contractor or subcontractor on a construction project by or on behalf of the District shall maintain records as required by Chapter 2258 and shall be subject to the penalties, forfeitures, and withholding of money for failure to comply with this Resolution and/or pending a final determination of an alleged violation, as provided in Chapter 2258.

Section 4: The District engineer is hereby directed and authorized to specify the wage rates adopted hereunder for each project type in all specifications for bids and contracts for construction projects by or on behalf of the District.

Section 5: Any prior Resolution Adopting Prevailing Wage Rate Scale for Construction Projects previously adopted by the Board is hereby revoked.

PASSED and ADOPTED this 24th day of February, 2025.



President, Board of Directors

ATTEST:



Secretary, Board of Directors



EXHIBIT A

PREVAILING WAGE RATE SCALE FOR CONSTRUCTION PROJECTS

United States Department of Labor

Wage Determination Scale TX 38

Construction Type: Heavy Construction Projects (For Paving Projects)

Counties: Brazoria, Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery and Waller

"General Decision Number: TX20250038 01/03/2025

Superseded General Decision Number: TX20240038

State: Texas

Construction Type: Highway

Counties: Austin, Brazoria, Chambers, Fort Bend, Galveston, Hardin, Harris, Jefferson, Liberty, Montgomery, Orange, San Jacinto and Waller Counties in Texas.

HIGHWAY CONSTRUCTION PROJECTS (excluding tunnels, building structures in rest area projects & railroad construction; bascule, suspension & spandrel arch bridges designed for commercial navigation, bridges involving marine construction; and other major bridges).

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(1).

If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022: 	. Executive Order 14026 generally applies to the contract. . The contractor must pay all covered workers at least \$17.75 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2025.
If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January	. Executive Order 13658 generally applies to the contract. . The contractor must pay all covered workers at least

30, 2022:	\$13.30 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2025.
-----------	--

The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at <http://www.dol.gov/whd/govcontracts>.

Modification Number	Publication Date
0	01/03/2025

SUTX2011-013 08/10/2011

	Rates	Fringes
CEMENT MASON/CONCRETE FINISHER (Paving and Structures).....	\$ 12.98	**
ELECTRICIAN.....	\$ 27.11	
FORM BUILDER/FORM SETTER		
Paving & Curb.....	\$ 12.34	**
Structures.....	\$ 12.23	**
LABORER		
Asphalt Raker.....	\$ 12.36	**
Flagger.....	\$ 10.33	**
Laborer, Common.....	\$ 11.02	**
Laborer, Utility.....	\$ 11.73	**
Pipelayer.....	\$ 12.12	**
Work Zone Barricade Servicer.....	\$ 11.67	**
PAINTER (Structures).....	\$ 18.62	

POWER EQUIPMENT OPERATOR:

Asphalt Distributor.....	\$ 14.06	**
Asphalt Paving Machine.....	\$ 14.32	**
Broom or Sweeper.....	\$ 12.68	**
Concrete Pavement Finishing Machine.....	\$ 13.07	**
Concrete Paving, Curing, Float, Texturing Machine....	\$ 11.71	**
Concrete Saw.....	\$ 13.99	**
Crane, Hydraulic 80 Tons or less.....	\$ 13.86	**
Crane, Lattice boom 80 tons or less.....	\$ 14.97	**
Crane, Lattice boom over 80 Tons.....	\$ 15.80	**
Crawler Tractor.....	\$ 13.68	**
Excavator, 50,000 pounds or less.....	\$ 12.71	**
Excavator, Over 50,000 pounds.....	\$ 14.53	**
Foundation Drill, Crawler Mounted.....	\$ 17.43	**
Foundation Drill, Truck Mounted.....	\$ 15.89	**
Front End Loader 3 CY or Less.....	\$ 13.32	**
Front End Loader, Over 3 CY.	\$ 13.17	**
Loader/Backhoe.....	\$ 14.29	**
Mechanic.....	\$ 16.96	**
Milling Machine.....	\$ 13.53	**
Motor Grader, Fine Grade....	\$ 15.69	**
Motor Grader, Rough.....	\$ 14.23	**
Off Road Hauler.....	\$ 14.60	**
Pavement Marking Machine....	\$ 11.18	**
Piledriver.....	\$ 14.95	**
Roller, Asphalt.....	\$ 11.95	**
Roller, Other.....	\$ 11.57	**
Scraper.....	\$ 13.47	**
Spreader Box.....	\$ 13.58	**
Servicer.....	\$ 13.97	**
Steel Worker		
Reinforcing Steel.....	\$ 15.15	**
Structural Steel Welder.....	\$ 12.85	**
Structural Steel.....	\$ 14.39	**

TRUCK DRIVER

Low Boy Float.....	\$ 16.03 **
Single Axle.....	\$ 11.46 **
Single or Tandem Axle Dump..	\$ 11.48 **
Tandem Axle Tractor w/Semi	
Trailer.....	\$ 12.27 **

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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** Workers in this classification may be entitled to a higher minimum wage under Executive Order 14026 (\$17.75) or 13658 (\$13.30). Please see the Note at the top of the wage determination for more information. Please also note that the minimum wage requirements of Executive Order 14026 are not currently being enforced as to any contract or subcontract to which the states of Texas, Louisiana, or Mississippi, including their agencies, are a party.

Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

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Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

Union Average Rate Identifiers

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A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

Survey Rate Identifiers

The ""SU"" identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

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WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

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The request should be accompanied by a full statement of the interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative

Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
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END OF GENERAL DECISION"

United States Department of Labor

Wage Determination Scale TX 63

**Construction Type: Heavy Construction Projects (Includes
Flood Control)**

Counties: Montgomery and Waller

"General Decision Number: TX20250063 01/03/2025

Superseded General Decision Number: TX20240063

State: Texas

Construction Type: Heavy

Counties: Montgomery and Waller Counties in Texas.

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(1).

If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022: 	. Executive Order 14026 generally applies to the contract. . The contractor must pay all covered workers at least \$17.75 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2025.
If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022: 	. Executive Order 13658 generally applies to the contract. . The contractor must pay all covered workers at least \$13.30 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2025.

The applicable Executive Order minimum wage rate will be

adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at <http://www.dol.gov/whd/govcontracts>.

Modification Number	Publication Date
0	01/03/2025

SFTX0669-001 04/01/2024

	Rates	Fringes
SPRINKLER FITTER (Fire Sprinklers).....	\$ 36.15	23.88

SUTX2005-024 06/14/2005

	Rates	Fringes
Carpenter.....	\$ 14.38 **	
Ironworker, reinforcing:.....	\$ 11.29 **	
Laborers:		
Common - Montgomery County..	\$ 8.83 **	0.94
Common - Waller County.....	\$ 8.97 **	0.88
Landscape.....	\$ 7.35 **	
Mason Tender Cement.....	\$ 9.96 **	
Pipelayer - Montgomery County.....	\$ 10.04 **	
Pipelayer - Waller County...	\$ 10.07 **	
CEMENT MASON/CONCRETE FINISHER...	\$ 11.37 **	1.13
ELECTRICIAN.....	\$ 18.40	1.34
Formbuilder/Formsetter.....	\$ 13.35 **	1.17

PIPEFITTER.....	\$ 17.00 **	0.04
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POWER EQUIPMENT OPERATOR:

Backhoe.....	\$ 13.25 **	
Bulldozer - Montgomery		
County.....	\$ 13.12 **	
Bulldozer - Waller County...	\$ 12.46 **	
Crane.....	\$ 14.91 **	0.58
Excavator.....	\$ 16.74 **	
Front End Loader -		
Montgomery County.....	\$ 12.30 **	0.57
Front End Loader - Waller		
County.....	\$ 11.75 **	0.92
Grader.....	\$ 12.20 **	1.48
Tractor.....	\$ 12.38 **	1.51

TRUCK DRIVER

Montgomery County.....	\$ 11.82 **	0.92
Waller County.....	\$ 12.28 **	0.98

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other

health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at

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A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

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the classifications and rates under the ?SA? identifier took effect under state law in the state from which the rates were adopted.

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END OF GENERAL DECISION"

Wage Determination Scale TX 272

Construction Type: Building Construction Projects

County: Waller

"General Decision Number: TX20250272 01/03/2025

Superseded General Decision Number: TX20240272

State: Texas

Construction Type: Building

County: Waller County in Texas.

BUILDING CONSTRUCTION PROJECTS (does not include single family homes or apartments up to and including 4 stories).

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(1).

If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022: 	. Executive Order 14026 generally applies to the contract. . The contractor must pay all covered workers at least \$17.75 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2025.
If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022: 	. Executive Order 13658 generally applies to the contract. . The contractor must pay all covered workers at least \$13.30 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2025.

The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

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Modification Number	Publication Date
0	01/03/2025

ASBE0022-009 07/03/2023

	Rates	Fringes
ASBESTOS WORKER/HEAT & FROST INSULATOR (Duct, Pipe and Mechanical System Insulation).....	\$ 28.35	16.02

BOIL0074-003 07/01/2023

	Rates	Fringes
BOILERMAKER.....	\$ 37.00	24.64

CARP0551-008 04/01/2021

	Rates	Fringes
CARPENTER (Excludes Acoustical Ceiling Installation, Drywall Hanging, Form Work and Metal Stud Installation).....	\$ 25.86	9.08

ELEC0716-005 08/29/2023

	Rates	Fringes
ELECTRICIAN (Excludes Low Voltage Wiring and		

Installation of Alarms).....	\$ 34.50	10.41
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ELEV0031-003 01/01/2024

	Rates	Fringes
ELEVATOR MECHANIC.....	\$ 51.32	37.885+a+b

FOOTNOTES:

A. 6% under 5 years based on regular hourly rate for all hours worked. 8% over 5 years based on regular hourly rate for all hours worked.

B. Holidays: New Year's Day; Memorial Day; Independence Day; Labor Day; Thanksgiving Day; Friday after Thanksgiving Day; Christmas Day; and Veterans Day.

ENGI0450-002 04/01/2024

	Rates	Fringes
POWER EQUIPMENT OPERATOR Cranes.....	\$ 39.47	10.39

IRON0084-011 06/01/2024

	Rates	Fringes
IRONWORKER, ORNAMENTAL.....	\$ 28.26	8.13

PLAS0783-001 04/01/2023

	Rates	Fringes
PLASTERER.....	\$ 31.34	10.30

PLUM0068-002 10/01/2023

	Rates	Fringes
PLUMBER.....	\$ 34.86	11.68

PLUM0211-010 10/01/2024

	Rates	Fringes
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PIPEFITTER (Including HVAC Pipe Installation).....	\$ 41.14	11.86
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SHEE0054-006 04/01/2020

	Rates	Fringes
SHEET METAL WORKER		
Excludes HVAC Unit Installation.....	\$ 29.70	13.85
HVAC Duct Installation Only..	\$ 29.70	13.85

SUTX2014-050 07/21/2014

	Rates	Fringes
ACOUSTICAL CEILING MECHANIC.....	\$ 16.41 **	3.98
BRICKLAYER.....	\$ 19.86	0.00
CAULKER.....	\$ 15.36 **	0.00
CEMENT MASON/CONCRETE FINISHER...	\$ 13.82 **	0.00
DRYWALL FINISHER/TAPER.....	\$ 16.28 **	3.67
DRYWALL HANGER AND METAL STUD INSTALLER.....	\$ 17.45 **	3.96
ELECTRICIAN (Alarm Installation Only).....	\$ 17.97	3.37
ELECTRICIAN (Low Voltage Wiring Only).....	\$ 18.00	1.68
FLOOR LAYER: Carpet.....	\$ 20.00	0.00
FORM WORKER.....	\$ 12.57 **	0.00
GLAZIER.....	\$ 19.12	4.41
IRONWORKER, REINFORCING.....	\$ 12.10 **	0.00
IRONWORKER, STRUCTURAL.....	\$ 27.15	5.66
LABORER: Common or General.....	\$ 11.56 **	0.00

LABORER: Mason Tender - Brick...	\$ 13.37 **	0.00
LABORER: Mason Tender - Cement/Concrete.....	\$ 10.50 **	0.00
LABORER: Pipelayer.....	\$ 12.94 **	0.00
LABORER: Roof Tearoff.....	\$ 11.28 **	0.00
LABORER: Landscape and Irrigation.....	\$ 9.49 **	0.00
LATHER.....	\$ 19.73	0.00
OPERATOR: Backhoe/Excavator/Trackhoe.....	\$ 14.10 **	0.00
OPERATOR: Bobcat/Skid Steer/Skid Loader.....	\$ 13.93 **	0.00
OPERATOR: Bulldozer.....	\$ 20.77	0.00
OPERATOR: Drill.....	\$ 16.22 **	0.34
OPERATOR: Forklift.....	\$ 15.64 **	0.00
OPERATOR: Grader/Blade.....	\$ 13.37 **	0.00
OPERATOR: Loader.....	\$ 13.55 **	0.94
OPERATOR: Mechanic.....	\$ 17.52 **	3.33
OPERATOR: Paver (Asphalt, Aggregate, and Concrete).....	\$ 16.03 **	0.00
OPERATOR: Roller.....	\$ 16.00 **	0.00
PAINTER (Brush, Roller and Spray), Excludes Drywall Finishing/Taping.....	\$ 16.77 **	4.51
ROOFER.....	\$ 15.40 **	0.00
SHEET METAL WORKER (HVAC Unit Installation Only).....	\$ 19.67	2.24
SPRINKLER FITTER (Fire		

Sprinklers).....	\$ 22.17	9.70
TILE FINISHER.....	\$ 12.00 **	0.00
TILE SETTER.....	\$ 16.17 **	0.00
TRUCK DRIVER: 1/Single Axle Truck.....	\$ 14.95 **	5.23
TRUCK DRIVER: Dump Truck.....	\$ 12.39 **	1.18
TRUCK DRIVER: Flatbed Truck.....	\$ 19.65	8.57
TRUCK DRIVER: Semi-Trailer Truck.....	\$ 12.50 **	0.00
TRUCK DRIVER: Water Truck.....	\$ 12.00 **	4.11
WATERPROOFER.....	\$ 14.39 **	0.00

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to dba.reconsideration@dol.gov or by mail to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210.

=====

END OF GENERAL DECISION"

Exhibit I

SWPPP Inspections Waller County MUD 35

Sunterra Subdivision
Inspection Photo's
February 2025 MUD Meeting

Colin Walton, QCIS
Silt Solutions Inc.
8906 Cresting Ridge Dr
Richmond, TX 77406
colin@siltsolutionsinc.com
713-295-0274 cell



Waller County MUD No. 35

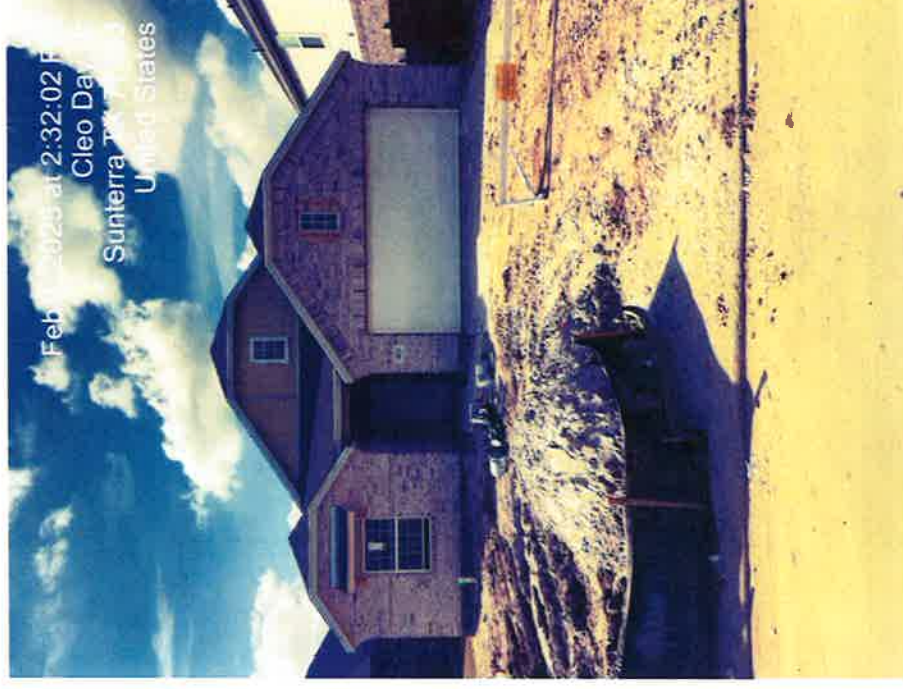
Inspection Date	Section #	Total Inspected	Total Out of Compliance	Builders Out of Compliance per Section
1/13/2025	46	7	6	Gehan (6)
1/20/2025	46	7	5	Gehan (5)
1/27/2025	46	7	4	Gehan (4)
2/3/2025	46	7	2	Gehan (2)
1/13/2025	48	5	0	
1/20/2025	48	4	0	
1/27/2025	48	8	0	
2/3/2025	48	8	0	
1/13/2025	50	11	5	Westin (3) Nuway (2)
1/20/2025	50	12	7	Westin (5) Nuway (2)
1/27/2025	50	12	4	Westin (4)
1/6/2025	50	6	2	Westin (2)

NOTE Remaining Sections within WC MUD No. 35 are not ready for inspections at this time per inspector

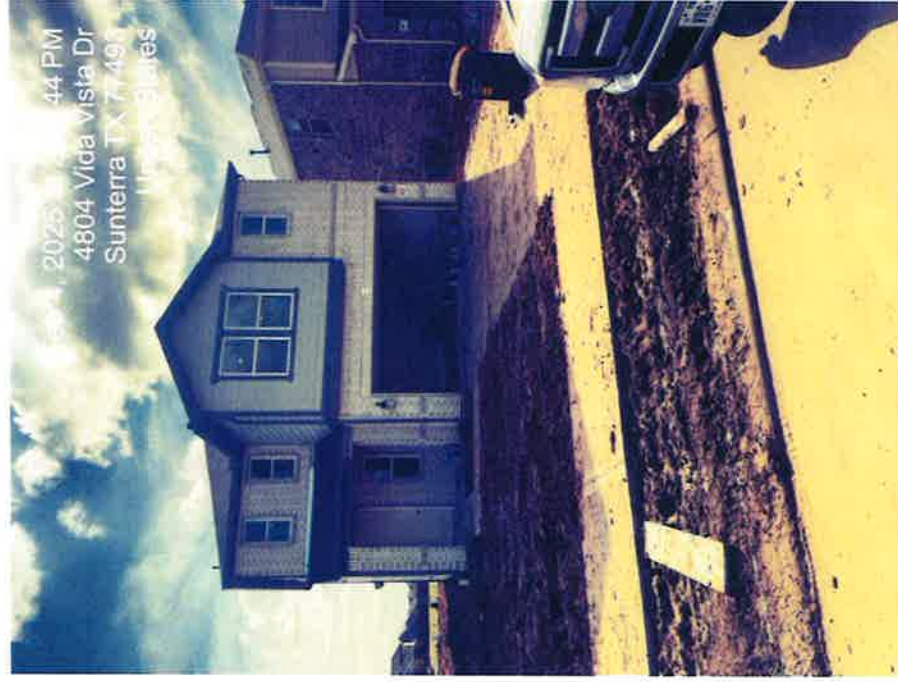
Sec 46 Blk 2 Lot 35



Sec 46 Blk 2 Lot 32



Sec 48 Blk 3 Lot 8



Sec 48 Blk 3 Lot 9



Sec 50 Blk 1 Lot 13



Sec 50 Blk 1 Lot 14



Exhibit J



February 24, 2025

Board of Directors
Waller County Municipal Utility District No. 35
c/o Swartz, Page & Harding, L.L.P.
1300 Post Oak Boulevard, Suite 2500
Houston, TX 77056

Attention: Cristina Cole

RE: *Landscape Architect Report - Construction of Landscape Improvements in Sunterra – Board Meeting of February 24, 2025*

Dear Directors:

This report summarizes our activities to date regarding the development of landscape open space projects for the Sunterra Development.

Landscape architecture matters, including authorize design of facilities, approve plans and specifications, authorize advertisement for bids, review bids and award contracts, approve pay estimates and change orders, and authorize final acceptance of projects, if appropriate, for the following:

Action Item - The following hardscape, landscape, and irrigation projects are ready for Board approval and signature.

1. Bartlett Road - \$839,785
 - a. Contractor – Earth First
2. East Pond – \$318,305
 - a. Contractor – Triple E
3. PH8 Parks - \$820,618
 - a. Contractor – DL Meacham
4. Section 69 – \$626,386
 - a. Contractor – Triple E
5. Sections 71-73 - \$436,239
 - a. Contractor – Triple E
6. Sections 74-75 - \$345,944
 - a. Contractor - JBM Landscapes
7. Stockdick Road- \$931,516
 - a. Contractor – Silver Sand Services
8. West and South Ponds – \$179,825
 - a. Contractor – Silver Sand Services
9. Sections 27 and 40 Parks - \$763,257
 - a. Contractor – DL Meacham

Action Item – Pay Applications and Change Orders:

1. East Pond – \$318,305 - Contractor – Triple E
 - a. Change Orders
 - i. #1 - Deduct - \$3,125 - Contract value change and change to purple pipe for irrigation
 - ii. #2 – Add 60 Days - Contract extension due to weather and other delays not controllable by the contractor.
 - b. Pay Applications
 - i. #1 – 10/2024 - \$49,902.07
 - ii. #2 – 11/2024 - \$21,335.09
 - iii. #3 – 12/2024 - \$129,589.97
 - iv. #4 – 01/2025 - \$6,564.64
2. Section 69 – \$626,386.00 - Contractor – Triple E
 - a. Pay Applications
 - i. #1 – 10/2024 - \$192,567.45
 - ii. #2 – 11/2024 - \$134,515.99
 - iii. #3 – 12/2024 - \$70,321.13
3. West and South Ponds – \$179,825.93 - Contractor – Silversand
 - a. Pay Applications
 - i. #1 – 10/2024 - \$15,892.19
 - ii. #2 – 11/2024 - \$55,412.84
4. Stockdick Rd – \$931,516.24 - Contractor – Silversand
 - a. Pay Applications
 - i. #1 – 11/2024 - \$12,602.46

Information Only - The following projects are in design, bidding, or contract coordination phases at this time:

1. Sections 70-76 – PGS - \$223,426
2. Sections 77-78 – PGS - \$158,102
3. Beckendorff Road – Silversand Services - \$176,467
4. North Pond - Triple E - \$271,858
5. PH6 Parks – Issue for Bid Est. 2/28/25
6. Section 55 – Issue for Bid Est. 6/09/25

Please contact me at (346-433-8025) or david.daughtry@kimley-horn.com should you have any questions.

Sincerely,



David Daughtry, ASLA

EXHIBIT K



Waller County Municipal Utility District No. 35
Landscape Architect's Report
February 24, 2025

Landscape Architecture matters, including the following:

- A. Request permission to authorize design/documentation phase, as appropriate, for the following construction projects:
 - i. **Phase 7 Package 4: Hardscape and Softscape (Sections 63 and 64)**
 - ii. **Phase 7 Package 5: Hardscape and Softscape (Sections 67 and 68)**
 - iii. **Phase 6 Package 7: Hardscape and Softscape (Sections 47 and 56)**
- B. Approve plans and specifications and authorize advertisement for bids for the following construction projects:
 - i. **Phase 7 Package 4: Hardscape and Softscape (Sections 63 and 64)**
 - ii. **Phase 7 Package 5: Hardscape and Softscape (Sections 67 and 68)**
- C. Review bids and award contracts, as appropriate, for the following construction projects:
 - i. **Phase 7 Package 3A: Hardscape and Softscape (Sections 65 and 66)**
 - 1) **Earth First Landscape \$275,515.35**
 - ii. **Phase 7 Package 3B: Hardscape and Softscape (Sections 65 and 66)**
 - 1) **JBM Landscape & Irrigation \$263,582.25**
- D. Approve Pay Estimates, change orders, and/or final acceptance, as appropriate, for the following construction projects:
 - **Phase 6 Pkg 2: Section 35-36 & 44 Landscape Improvements – Hardscape.** Project was awarded 10/25/2023 to DL Meachum. MUD contract executed 12/15/2023, NTP issued 1/30/24. **No action.**

Item	Amount	Notes
Original Contract	\$ 355,826.75	Comment(s)
Change Order #1	\$ 1,832.00	2/16/24
Pay Application #1	\$ 247,430.83	2/28/24
Change Order #2	\$ 31,872.80	03/18/2024
Pay Application #2	\$ 42,809.64	03/25/2024
Pay Application #3	\$ 24,658.02	04/24/2024
Change Order #3	\$ 2,650.50	04/05/2024
Change Order #4	\$ 29,686.00	04/29/2024
Pay Application #4	\$ 16,069.35	04/27/2024
Change Order #4	\$ (16,163.00)	07/24/2024
Pay Application #5	\$ 7,449.30	08/20/2024
Current Contract Value	\$ 376,019.05	
Balance to Finish	\$ 53,764.91	



- **Phase 6 Pkg 2: Section 35-36 & 44 Landscape Improvements - Softscape.** Project was awarded 10/25/2023 to Strickscapes. MUD contract executed 12/18/2023, NTP issued 11/17/23. **Approve Change Order #2.**

Item	Amount	Notes
<i>Original Contract</i>	\$ 961,108.33	<i>Comment(s)</i>
Pay Application #1	\$ 13,638.20	11/16/2023
Pay Application #2	\$ 280,084.29	02/29/2024
Pay Application #3	\$ 138,684.78	03/29/2024
Change Order #1	\$ 205,578.17	04/12/2024
Pay Application #4	\$ 309,107.46	05/09/2024
Pay Application #5	\$ 42,432.23	08/13/2024
Pay Application #6	\$ 32,780.42	09/06/2024
Pay Application #7	\$ 107,804.37	09/27/2024
Pay Application #8	\$ 80,771.62	10/04/2024
Change Order #2	\$ -13,610.14	11/05/2024
Pay Application #9	\$ 32,465.36	11/06/2024
Pay Application #10	\$ 115,307.64	11/06/2024
Current Contract Value	\$ 1,153,076.36	
Balance to Finish	\$ 0.00	

- **Phase 6 Pkg 3: Section 45 & 51-52 Landscape Improvements – Softscape & Hardscape.** Project was awarded 10/25/2023 to Strickscapes. MUD contract executed 12/20/2023, NTP issued 11/17/23. **No Action.**

Item	Amount	Notes
<i>Original Contract</i>	\$ 1,371,638.33	<i>Comment(s)</i>
Pay Application #1	\$ 19,127.65	11/17/2023
Pay Application #2	\$ 90,869.69	03/06/2024
Pay Application #3	\$ 36,619.43	03/29/2024
Change Order #1	\$ 303,818.54	04/24/2024
Pay Application #4	\$ 694,096.28	05/09/2024
Pay Application #5	\$ 214,756.35	06/05/2024
Change Order #2	\$ -99,406.65	08/02/2024
Change Order #3	\$ 28,642.91	08/16/2024
Pay Application #6	\$ 9,594.18	09/06/2024
Pay Application #7	\$ 229,242.76	09/06/2024
Change Order #4	\$ 24,850.43	09/12/2024
Pay Application #8	\$ 156,253.56	10/01/2024
Pay Application #9	\$ 16,029.31	11/06/2024
Pay Application #10	\$ 162,954.36	11/06/2024
Current Contract Value	\$ 1,629,543.56	
	\$ 0.00	



- **Phase 6 Pkg 4: Section 46 Landscape Improvements – Hardscape.** Project was awarded 11/9/23 to Oak Forest Construction. MUD contract executed 1/1/24, NTP issued 1/29/2024. **No Action.**

Item	Amount	Notes
<i>Original Contract</i>	\$ 25,131.50	<i>Comment(s)</i>
Pay Application #1	\$ 12,150.00	02/15/2024
Pay Application #2	\$ 9,568.35	03/14/2024
Pay Application #3	\$ 900.00	06/05/2024
Pay Application #4	\$ 2,513.15	06/05/2024
Current Contract Value	\$ 25,131.50	
Balance to Finish	\$ 0.00	

- **Phase 6 Pkg 4: Section 46 Landscape Improvements – Softscape.** Project was awarded to Silversand Services (formerly Zodega). **No Action.**

Item	Amount	Notes
<i>Original Contract</i>	\$ 57,232.60	<i>Comment(s)</i>
Change Order #1	\$ (16,076.69)	04/08/2024
Pay Application #1	\$ 28,313.97	06/06/2024
Pay Application #2	\$ 6,195.10	06/06/2024
Pay Application #3	\$ 843.75	06/06/2024
Pay Application #4	\$ 843.75	06/06/2024
Pay Application #5	\$ 843.75	07/25/2024
Pay Application #6	\$ 4,115.59	08/02/2024
Current Contract Value	\$ 41,155.91	
Balance to Finish	\$ 0.00	

- **Phase 6 Pkg 5: Sections 53-54 Landscape – Hardscape.** Project was awarded to DL Meacham, LP. **Approve Change Order #1; Pay Applications #1, #2.**

Item	Amount	Notes
<i>Original Contract</i>	\$ 57,6396.06	<i>Comment(s)</i>
Change Order #1	\$ (6,945.46)	10/29/2024
Pay Application #1	\$ 35,538.84	12/04/2024
Pay Application #2	\$ 10,085.40	01/09/2025
Current Contract Value	\$ 50,693.60	
Balance to Finish	\$ 5,069.36	



- Phase 6 Pkg 5: Sections 53-54 Landscape – Softscape. Project was awarded to Silversand Zodega LLC. **Approve Change Order #1; Pay Applications #1, #2, #3, #4.**

Item	Amount	Notes
<i>Original Contract</i>	\$ 429,606.16	<i>Comment(s)</i>
Pay Application #1	\$ 8,548.83	11/25/2024
Pay Application #2	\$ 43,519.26	11/25/2024
Pay Application #3	\$ 50,483.70	01/09/2025
Change Order #1	\$ 22,857.79	01/15/2025
Pay Application #4	\$ 195,180.37	02/10/2025
Current Contract Value	\$ 452,463.95	
Balance to Finish	\$ 154,731.79	

- Phase 6 Pkg 6: Sections 48 – Hardscape. Project was awarded to Strickscapes, Inc. **Approve Pay Applications #1, #2, #3, #4.**

Item	Amount	Notes
<i>Original Contract</i>	\$ 18,997.71	<i>Comment(s)</i>
Pay Application #1	\$ 12,552.30	09/09/2024
Pay Application #2	\$ 4,210.38	09/09/2024
Pay Application #3	\$ 335.26	01/13/2025
Pay Application #3	\$ 1,899.77	01/13/2025
Current Contract Value	\$ 18,997.71	
Balance to Finish	\$ 0.00	



Proposed Action Items:

Pkg 2: Change Order #2

- Phase 6 Pkg 5: Sections 53-54 Landscape – Hardscape. Project was awarded to DL Meacham, LP. **Approve Change Order #1; Pay Applications #1, #2.**
- Phase 6 Pkg 5: Sections 53-54 Landscape – Softscape. Project was awarded to Silversand Zodega LLC. **Approve Change Order #1; Pay Applications #1, #2, #3, #4.**
- Phase 6 Pkg 6: Sections 48 – Hardscape. Project was awarded to Strickscapes, Inc. **Approve Pay Applications #1, #2, #3, #4.**

Sincerely,

A handwritten signature in cursive script that reads 'Luke D. Anderson'.

LUKE ANDERSON, ASLA, PLA, LI
Project Manager

Direct: 210.469.3510

Email: landerson@kwtexas.com

4039 Broadway Street, San Antonio, TX, 78209

EXHIBIT L

**Insurance Proposal
Prepared for**

Waller Co. MUD No. 35





McDonald & Wessendorff Insurance

Thank you.....for choosing us for your insurance needs!

Our goal is to provide you with the right coverage – along with excellent customer and claim service.

We look forward to building a long-term relationship with you and your business!

All of us are available to answer any questions or assist you in any way – just give us a call at the direct #'s below:

Dan McDonald, CEO

Direct # 281-633-3208

Email: dan.mcdonald@mcwess-insurance.com

Peggy Bohn, COO

Direct # 281-762-5213

Email: peggy.bohn@mcwess-insurance.com

Katrina Thornhill, Chief of Operations

Direct # 281-633-3200

Email: katrina.thornhill@mcwess-insurance.com

Kathryn Williams, Account Executive

Direct # 281-762-5215

Email: kathryn.williams@mcwess-insurance.com

Haedyn Cloninger, Account Manager

Direct # 281-762-5216

Email: haedyn.cloninger@mcwess-insurance.com

***Our agency also offers Personal Insurance and Commercial/Business Insurance.
Please call our main number (281-342-6837) or contact Katrina Thornhill
to put you in touch with the appropriate agent.***

Waller Co. MUD No. 35

TYPE OF POLICY: **COMMERCIAL GENERAL LIABILITY AND
HIRED CAR & NON OWNERSHIP
AUTOMOBILE LIABILITY**

PROPOSED EFFECTIVE DATE: **03/31/25**

COVERAGE: **•Bodily Injury and Property Damage
•Full Sewer Backup Coverage
•Punitive Damages Not Excluded
•Host Liquor Liability
•Terrorism Not Excluded
•No Mold Exclusion
•No Assault & Battery Exclusion
•Duty to Defend
•Defense Cost Outside the Limit
•Coverage in US Only**

LIMITS OF LIABILITY: **\$1,000,000 Each Occurrence
\$3,000,000 General Aggregate
\$1,000,000 Personal/Advertising Injury
\$3,000,000 Product Liability
\$ 100,000 Damages to Premises Rented to You
\$1,000,000 Hired and Non Owned Auto Liability**

POLICY TERM: **One Year**

PREMIUM: **\$1,274**

COMPANY: **Mid-Continent Casualty Company
AM Best Rating: A + VIII**

DOES THE DISTRICT HAVE AN INTERLOCAL AGREEMENT FOR LAW ENFORCEMENT?

YES/NO NO

IF YES, PLEASE SEND A COPY.

NUMBER OF PEACE OFFICERS _____

THE DISTRICT WILL NEED LAW ENFORCEMENT LIABILITY & PEACE OFFICERS BOND
SEE SUMMARY PAGE FOR ADDITIONAL PREMIUM.

ACCEPTED BY: _____

DATE: 2/24/25

REJECTED BY: _____

DATE: _____

SUBJECT TO POLICY TERMS, CONDITIONS, LIMITATIONS AND EXCLUSIONS

McDonald & Wessendorff Insurance • 611 Morton • Richmond, Texas 77469
PH (281) 342-6837 (MUDS)

Waller Co. MUD No. 35

TYPE OF POLICY: **DIRECTORS AND OFFICERS LIABILITY**

PROPOSED EFFECTIVE DATE: **03/31/25**

COVERAGE:

- Claims-Made Coverage Form
- Duty to Defend
- Pay on Behalf in lieu of Reimbursement Coverage Form
- Full Prior Acts
- Defense Cost Outside the Limit
- Defense for Alleged Breach of Contract
- Claim includes any Judicial or Administrative Proceedings
- Employment Related Practices coverage for the District Included
- Coverage extended to include Director's Spouse
- Terrorism Not Excluded

LIMIT OF LIABILITY: \$1,000,000 Per Claim
No Aggregate Limit

DEDUCTIBLE: None

POLICY TERM: One Year

PREMIUM: \$1,500

COMPANY: Mid-Continent Casualty Company
AM Best Rating: A + VIII

OPTIONAL LIMITS		
	Limit	Premium
X	\$1,000,000	\$1,500
	\$2,000,000	\$2,500
	\$3,000,000	\$3,500
	\$4,000,000	\$4,500
	\$5,000,000	\$5,500

ACCEPTED BY:



DATE:

2/24/25

REJECTED BY:

DATE:

SUBJECT TO POLICY TERMS, CONDITIONS, LIMITATIONS AND EXCLUSIONS

Waller Co. MUD No. 35

TYPE OF POLICY:**PUBLIC EMPLOYEE BLANKET CRIME**

(Includes Attorney, Operator, Bookkeeper, Engineer and Delinquent Tax Attorney)

ANNIVERSARY OF CURRENT POLICY:**03/31/25****COVERAGE:**

Loss caused to the District through failure of any employee/consultant to perform faithfully their duties or to account properly for all monies and property received by virtue of their position or employment. Limit applies per employee/consultant up to \$100,000. If the bond amount is over \$100,000, each employee/consultant is covered up to \$100,000 and the excess amount is provided on a per loss basis rather than each basis.

LIMIT:**\$10,000****DEDUCTIBLE:****\$0****TERM:****One Year****PREMIUM:****\$120****COMPANY:**

Hartford Casualty Company
AM Best Rating: A+ XV

OPTIONAL LIMITS		
	Limit	Premium
X	\$ 10,000	\$120
	\$ 25,000	\$178
	\$ 50,000	\$222
	\$ 100,000	\$344
	\$ 250,000	\$479
	\$ 500,000	\$580
	\$1,000,000	Quotable

ACCEPTED BY:**DATE:****2/24/25****REJECTED BY:****DATE:*****SUBJECT TO POLICY TERMS, CONDITIONS, LIMITATIONS AND EXCLUSIONS***

Waller Co. MUD No. 35

TYPE OF BOND:	DIRECTORS POSITION SCHEDULE BOND
ANNIVERSARY OF CURRENT BOND:	03/31/25
COVERAGE:	Provides coverage for loss caused to the District through the failure of Directors to perform faithfully their duties or to account properly for all monies and property received by virtue of their position as Director. •Terrorism Not Excluded
BOND TERM:	One Year
BOND LIMIT:	\$10,000 Per Director (5) \$50,000 Aggregate
PREMIUM:	\$175
COMPANY:	Merchants Bonding Company AM Best Rating A VIII

ACCEPTED BY:



DATE:

2/24/25

REJECTED BY:

DATE:

SUBJECT TO POLICY TERMS, CONDITIONS, LIMITATIONS AND EXCLUSIONS

McDonald & Wessendorff Insurance • 611 Morton • Richmond, Texas 77469
PH (281) 342-6837 (MUDS)

OPTIONAL COVERAGE PROPOSAL PAGES

McDonald & Wessendorff Insurance • 611 Morton • Richmond, Texas 77469
PH (281) 342-6837 (MUDS)

Waller Co. MUD No. 35

**** OPTIONAL COVERAGE ****

TYPE OF POLICY:	POLLUTION LIABILITY
PROPOSED EFFECTIVE DATE:	03/31/25
COVERAGE:	•Occurrence Form •Legal Liability to Others-Bodily Injury and Property Damage and Clean Up Costs •Compensatory Damages •Defense Cost Outside the Limit •Punitive/Exemplary Damages Not Excluded •Terrorism Not Excluded •Mold Not Excluded
EXCLUSIONS Including but not limited to:	•Statutory Fines or Penalties Unless Direct Result of Pollution Incident as Defined by the Policy •Disposal of Sludge at Landfill Site
LIMIT OF LIABILITY:	\$1,000,000 each occurrence \$3,000,000 aggregate
DEDUCTIBLE:	\$5,000 Per Claim for Clean Up Costs
POLICY TERM:	One Year
PREMIUM:	\$750
COMPANY:	Mid-Continent Casualty Company AM Best Rating: A + VIII

**** OPTIONAL COVERAGE ****

ACCEPTED BY: _____ **DATE:** _____

REJECTED BY:  _____ **DATE:** 2/24/25

SUBJECT TO POLICY TERMS, CONDITIONS, LIMITATIONS AND EXCLUSIONS

Waller Co. MUD No. 35

** OPTIONAL COVERAGE **

TYPE OF POLICY: EXCESS LIABILITY

PROPOSED EFFECTIVE DATE: 03/31/25

COVERAGE: Limit of Coverage over General Liability, Automobile Liability, Pollution and Employers Liability (If Coverage is Accepted)

- Follow Form
- Terrorism Not Excluded
- Punitive Damages Not Excluded

UNDERLYING REQUIREMENTS: \$1,000,000 General Liability
\$1,000,000 Pollution Liability
\$1,000,000 Automobile Liability
\$1,000,000 Employers Liability

EXCLUSIONS Including but not limited to: Employee Benefits Liability
Directors and Officers Liability
Law Enforcement Liability

LIMIT OF LIABILITY: \$1,000,000

POLICY TERM: One Year

PREMIUM: \$1,000 – No Pollution
\$1,700 – Includes Pollution

COMPANY: Mid-Continent Casualty Company
AM Best Rating: A + VIII

OPTIONAL LIMITS		
	Limit	Premium (No Pollution)
	\$ 1,000,000	\$1,000
	\$ 2,000,000	\$1,900
	\$ 3,000,000	\$2,800
	\$ 4,000,000	\$3,700
	\$ 5,000,000	\$4,600

OPTIONAL LIMITS		
	Limit	Premium (Includes Pollution)
	\$ 1,000,000	\$1,700
	\$ 2,000,000	\$3,000
	\$ 3,000,000	\$4,300
	\$ 4,000,000	\$5,600
	\$ 5,000,000	\$6,900

** OPTIONAL COVERAGE **

ACCEPTED BY: _____ DATE: _____

REJECTED BY: _____

DATE: 2/24/25

SUBJECT TO POLICY TERMS, CONDITIONS, LIMITATIONS AND EXCLUSIONS

McDonald & Wessendorff Insurance • 611 Morton • Richmond, Texas 77469
PH (281) 342-6837 (MUDS)

Waller Co. MUD No. 35

**** OPTIONAL COVERAGE ****

TYPE OF POLICY: **BUSINESS TRAVEL COVERAGE**

PROPOSED EFFECTIVE DATE: **03/31/25**

COVERAGE: 24 Hour Coverage while traveling on district business
Accidental Death & Dismemberment
Paralysis Benefits
Coma Benefits
Psychological Therapy Benefit
Emergency Evacuation/Family Travel Benefits
Rehabilitation Expense Benefit
Repatriation Benefit
Seat Belt and Occupant Protection Device Benefit
Age reduction for over 70

LIMITS: \$ 250,000 Each Director
\$ 50,000 Each Spouse
\$ 25,000 Each Child
\$35,000,000 Aggregate Limit

PREMIUM: **\$300**

COMPANY: Chubb
AM Best Rating: A++ XV

**** OPTIONAL COVERAGE ****

IF APPROVED, PLEASE SEE FOLLOWING PAGE FOR SIGNATURE

DATE 2/24/25

ACCEPTED BY _____
(Signature of District's Authorized Representative) (Title)

REJECTED BY President
(Signature of District's Authorized Representative) (Title)

SUBJECT TO POLICY TERMS, CONDITIONS, LIMITATIONS AND EXCLUSIONS

McDonald & Wessendorff Insurance • 611 Morton • Richmond, Texas 77469
PH (281) 342-6837 (MUDS)

Employee Retirement Income Security Act

Is this plan subject to Employee Retirement Income Security Act (ERISA) regulations? (Y/N) N/A

Policy Acceptance

The undersigned declares that all information provided in this application and any attachments hereto is true and correct. The undersigned understands that all information provided in this application and any attachments hereto is material to the insurer's decision to provide this insurance, and that insurance will be provided, at the insurer's sole discretion, in reliance upon the truth of such information. It is hereby agreed and understood this insurance is provided by the **Company** in consideration of payment of the required premium. The insurance under the policy begins on the Effective Date shown in the Insuring Agreement of the policy. The acceptance of the policy terminates any prior policy of the same policy number, effective with the inception of the policy.

Fraud Warning

Any person who, knowingly and with intent to defraud any insurance company or other person, files an application for insurance containing any false information, or conceals for the purpose of misleading, information concerning any material fact thereto, commits a fraudulent insurance act, which is a crime.

Name of Policyholder: _____

2/24/25
Date

[Signature]
Signature

President
Title

[Signature]

Company Authorized Representative

Waller Co. MUD No. 35

**** OPTIONAL COVERAGE ****

TYPE OF POLICY:	WORKERS COMPENSATION
PROPOSED EFFECTIVE DATE:	03/31/25
COVERAGES:	•Coverage A in the policy provides statutory coverage in which the insurance company agrees to assume the liability imposed upon an insured by the applicable Workers Compensation law or laws. •Coverage B for Employers Liability in this policy protects an insured against liability imposed by law for injury to employees in the course of employment. •Terrorism Not Excluded
LIMIT OF LIABILITY:	Employers Liability \$1,000,000 Each Accident Bodily Injury by Accident \$1,000,000 Each Employee Bodily Injury by Disease \$1,000,000 Policy Limit Bodily Injury by Disease
POLICY TERM:	One Year
PREMIUM:	\$198 (5 Directors) Estimated Annual Premium
COMPANY:	Hanover Insurance Group AM Best Rating: A XV

**** OPTIONAL COVERAGE ****

ACCEPTED BY: _____ **DATE:** _____

REJECTED BY: _____

DATE: 2/24/25

SUBJECT TO POLICY TERMS, CONDITIONS, LIMITATIONS AND EXCLUSIONS

Waller Co. MUD No. 35

**** OPTIONAL COVERAGE ****

TYPE OF POLICY: **Cyber Liability**

PROPOSED EFFECTIVE DATE: **03/31/25**

COVERAGE/LIMIT:

LIABILITY:

- Privacy & Security - \$250,000
- Payment Card Costs - \$250,000
- Media - \$250,000
- Regulatory Proceedings - \$250,000

BREACH RESPONSE:

- Privacy Breach Notification - \$250,000
- Computer & Legal Experts - \$250,000
- Betterment - \$100,000
- Cyber Extortion - \$250,000
- Data Restoration - \$250,000
- Public Relations - \$250,000

CYBER CRIME:

- Computer Fraud - \$100,000
- Funds Transfer Fraud - \$100,000
- Social Engineering Fraud - \$100,000
- Telecom Fraud - \$100,000

BUSINESS LOSS:

- Business Interruption - \$250,000
- Reputation Harm - \$250,000

POLICY AGGREGATE LIMIT: \$250,000

RETENTION: **\$2,500 - \$5,000 Each Claim/Event**
Waiting Period: 12 Hours

POLICY TERM: One Year

PREMIUM: **Application required for formal quote**

COMPANY: Travelers Casualty & Surety Co. of America
AM Best Rating: A++ XV

**** OPTIONAL COVERAGE ****

SEE COVERAGE DEFINITIONS AT END OF PROPOSAL

Higher limits also available

ACCEPTED BY: _____ **DATE:** _____

REJECTED BY:  **DATE:** 2/24/25

SUBJECT TO POLICY TERMS, CONDITIONS, LIMITATIONS AND EXCLUSIONS

WALLER CO. MUD NO. 35**PROPOSED EFFECTIVE DATE: 03/31/25****PREMIUM SUMMARY**

COVERAGE	RENEWAL PREMIUM	EXPIRING PREMIUM
GENERAL LIABILITY/HIRED & NON-OWNED AUTO	1,274.00	1,229.00
DIRECTORS AND OFFICERS	1,500.00	1,500.00
PUBLIC EMPLOYEE BLANKET CRIME	120.00	120.00
DIRECTOR'S BOND	175.00	175.00
TOTAL PREMIUM	\$3,069.00	\$3,024.00

McDonald & Wessendorff thanks you for your business.

**** Please note this proposal does not include any property or boiler & machinery coverage.
If the district purchases any facilities, please contact our office to issue a Property/Boiler policy.**

TAX BOND – Bob Leared – Billed Directly to Tax Assessor.***** OPTIONAL COVERAGE(S) *****

OPTIONAL NEW COVERAGE	PREMIUM	ACCEPTED YES/NO
POLLUTION LIABILITY	750.00	
EXCESS LIABILITY	1,000.00 / 1,700.00	
BUSINESS TRAVEL ACCIDENT	300.00	
WORKERS COMPENSATION & EMPLOYERS LIABILITY	198.00	
LAW ENFORCEMENT LIABILITY - \$1,000,000 LIMIT	1,000.00	
PEACE OFFICERS BOND (# of Peace Officers:)	35.00 Each (Subject to \$50 minimum)	
CYBER LIABILITY	Quotable	
TOTAL PREMIUM FOR ACCEPTED OPTIONAL COVERAGE		

**PLEASE REPORT ALL NEW FACILITIES OR PROPERTIES IMMEDIATELY
TO MCDONALD & WESSENDORFF**

PAYMENT IS DUE WITHIN 30 DAYS OF THE EFFECTIVE DATE TO AVOID CANCELLATION.**ACCEPTED BY:**PRINTED NAME & TITLE: Victoria BattistiniDATE: 2/24/25FEDERAL TAX ID #: 3207140832WEB ADDRESS IF ANY: n/a**Premiums quoted are valid for 30 days from proposed effective date.**

All descriptions of proposed coverage's provided herein are intended as an outline of coverage and are necessarily brief. For specific wording concerning insuring agreements, definitions, conditions, terms and exclusions not listed, please read each policy carefully. Please contact our office if there are any questions.

McDonald & Wessendorff Insurance • 611 Morton • Richmond, Texas 77469
PH (281) 342-6837 (MUDS)

McDonald & Wessendorff Insurance

611 Morton Street, Richmond, TX 77469
Phone: (281)762-5216
Email: haedyn.cloninger@mcwess-insurance.com
Haedyn Cloninger

DATE: December 4, 2024
ENGINEER: Quiddity Engineering
ATTN: Blair Bozoarth
EMAIL: bbozoarth@quiddity.com

RE: Waller Co. MUD No. 35; Engineer Report of Values (ERV)

We have been requested to submit an insurance proposal for the above referenced District. Please review the questions below and indicate the type and quantity of any facilities pertinent to The District. Thank you!

Indicate how many of the following the district owns. If none, so indicate.

Does the district have water wells?	NO	If so, number of submersible pumps?	0
Lessors Risk (Sq/Ft)	0	Any Pumps 500 HP or greater?	0
Swimming Pools / Splash Pads	0	Parks / Trails	0
Detention Ponds*	0	Lakes**	0

***Ponds** = have sloped sides / primarily for detention/retention – can be wet or dry

****Lakes** = amenity purposes only – no detention (If for dual purpose, list as pond)

LOCATION SCHEDULE

Description	Address	City	State	Zip
None				
Replacement Value \$ _____	Month/Year _____	Flood Zone (ie: X,A,AE) _____	Construction & sq ft of buildings _____	
Fire Alarm: Y/N Sprinklers: Y/N		Intrusion Alarm: Y/N	Central Station Alarm: Y/N	

TOTAL REPLACEMENT COST: \$ 0.00

Mobile Equipment (please include year, make, model, serial number & value):

Thanks for providing this information to our office. Please call if you should have any questions, or comments concerning this document.

SIGN HERE:

X  Blair M. Bozoarth, PE 12.19.24
Acknowledged By: (Signature) Print Name Date

In the event of a claim, if the values are not updated The District could suffer a financial loss. Please note the Engineer or General Manager's signature approving these values.

TRAVELERS CYBERRISK COVERAGE INCLUDES THE FOLLOWING INSURING AGREEMENTS:

Liability Insuring Agreements:



PRIVACY AND SECURITY

Coverage for claims arising from unauthorized access to data, failure to provide notification of a data breach where required by law, failure to destroy confidential information, failure to comply with a privacy policy, wrongful collection of private or confidential information, failure to prevent a security breach that results in the inability of authorized users to gain system access, the participation in a DDoS attack, or the transmission of a computer virus.



MEDIA

Coverage for claims arising from copyright infringement, plagiarism, defamation, libel, slander, and violation of an individual's right of privacy or publicity in electronic and printed content.



REGULATORY

Coverage for administrative and regulatory proceedings, civil and investigative demands brought by domestic or foreign governmental entities or claims made as a result of privacy and security acts or media acts.

Breach Response Insuring Agreements:



PRIVACY BREACH NOTIFICATION

Coverage for costs to notify and provide services to individuals or entities who have been affected by a data breach. Examples include call center services, notification, credit monitoring and the cost to purchase identity fraud insurance.



COMPUTER AND LEGAL EXPERTS

Coverage for costs associated with analyzing, containing, or stopping privacy or security breaches; determining whose confidential information was lost, stolen, accessed, or disclosed; and providing legal services to respond to such breaches.



BETTERMENT

Coverage for costs to improve a computer system after a security breach, when the improvements are recommended to eliminate vulnerabilities that could lead to a similar breach.



CYBER EXTORTION

Coverage for ransom and related costs associated with responding to threats made to attack a system or to access or disclose confidential information.



DATA RESTORATION

Coverage for costs to restore or recover electronic data, computer programs, or software lost from system damage due to computer virus, denial-of-service attack or unauthorized access.



PUBLIC RELATIONS

Coverage for public relations services to mitigate negative publicity resulting from an actual or suspected privacy breach, security breach, or media act.

Cyber Crime Insuring Agreements:



COMPUTER FRAUD

Coverage for loss of money, securities, or other property due to unauthorized system access.



FUNDS TRANSFER FRAUD

Coverage for loss of money or securities due to fraudulent transfer instructions to a financial institution.



SOCIAL ENGINEERING FRAUD

Coverage for loss of money or securities due to a person impersonating another and fraudulently providing instructions to transfer funds.



TELECOM FRAUD

Coverage for amounts charged by a telephone service provider resulting from an unauthorized person accessing or using an insured's telephone system.

Business Loss Insuring Agreements:



BUSINESS INTERRUPTION

Coverage for loss of income and expenses to restore operations as a result of a computer system disruption caused by a virus or computer attack, including the voluntary shutdown of systems to minimize the business impact of the event.



DEPENDENT BUSINESS INTERRUPTION

Multiple coverage options for loss of income and expenses to restore operations as a result of an interruption to the computer system of a third party that the insured relies on to run their business.



SYSTEM FAILURE

Coverage for loss of income and expenses to restore operations as a result of an accidental, unintentional, and unplanned interruption of an insured's computer system.



REPUTATIONAL HARM

Coverage for lost business income that occurs as a result of damage to a business' reputation when an actual or potential cyber event becomes public.



Available through the Travelers Wrap⁺ and Executive Choice⁺ suite of products.

travelers.com

Travelers Casualty and Surety Company of America, One Tower Square, Hartford, CT 06183

This material does not amend, or otherwise affect, the provisions or coverages of any insurance policy or bond issued by Travelers. It is not a representation that coverage does or does not exist for any particular claim or loss under any such policy or bond. Coverage depends on the facts and circumstances involved in the claim or loss, all applicable policy or bond provisions, and any applicable law. Availability of coverage referenced in this document can depend on underwriting qualifications and state regulations.

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As required by Chapter 2271, Government Code, McDonald & Wessendorff Insurance hereby verifies that it does not boycott Israel and will not boycott Israel through the term of the policies included in this proposal. For purposes of this verification, "boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes.

Foreign Terrorists Organizations. Pursuant to Chapter 2252, Texas Government Code, McDonald & Wessendorff Insurance represents and certifies that, at the time of execution of this proposal neither McDonald & Wessendorff Insurance, nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same is a company listed by the Texas Comptroller of Public Accounts under Sections 2270.0201 or 2252.153 of the Texas Government Code.

Fossil Fuels Boycott Verification.

As required by 2274.002, Texas Government Code (as added by Senate Bill 13, 87th Texas Legislature, Regular Session), as amended, McDonald & Wessendorff Insurance hereby verifies that McDonald & Wessendorff Insurance, including any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, does not boycott energy companies, and will not boycott energy companies during the term of this Agreement. As used in the foregoing verification, "boycott energy companies" shall have the meaning assigned to the term "boycott energy company" in Section 809.001, Texas Government Code, as amended.

Firearms Discrimination Verification.

As required by Section 2274.002, Texas Government Code (as added by Senate Bill 19, 87th Texas Legislature, Regular Session, "SB 19"), as amended, McDonald & Wessendorff Insurance hereby verifies that McDonald & Wessendorff Insurance, including any wholly owned subsidiary, majority owned subsidiary, parent company or affiliate of the same, (i) does not have a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association, and (ii) will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. As used in the foregoing verification, "discriminate against a firearm entity or trade association" shall have the meaning assigned to such term in Section 2274.001(3), Texas Government Code (as added by SB 19), as amended.

McDonald & Wessendorff Insurance • 611 Morton • Richmond, Texas 77469
PH (281) 342-6837 (MUDS)

EXHIBIT M



**MUNICIPAL ACCOUNTS
& CONSULTING, L.P.**

Bookkeeper's Report | February 24, 2025

Waller County Municipal Utility District No. 35



WEBSITE

www.municipalaccounts.com



ADDRESS

1281 Brittmoore Road
Houston, Texas 77043



CONTACT

Phone: 713.623.4539
Fax: 713.629.6859

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Waller County Municipal Utility District No. 35

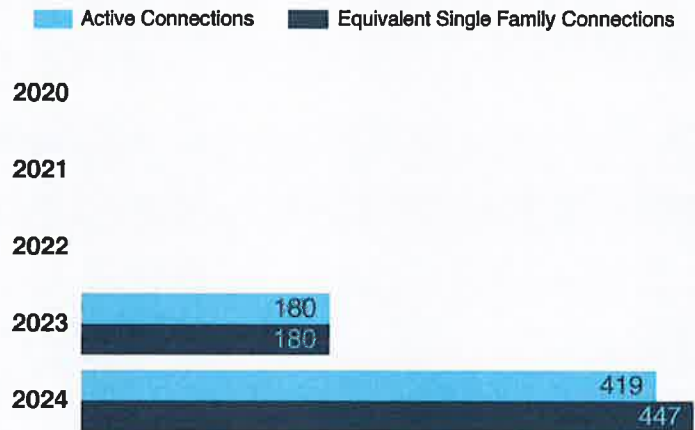
BOOKKEEPER'S REPORT | 02/24/2025



Spotlight On Connection Counts In Your District

There are two methods of calculating connections in a Special Purpose District, Equivalent Single Family Connections (ESFC) & Active Connections. ESFC's are the number of connections in the District, adjusted upward for larger meters that provide service for irrigation, commercial and multi-family users. Your engineer uses this number for planning and designing the overall capacity of the District facilities and to determine the maximum number of connections the District can provide. Your active connections are the actual number of connections being used in your District. Tracking these over time enables your Consultants to keep an eye on the growth trend of the District in order to begin plant expansions in a timely manner to be ready for growth.

Meter Size	Active Connections	ESFC Factor	Active ESFC
< 3/4"	415	x1.0	415
1"	0	x2.5	0
1 1/2"	0	x5.0	0
2"	4	x8.0	32
3"	0	x15.0	0
4"	0	x25.0	0
6"	0	x50.0	0
8"	0	x80.0	0
10"	0	x115.0	0
Total Water	419		447



Account Balance | As of 02/24/2025

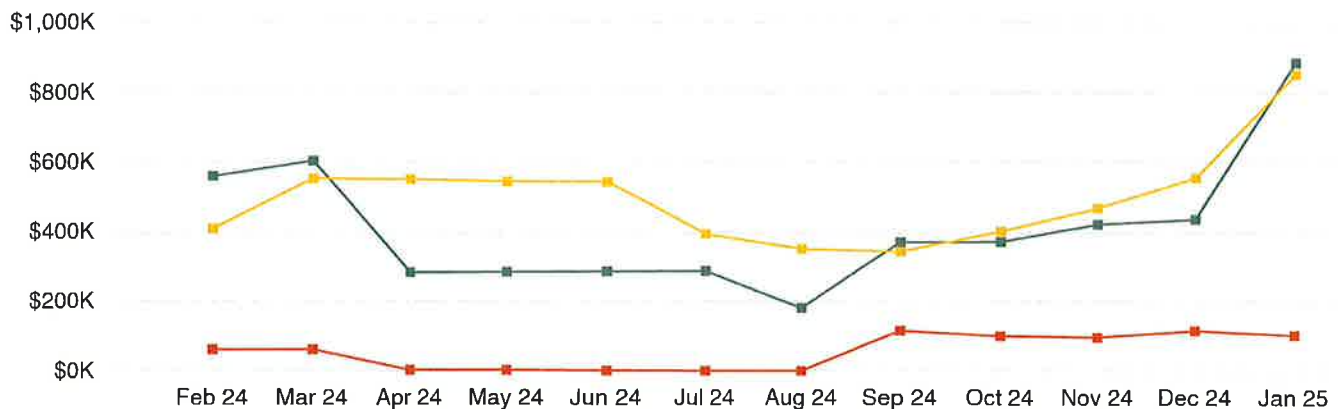
General Operating
\$842,868

Capital Projects
\$101,343

Debt Service
\$1,167,768

Total For All Accounts: \$2,111,978

Account Balance By Month | February 2024 - January 2025



Monthly Financial Summary - General Operating Fund

Waller County MUD No. 35 - GOF



Account Balance Summary

Balance as of 01/14/2025 **\$389,611**

Receipts 947,498

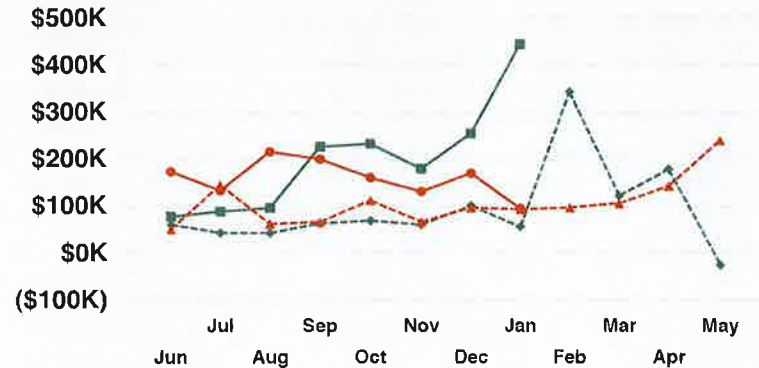
Disbursements (494,242)

Balance as of 02/24/2025 **\$842,868**

Overall Revenues & Expenditures

By Month (Year to Date)

—■— Current Year Revenues - - - Prior Year Revenues
—■— Current Year Expenditures - - - Prior Year Expenditures



January 2025

Revenues

Actual	Budget	Over/(Under)
\$444,999	\$343,167	\$101,832

Expenditures

Actual	Budget	Over/(Under)
\$94,485	\$146,770	(\$52,285)

June 2024 - January 2025 (Year to Date)

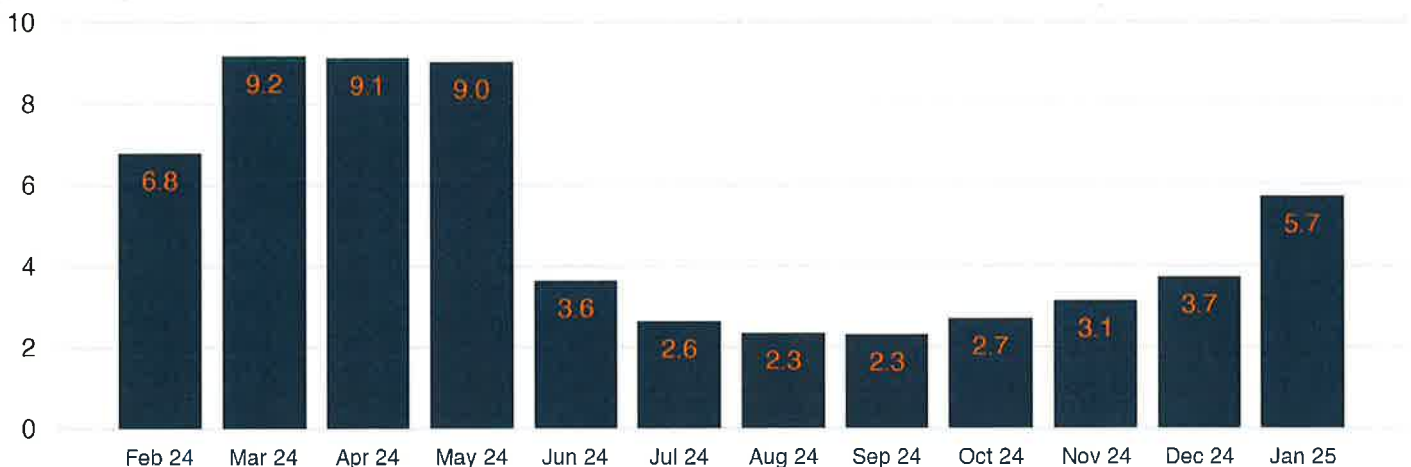
Revenues

Actual	Budget	Over/(Under)
\$1,604,289	\$1,223,178	\$381,111

Expenditures

Actual	Budget	Over/(Under)
\$1,280,480	\$1,201,826	\$78,654

Operating Fund Reserve Coverage Ratio (In Months)



Cash Flow Report - Checking Account

Waller County MUD No. 35 - GOF



Number	Name	Memo	Amount	Balance
Balance as of 01/14/2025				\$9,733.34
Receipts				
	Transfer from Operator Account		148,122.39	
	Interest Earned on Checking		20.34	
	Transfer from Money Market		28,000.00	
	Transfer from Money Market		67,000.00	
Total Receipts				\$243,142.73
Disbursements				
1341	TCEQ	VOID: Revenue & Regulatory	0.00	
1343	Best Trash	Garbage Expense	(10,220.08)	
1344	DSHS Central Lab MC2004	Laboratory Expense	(216.18)	
1345	Harris-Waller Co. MUD 4	Connection Fees & Mowing Expense	(77,296.81)	
1346	Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	(5,374.20)	
1347	Municipal District Services, LLC	Maintenance & Repairs	(114,498.70)	
1348	On-Site Protection, LLC	Security Expense	(4,190.90)	
1349	Quiddity Engineering, LLC	Engineering Fees	(10,972.90)	
1350	Schwartz, Page & Harding, L.L.P.	Legal Fees	(18,785.28)	
1351	Silt Solutions, Inc.	Inspection Expense	(1,420.00)	
1352	Water Utility Services Inc.	Laboratory Expense	(184.00)	
1353	McDonald & Wessendorff	Annual Insurance Premium	(3,069.00)	
1354	Consuelo Guadal Rivera Corona	Customer Refund	(180.33)	
1355	Olubukola Aregbesola	Customer Refund	(22.70)	
1356	PropertyCare LLC	Customer Refund	(194.27)	
1357	Sarah Popoola	Customer Refund	(139.00)	
1358	TCEQ	Revenue & Regulatory Assessment Fee	(2,629.15)	
Fees	Central Bank	Service Fee	(20.00)	
HR&P	Victoria Battistini.	Fees of Office 01/13/2025	(239.20)	
HR&P	Jaclyn Day.	Fees of Office 01/13/2025	(234.90)	
HR&P	Daniel Feiler.	Fees of Office 01/13/2025	(218.10)	
HR&P	Tiffani Walker.	Fees of Office 01/13/2025	(232.10)	
HR&P	United States Treasury	Payroll Taxes	(135.20)	
HR&P	HR&P	Payroll Administration Fee	(50.00)	
Total Disbursements				(\$250,523.00)
Balance as of 02/24/2025				\$2,353.07

Cash Flow Report - Operator Account

Waller County MUD No. 35 - GOF



Number	Name	Memo	Amount	Balance
Balance as of 01/14/2025				\$83,356.48
Receipts				
	Accounts Receivable		73,359.73	
	Tap Connections (9)		20,888.00	
	Tap Connections (3)		7,296.00	
	Tap Connection - Irrigation		4,035.00	
	Tap Connections (2)		4,614.00	
	Accounts Receivable		2,501.53	
Total Receipts				\$112,694.26
Disbursements				
Fees	Central Bank	Service Fee	(5.00)	
Rtn Cks	Central Bank	Returned Customer Payments (4)	(581.16)	
Rtn Cks	Central Bank	Returned Payment Fee	(10.00)	
Sweep	Central Bank	Transfer to Checking Account	(148,122.39)	
Total Disbursements				(\$148,718.55)
Balance as of 02/24/2025				\$47,332.19

Actual vs. Budget Comparison

Waller County MUD No. 35 - GOF



		January 2025			June 2024 - January 2025			
		Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	Annual Budget
Revenues								
Water Revenue								
14101	Water- Customer Service Revenue	31,024	25,000	6,024	361,583	350,000	11,583	500,000
14106	Transfer Fees	820	725	95	13,442	5,800	7,642	8,700
Total Water Revenue		31,844	25,725	6,119	375,025	355,800	19,225	508,700
Wastewater Revenue								
14201	Wastewater-Customer Service Rev	20,656	25,000	(4,344)	160,664	200,000	(39,336)	300,000
14203	Wastewater Inspection Fees	0	0	0	300	0	300	0
Total Wastewater Revenue		20,656	25,000	(4,344)	160,964	200,000	(39,036)	300,000
Property Tax Revenue								
14301	Maintenance Tax Collections	349,963	246,384	103,579	419,466	296,384	123,082	678,526
Total Property Tax Revenue		349,963	246,384	103,579	419,466	296,384	123,082	678,526
Tap Connection Revenue								
14501	Tap Connections	28,420	33,208	(4,788)	454,823	265,667	189,156	398,500
14502	Inspection Fees	5,575	5,717	(142)	57,575	45,733	11,842	68,600
Total Tap Connection Revenue		33,995	38,925	(4,930)	512,398	311,400	200,998	467,100
Administrative Revenue								
14702	Penalties & Interest	1,679	1,392	287	17,158	11,133	6,025	16,700
Total Administrative Revenue		1,679	1,392	287	17,158	11,133	6,025	16,700
Interest Revenue								
14801	Interest Earned on Checking	20	25	(5)	83	200	(117)	300
14802	Interest Earned on Temp. Invest	1,842	717	1,125	8,366	5,733	2,633	8,600
Total Interest Revenue		1,862	742	1,120	8,449	5,933	2,516	8,900
Other Revenue								
15802	Sunterra POA Contribution	5,000	5,000	0	40,000	40,000	0	60,000
Total Other Revenue		5,000	5,000	0	40,000	40,000	0	60,000
Total Revenues		444,999	343,167	101,832	1,533,462	1,220,651	312,811	2,039,926
Expenditures								
Water Service								
16102	Operations - Water	671	2,500	(1,829)	8,731	20,000	(11,269)	30,000
16104	Purchase Water / JWP	0	25,000	(25,000)	192,535	200,000	(7,465)	300,000
16105	Maintenance & Repairs - Water	14,004	10,000	4,004	87,876	80,000	7,876	120,000
16108	Laboratory Expense - Water	92	25	67	1,017	200	817	300
16113	Transfer Expense	2,286	1,250	1,036	26,900	10,000	16,900	15,000
16116	Permit Expense - Water	0	0	0	200	0	200	0

Actual vs. Budget Comparison

Waller County MUD No. 35 - GOF



January 2025				June 2024 - January 2025			Annual Budget
Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)		
Expenditures							
Water Service							
16117 TCEQ Regulatory Expense - Water	0	0	0	964	900	64	900
Total Water Service	17,052	38,775	(21,723)	318,223	311,100	7,123	466,200
Wastewater Service							
16202 Operations - Wastewater	644	292	352	4,539	2,333	2,206	3,500
16203 Wastewater Inspection Expense	1,585	800	785	9,538	6,400	3,138	9,600
16204 Purchase Wastewater Service	0	25,000	(25,000)	192,535	200,000	(7,465)	300,000
16205 Maint & Repairs - Wastewater	295	23,333	(23,039)	176,180	186,667	(10,486)	280,000
16217 TCEQ Regulatory Exp-Wastewater	0	0	0	964	900	64	900
Total Wastewater Service	2,524	49,425	(46,901)	383,757	396,300	(12,543)	594,000
Garbage Service							
16301 Garbage Expense	10,220	7,875	2,345	59,755	63,000	(3,245)	94,500
Total Garbage Service	10,220	7,875	2,345	59,755	63,000	(3,245)	94,500
Storm Water Quality							
16401 SWQ Management	960	4,083	(3,123)	19,140	32,667	(13,527)	49,000
16403 Detention Pond Maintenance	0	7,167	(7,167)	90,210	57,333	32,877	86,000
Total Storm Water Quality	960	11,250	(10,290)	109,350	90,000	19,350	135,000
Tap Connection							
16501 Tap Connection Expense	29,920	13,083	16,837	146,954	104,667	42,287	157,000
16502 Inspection Expense	4,849	3,500	1,349	54,383	28,000	26,383	42,000
Total Tap Connection	34,769	16,583	18,186	201,337	132,667	68,670	199,000
Administrative Service							
16703 Legal Fees	8,567	8,333	233	62,774	66,667	(3,893)	100,000
16705 Auditing Fees	0	0	0	17,000	16,000	1,000	16,000
16706 Engineering Fees	7,979	2,917	5,062	31,029	23,333	7,696	35,000
16711 Insurance & Surety Bond	0	0	0	2,520	2,666	(146)	3,200
16712 Bookkeeping Fees	5,195	3,150	2,045	36,446	32,400	4,046	45,000
16713 Publication Expense (SB622)	0	42	(42)	0	333	(333)	500
16714 Printing & Office Supplies	681	625	56	4,858	5,000	(142)	7,500
16715 Filing Fees	37	83	(47)	415	667	(252)	1,000
16716 Delivery Expense	68	225	(157)	607	1,800	(1,193)	2,700
16717 Postage	340	175	165	2,759	1,400	1,359	2,100
16718 Meeting Expense	708	500	208	3,467	4,000	(533)	6,000
16722 Bank Service Charge	55	10	45	235	80	155	120
16723 Travel Expense	108	125	(17)	756	1,000	(244)	1,500
16728 Record Storage Fees	32	10	22	272	80	192	120
Total Administrative Service	23,768	16,195	7,573	163,139	155,426	7,713	220,740

Actual vs. Budget Comparison

Waller County MUD No. 35 - GOF



	January 2025			June 2024 - January 2025			
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	Annual Budget
Expenditures							
Security Service							
16801 Security Expense	4,191	5,000	(809)	35,398	40,000	(4,602)	60,000
Total Security Service	4,191	5,000	(809)	35,398	40,000	(4,602)	60,000
Payroll Expense							
17101 Payroll Expenses	884	1,108	(224)	6,851	8,867	(2,016)	13,300
17102 Payroll Administration	50	50	0	400	400	0	600
17103 Payroll Tax Expense	68	83	(16)	524	667	(143)	1,000
Total Payroll Expense	1,002	1,242	(240)	7,775	9,933	(2,158)	14,900
Other Expense							
17802 Miscellaneous Expense	0	425	(425)	1,746	3,400	(1,654)	5,100
Total Other Expense	0	425	(425)	1,746	3,400	(1,654)	5,100
Total Expenditures	94,485	146,770	(52,285)	1,280,480	1,201,826	78,654	1,789,440
Total Revenues (Expenditures)	350,514	196,397	154,116	252,982	18,825	234,157	250,486
Other Revenues							
Extra Ordinary Revenue							
15902 Transfer From Capital Projects	0	0	0	70,827	2,527	68,300	2,527
Total Extra Ordinary Revenue	0	0	0	70,827	2,527	68,300	2,527
Total Other Revenues	0	0	0	70,827	2,527	68,300	2,527
Total Other Revenues (Expenditures)	0	0	0	70,827	2,527	68,300	2,527
Excess Revenues (Expenditures)	350,514	196,397	154,116	323,809	21,352	302,457	253,013

Balance Sheet as of 01/31/2025

Waller County MUD No. 35 - GOF



Assets		
Bank		
11101 Cash in Bank		\$156,747
11102 Operator		47,332
Total Bank		<u>\$204,079</u>
Investments		
11201 Time Deposits		\$648,326
Total Investments		<u>\$648,326</u>
Receivables		
11301 Accounts Receivable		\$90,453
11303 Maintenance Tax Receivable		1,595
Total Receivables		<u>\$92,048</u>
Interfund Receivables		
11401 Due From Capital Projects		\$75,538
11406 Due from Sunterra POA		10,000
Total Interfund Receivables		<u>\$85,538</u>
Total Assets		<u><u>\$1,029,991</u></u>
Liabilities & Equity		
Liabilities		
Accounts Payable		
12101 Accounts Payable		\$174,635
Total Accounts Payable		<u>\$174,635</u>
Interfund Payables		
12403 Due To Tax Account		\$8,316
Total Interfund Payables		<u>\$8,316</u>
Deferrals		
12501 Tap Connection Fees Advance		\$137,545
12502 Deferred Inflows Property Taxes		1,595
Total Deferrals		<u>\$139,140</u>
Deposits		
12601 Customer Meter Deposits		\$288,269
Total Deposits		<u>\$288,269</u>
Total Liabilities		<u><u>\$610,360</u></u>
Equity		
Unassigned Fund Balance		
13101 Unassigned Fund Balance		\$95,822
Total Unassigned Fund Balance		<u>\$95,822</u>
Net Income		\$323,809
Total Equity		<u><u>\$419,631</u></u>

Balance Sheet as of 01/31/2025

Waller County MUD No. 35 - GOF



Total Liabilities & Equity	<u>\$1,029,991</u>
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Monthly Financial Summary - Capital Projects Fund

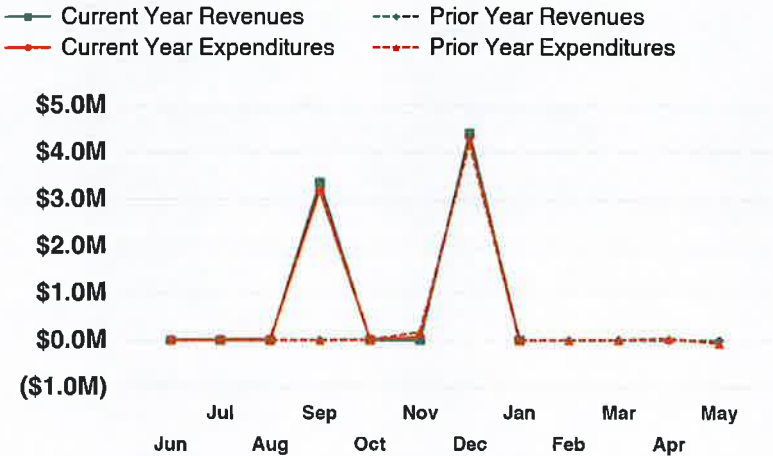
Waller County MUD No. 35 - CPF



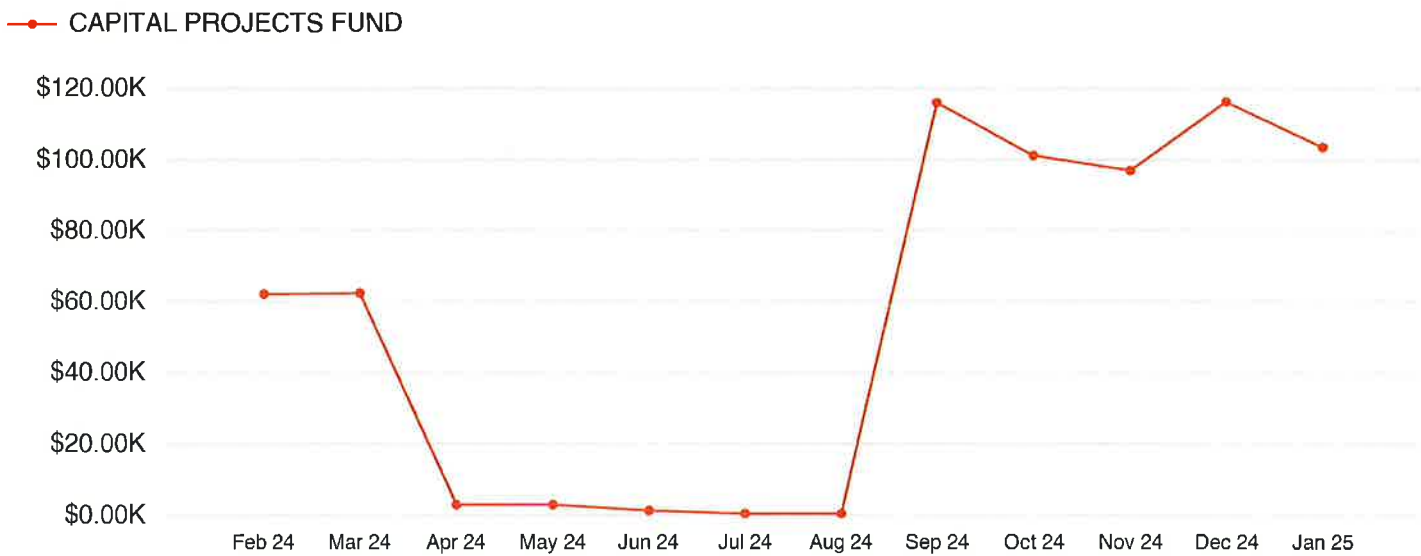
Account Balance Summary

Balance as of 01/14/2025	\$103,044
Receipts	2,532
Disbursements	(4,233)
Balance as of 02/24/2025	\$101,343

Overall Revenues & Expenditures By Month (Year to Date)



Account Balance By Month | February 2024 - January 2025



Cash Flow Report - Checking Account

Waller County MUD No. 35 - CPF



Number	Name	Memo	Amount	Balance
Balance as of 01/14/2025				\$445.27
Receipts				
	Transfer from Money Market - Series 2024		986.00	
	Transfer from Money Market - S2024 BAN		1,128.00	
Total Receipts				\$2,114.00
Disbursements				
1031	Schwartz Page & Harding LLP	Legal Fees	(2,114.00)	
Fee	Central Bank	Service Fee	(5.00)	
Total Disbursements				(\$2,119.00)
Balance as of 02/24/2025				\$440.27

District Debt Summary as of 02/24/2025

Waller County MUD No. 35 - DSF



		WATER, SEWER, DRAINAGE	PARK/ROAD/OTHER	REFUNDING
Total \$ Authorized		Authorized	Authorized	Authorized
\$487.16M		\$290.91M	\$196.25M	\$487.16M
Total \$ Issued		Issued	Issued	Issued
\$7.77M		\$1.17M	\$6.60M	N/A
Yrs to Mat	Rating	\$ Available To Issue	\$ Available To Issue	\$ Available To Issue
25	AA	\$289.74M	\$189.66M	\$487.16M

*Actual 'Outstanding' Refunding Bonds issued below may differ from the 'Issued' total above pursuant to Chapter 1207, Texas Government Code.

Outstanding Debt Breakdown

Series Issued	Original Bonds Issued	Maturity Date	Principal Outstanding
2024 - WS&D	\$1,170,000	2050	\$1,170,000
2024 - Road	\$2,385,000	2050	\$2,385,000
2023 - Road	\$4,210,000	2049	\$4,210,000
Total	\$7,765,000		\$7,765,000

District Debt Schedule

Waller County MUD No. 35 - DSF



Paying Agent	Series	Principal	Interest	Total
Bank of New York	2024 - WS&D	\$0.00	\$25,193.03	\$25,193.03
Bank of New York	2024 - Road	\$0.00	\$51,017.70	\$51,017.70
Bank of New York	2023 - Road	\$0.00	\$106,703.13	\$106,703.13
Total Due 03/01/2025		\$0.00	\$182,913.86	\$182,913.86

Paying Agent	Series	Principal	Interest	Total
Bank of New York	2024 - WS&D	\$0.00	\$26,675.00	\$26,675.00
Bank of New York	2024 - Road	\$0.00	\$54,018.75	\$54,018.75
Bank of New York	2023 - Road	\$85,000.00	\$106,703.13	\$191,703.13
Total Due 09/01/2025		\$85,000.00	\$187,396.88	\$272,396.88

Investment Profile as of 02/24/2025

Waller County MUD No. 35



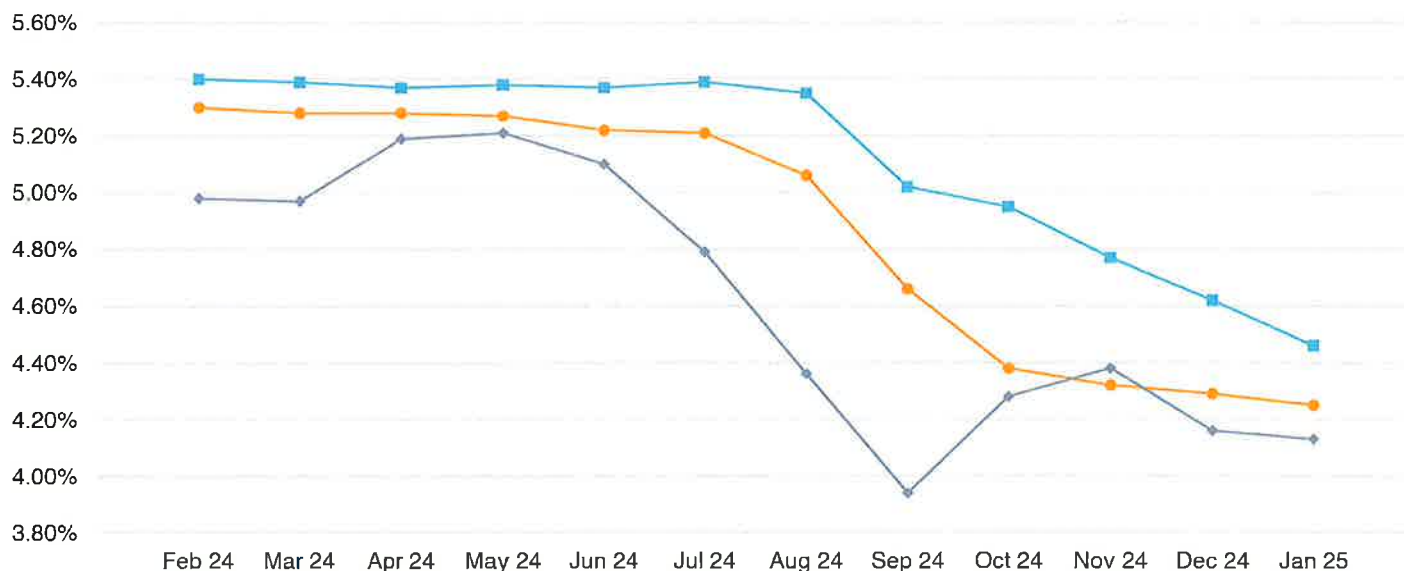
General Operating Fund	Capital Projects Fund	Debt Service Fund	Other Funds
Funds Available to Invest \$842,868	Funds Available to Invest \$101,343	Funds Available to Invest \$1,167,768	Funds Available to Invest N/A
Funds Invested \$793,182	Funds Invested \$100,902	Funds Invested \$1,167,768	Funds Invested N/A
Percent Invested 94%	Percent Invested 99%	Percent Invested 100%	Percent Invested N/A

Term	Money Market	Term	Certificate of Deposit	Term	U.S. Treasuries
On Demand	4.42%	180 Days	4.39%	180 Days	4.35%
		270 Days	4.29%	270 Days	4.35%
		1 Yr	4.25%	1 Yr	4.23%
		13 Mo	3.79%	13 Mo	N/A
		18 Mo	3.87%	18 Mo	4.23%
		2 Yr	2.96%	2 Yr	4.27%

*Rates are based on the most current quoted rates and are subject to change daily.

Investment Rates Over Time (By Month) | February 2024 - January 2025

— MONEY MARKET — CD-1 YEAR — U.S. TREASURIES-1 Year



Account Balance as of 02/24/2025

Waller County MUD No. 35 - Investment Detail



FUND: General Operating

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Money Market Funds					
TEXAS CLASS (XXXX0001)	07/12/2023		4.49%	793,182.25	
Checking Account(s)					
CENTRAL BANK - CHECKING (XXXX3679)			0.00%	2,353.07	Checking Account
CENTRAL BANK - CHECKING (XXXX8697)			0.00%	47,332.19	Operator
Totals for General Operating Fund				\$842,867.51	

FUND: Capital Projects

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Money Market Funds					
TEXAS CLASS (XXXX0007)	08/06/2024		4.49%	60,237.23	Series 2024
TEXAS CLASS (XXXX0008)	08/06/2024		4.49%	33,176.06	Series 2024 Road
TEXAS CLASS (XXXX0010)	11/05/2024		4.49%	7,489.12	Series 2024 BAN
Checking Account(s)					
CENTRAL BANK (XXXX2120)			0.00%	440.27	Cash In Bank
Totals for Capital Projects Fund				\$101,342.68	

FUND: Debt Service

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Money Market Funds					
TEXAS CLASS (XXXX0002)	11/09/2023		4.49%	563,574.26	Contract Tax
TEXAS CLASS (XXXX0006)	11/30/2023		4.49%	522,633.30	Road
TEXAS CLASS (XXXX0009)	08/06/2024		4.49%	81,560.39	WSD
Totals for Debt Service Fund				\$1,167,767.95	

Grand Total for Waller County MUD No. 35 : **\$2,111,978.14**

Capital Projects Fund Breakdown

WALLER COUNTY MUD 35

As of 2/24/2025

Net Proceeds for All Bond Issues

Receipts

Bond Proceeds - Series 2024	\$1,170,000.00
Interest Earnings - Series 2024	1,451.89
Bond Proceeds - Series 2024 Road	2,385,000.00
Interest Earnings - Series 2024 Road	2,474.15
Bond Proceeds - Series 2024 BAN	4,400,000.00
Interest Earnings - Series 2024 BAN	88.16

Disbursements

Disbursements - Series 2024	(1,111,214.66)
Disbursements - Series 2024 Road	(2,353,857.82)
Disbursements - Series 2024 BAN	(4,392,599.04)

Total Cash Balance	\$101,342.68
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Balances by Account

Central Bank - Checking XXX2120	\$440.27
Texas CLASS T-XXX0007 - Series 2024	60,237.23
Texas CLASS T-XXX0008 - Series 2024 Road	33,176.06
Texas CLASS T-XXX0010 - Series 2024 BAN	7,489.12

Total Cash Balance	\$101,342.68
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Balances by Bond Series

Bond Proceeds - Series 2024	\$60,237.23
Bond Proceeds - Series 2024 Road	33,616.33
Bond Proceeds - Series 2024 BAN	7,489.12

Total Cash Balance	\$101,342.68
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Remaining Costs/Surplus By Bond Series

Remaining Costs - Series 2024	\$60,000.00
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Total Amount in Remaining Costs	\$60,000.00
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Surplus & Interest - Series 2024	\$237.23
Surplus & Interest - Series 2024 Road	\$33,616.33
Surplus & Interest - Series 2024 BAN	7,489.12

Total Surplus & Interest Balance	\$41,342.68
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Total Remaining Costs/Surplus	\$101,342.68
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Cost Comparison - \$1,170,000 - Series 2024

WALLER COUNTY MUD 35

	USE OF PROCEEDS	ACTUAL COSTS	BAN COSTS	REMAINING COSTS	VARIANCE (OVER)/UNDER
CONSTRUCTION COSTS					
Developer Items					
Sunterra, Section 49	\$568,885.00	\$170,665.40	\$398,219.00	\$0.00	\$0.60
Subtotal Developer Items	\$568,885.00	\$170,665.40	\$398,219.00	\$0.00	\$0.60
TOTAL CONSTRUCTION COSTS	\$568,885.00	\$170,665.40	\$398,219.00	\$0.00	\$0.60
NON-CONSTRUCTION COSTS					
Legal Fees Bond	\$39,250.00	\$39,250.00	\$0.00	\$0.00	\$0.00
Legal Fees BAN	\$15,000.00	0.00	15,000.00	0.00	0.00
Fiscal Agent Fees Bond	23,400.00	23,400.00	0.00	0.00	0.00
Fiscal Agent Fees BAN	10,000.00	0.00	10,000.00	0.00	0.00
Developer Interest	52,495.00	37,714.56	0.00	0.00	14,780.44
Capitalized Interest	114,075.00	80,025.00	0.00	0.00	34,050.00
Bond anticipation note interest	28,050.00	23,041.41	0.00	0.00	5,008.59
Creation costs	97,323.00	50,000.00	47,323.00	0.00	0.00
Developer advances	56,411.00	28,472.71	25,500.00	0.00	2,438.29
Bond discount	35,100.00	35,100.00	0.00	0.00	0.00
Market study	5,460.00	5,460.00	0.00	0.00	0.00
Bond Application Report Cost	66,000.00	66,000.00	0.00	0.00	0.00
Bond issuance costs	40,498.00	37,990.58	0.00	0.00	2,507.42
BAN issuance costs	13,958.00	0.00	13,958.00	0.00	0.00
Attorney General fee	1,170.00	1,170.00	0.00	0.00	0.00
TCEQ Bond Issuance Fee	2,925.00	2,925.00	0.00	0.00	0.00
Surplus Funds Use - Future Bond	0.00	0.00	0.00	60,000.00	(60,000.00)
TOTAL NON-CONSTRUCTION COSTS	\$601,115.00	\$430,549.26	\$111,781.00	\$60,000.00	(\$1,215.26)
TOTAL BOND ISSUE REQUIREMENT	\$1,170,000.00	\$601,214.66	\$510,000.00	\$60,000.00	(\$1,214.66)
Interest Earned					\$1,451.89
Total Surplus & Interest					\$237.23
Total Remaining Funds					\$60,237.23

EXHIBIT N



To: BOD – Harris-Waller Counties MUD 5 /
Waller County MUD 37 / Harris County MUD 569 / Waller County MUD 35

January 2025

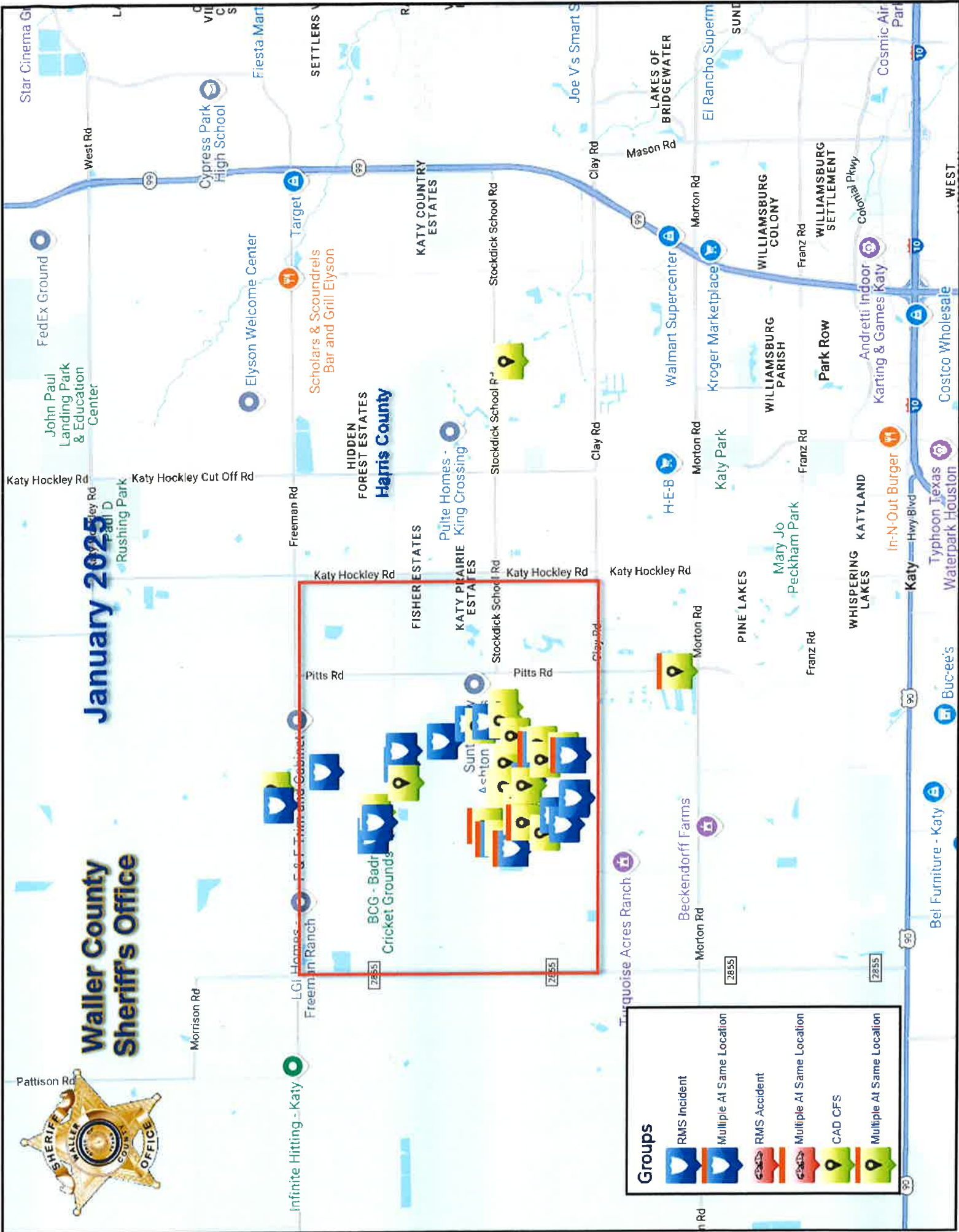
- The rate of reported disturbances **declined** for the month of January due to juvenile activity. Overall theft is down for the month.
- A DWI suspect was arrested after crashing his vehicle. (See photos)
- Time of offenses has continued to occur during the evening and nighttime hours during the during of the week.
- A report of overly aggressive independent realtors trying to solicit new business at the sales office was relayed to OSP by a Starwood representative. The deputies have been updated about the situation and will respond as a trespassing violation once the appropriate signage is installed.
- An unknown H/M approached a 14 yo H/F in the workout building at the community center and began to question her on about access to the facilities. He knew her name without her giving it to him. She directed him to the staff but he continued to question her until her mother grabbed her and left the center to report it to the police. We are tracking down the individual using on premise video. (further details to be included in next month's report)





Waller County Sheriff's Office

January 2025

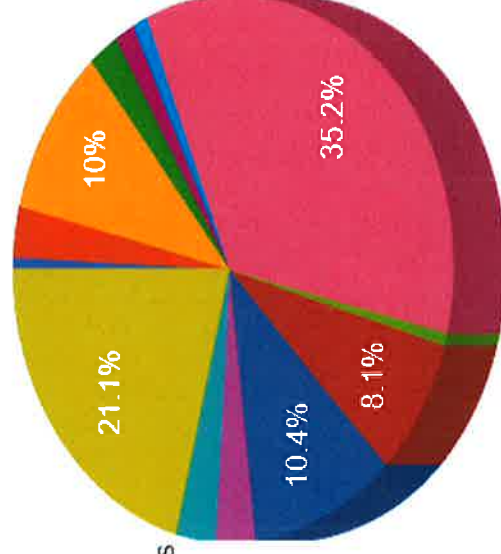


All Offenses: 01/01/2025 - 01/31/2025

- 11A - Rape
- 13A - Aggravated Assault
- 13B - Simple Assault
- 13C - Intimidation
- 23G - Theft of Motor Vehicle Parts or Accessories
- 26C - Impersonation
- 35A - Drug/Narcotic Violations
- 35B - Drug Equipment Violations
- 520 - Weapon Law Violations
- 90D - Driving Under the Influence
- 90E - Drunkenness
- 90E - ECO
- 90Z - All Other Offenses



**Waller County
Sheriff's Office**



January 2025



DWI reported 1/26/2025 @ 2:25am



Suspicious persons, pulled over and questioned



Suspicious Vehicles

