

WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 35

Minutes of the Meeting of Board of Directors April 14, 2025

The Board of Directors (the "Board") of Waller County Municipal Utility District No. 35 (the "District") met in regular session, open to the public, on April 14, 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 Directors Battistini and Ward, thus constituting a quorum.

Also present were: Blair Bozoarth of Quiddity Engineering, LLC ("Quiddity"); Jennifer Abad of Municipal Accounts & Consulting, L.P. ("MA&C"); Rebecca Marcucci of Municipal District Services, LLC ("MDS"); Chase Wolf of Robert W. Baird & Co., Inc. ("Baird"); Patty Rodriguez of BLICO, Inc., dba Bob Leared Interests ("BLICO"); Tiffany Wilkes of Kudela & Weinheimer ("K&W"); and Christina Cole and Kris Eddlemon of Schwartz, Page & Harding, L.L.P. ("SPH").

In the absence of the President and Vice President, the Board concurred that Director Feiler be appointed President Pro-Tem. The President Pro-Tem then 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 February 24, 2025. After discussion, it was moved by Director Day, seconded by Director Walker, 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 March 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**. After discussion, on motion made by Director Feiler, seconded by Director Walker and unanimously carried, the Board approved the TAC Report and authorized the payments listed therein.

RESOLUTION AUTHORIZING AN ADDITIONAL PENALTY ON DELINQUENT REAL PROPERTY TAXES

The Board considered the adoption of a Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes. Ms. Cole advised that the Board is authorized, pursuant to Section 33.07 of the Texas Tax Code, as amended, to impose, under certain conditions on July 1, an additional penalty not to exceed twenty percent (20%) of the total taxes, penalty and interest due the District on taxes that remain delinquent as of July 1 of the year in which they became delinquent. She noted that the additional penalty to be imposed by this Resolution will not apply to delinquent personal property taxes which have incurred an additional penalty pursuant to that certain Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes, which was passed and approved by the District on January 13, 2025. After further discussion, it was moved by Director Feiler, seconded by Director Day, and unanimously carried, that the Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes, attached hereto as **Exhibit B**, be adopted by the District, and that the District's delinquent tax collections attorneys be authorized to proceed with the collection of the District's 2024 delinquent real property tax accounts on July 1, 2025, subject to proper notice having been given as provided in said Resolution, including the filing of lawsuits as necessary.

OPERATOR'S REPORT

Ms. Marcucci presented to and reviewed with the Board the Operations Report dated April 14, 2025, a copy of which is attached hereto as **Exhibit C**. Ms. Marcucci advised the Board that there are two (2) delinquent accounts totaling \$724.77, 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 Feiler 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 Walker seconded said motion, which unanimously carried.

The Board considered review of the District's Identity Theft Prevention Program (the "Program"). In connection therewith, Ms. Marcucci presented MDS' annual report and advised the Board regarding the District's experience with identity theft during the prior year, current identity theft methods, the types of accounts maintained by the District and the District's business arrangements with other entities. She recommended that no changes be made to the District's Program. After discussion on the matter, the Board concurred that no changes were necessary to the District's Program at this time.

ENGINEERING REPORT

Mr. Bozoarth next presented to and reviewed with the Board an Engineering Report dated April 11, 2025, a copy of which report is attached hereto as **Exhibit D**, relative to the status of various engineering and construction projects within the District. Upon review, Director Day moved that the Engineering Report and all actions noted therein be approved as recommended by

Quiddity, including (i) award of construction 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 contracts 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 Texas Commission on Environmental Quality ("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, and (ii) acceptance and approval of Quitclaim Conveyances of Utility Facilities for water, sanitary sewer, and drainage facilities constructed to serve Sunterra Sections 56, 69, and 72. Director Walker seconded the motion, which unanimously carried.

RESOLUTION AUTHORIZING USE OF SURPLUS ROAD CONSTRUCTION FUNDS

The Board next considered the adoption of a Resolution Authorizing Use of Surplus Road Bond Construction Funds and Interest Earned on Road Bond Construction Funds (the "Resolution"). Following discussion, Director Day moved that the Board adopt the Resolution, attached hereto as **Exhibit E**. Director Walker seconded the motion, which unanimously carried.

SILT SOLUTIONS, INC.

The Board next considered reports from Silt Solutions, Inc. ("SSI") in connection with storm water pollution and prevention services. Ms. Cole advised that SSI provided reports for the periods February 10, 2025 through March 3, 2025, and March 17, 2025 through April 7, 2025, copies of which are attached hereto as **Exhibit F**.

LANDSCAPE ARCHITECTURE REPORT(S)

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 G**. Following discussion, Director Day 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, including (i) the construction of Mid Slope Rotors Ponds – O, P, U, V, W (Phase 6), (ii) landscape improvements to serve Phase 6 Package 7 Hardscape and Softscape (Sunterra Sections 47 and 56), and Phase 7 Package 5 Hardscape and Softscape (Sunterra Sections 67 and 68), and (iii) approval and acceptance of Quitclaim Conveyances of Facilities in connection with landscape improvements serving Sunterra Sections (a) 35, 36, and 44 (Softscape), (b) 45, 51, and 52 (Softscape and Hardscape), (c) 46 (Softscape), and (d) 46 (Hardscape). Director Walker seconded the motion, which unanimously carried.

BOOKKEEPER'S REPORT AND QUARTERLY INVESTMENT REPORT

Ms. Abad presented to and reviewed with the Board the Bookkeeper's Report, dated April 14, 2025, attached hereto as **Exhibit H**, including the disbursements presented for payment, as prepared by MA&C. Ms. Abad also presented to and reviewed with the Board a Quarterly Investment Inventory Report for the investment period ended February 28, 2025, a copy of which report is included in the Bookkeeper's Report. After discussion, it was moved by Director Day that (i) the Bookkeeper's Report be approved, and that the disbursements identified in the Bookkeeper's Report be authorized for payment, and (ii) the Quarterly Investment Report for the investment period ended February 28, 2025, be approved as presented, and the Investment Officers of the District be authorized to execute same on behalf of the Board and the District. 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 REPORTS

Ms. Cole presented to and reviewed with the Board Security Patrol Reports prepared by On-Site Services, LLC ("On-Site") for the months of February 2025 and March 2025, copies of which are attached hereto as **Exhibit I**. Discussions ensued regarding the District entering into an agreement with Waller County for security services, as well as attendance by On-Site at Board meetings on a quarterly basis. Following discussion, the Board requested that a representative of On-Site attend Board meetings on a quarterly basis.

DESIGNATION OF LOCATION IN DISTRICT FOR POSTING NOTICES OF MEETINGS

The Board considered the designation of a different location in the District for posting notices of its meetings. After discussion of the matter, Director Day moved that 7532 Bartlett Road, Katy, Texas 77493 be established as the location for posting notices of meetings, and that the Resolution Designating Location in District for Posting Notices of Meetings attached hereto as **Exhibit J**, be adopted by the Board. The motion was seconded by Director Walker and carried by unanimous vote.

ATTORNEY'S REPORT

The Board considered the attorney's report. In connection therewith, Ms. Cole advised the Board that she had nothing further to discuss with the Board of a legal nature which was not covered under a specific agenda item.

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.

ADJOURNMENT

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




Secretary

LIST OF ATTACHMENTS

- EXHIBIT A Tax Assessor-Collector's Report
- EXHIBIT B Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes
- EXHIBIT C Operations Report
- EXHIBIT D Engineering Report
- EXHIBIT E Resolution Authorizing Use of Surplus Road Bond Construction Funds and Interest Earned on Road Bond Construction Funds
- EXHIBIT F Reports provided by Silt Solutions, Inc.
- EXHIBIT G Landscape Architect Report (Kudela & Weinheimer)
- EXHIBIT H Bookkeeper's Report
- EXHIBIT I Security Patrol Reports
- EXHIBIT J Resolution Designating Location in District for Posting Notices of Meetings

Exhibit A

TAX COLLECTOR'S OATH

Waller Co M.U.D. #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

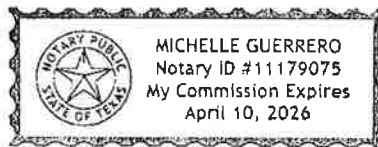
BRENDA MCLAUGHLIN

SWORN TO AND SUBSCRIBED BEFORE ME, this 8th day of April, 2025.

Michelle Guerrero

NOTARY PUBLIC, STATE OF TEXAS

(SEAL)



Submitted to Taxing Unit's Governing Body on _____

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

3/31/2025

Taxes Receivable: 8/31/2024	\$	2,032.16	
Reserve for Uncollectables	(	.00)	
Adjustments		<u>90,460.03</u>	\$ <u>92,492.19</u>

Original 2024 Tax Levy	\$	1,573,575.83	
Adjustments	(	<u>6,714.14</u>	<u>1,566,861.69</u>

Total Taxes Receivable **\$ 1,659,353.88**

Prior Years Taxes Collected \$ 2,441.24

2024 Taxes Collected (97.3%)	<u>1,525,068.62</u>	<u>1,527,509.86</u>
-------------------------------	---------------------	---------------------

Taxes Receivable at: 3/31/2025 **\$ 131,844.02**

2024 Receivables:

Maintenance	18,388.96
Contract	15,602.74
Road Debt	7,801.37

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 3/2025	Fiscal to Date 6/01/2024 - 3/31/2025
Beginning Cash Balance	\$ <u>43,084.04</u>	<u>9,633.00</u>
Receipts:		
Current & Prior Years Taxes	23,572.28	1,529,401.01
Penalty & Interest	2,256.51	3,296.14
Additional Collection Penalty	226.26	231.57
Tax Certificates		630.00
Overpayments		2,346.58
Erroneous Payment		22.50
Refund - due to adjustments	<u>943.41</u>	<u>3,903.07</u>
TOTAL RECEIPTS	\$ <u>26,998.46</u>	<u>1,539,830.87</u>
Disbursements:		
Atty's Fees, Delq. collection		5.31
CAD Quarterly Assessment		13,658.00
CAD Cost, Estimate of value		1,500.00
Publications, Legal Notice		854.90
Refund - due to adjustments	725.70	2,959.66
Refund - due to overpayments		2,346.58
Refund - erroneous payments		22.50
Tax A/C Bond Premium	50.00	50.00
Transfer to General Fund	5,332.45	664,655.25
Tax Assessor/Collector Fee	653.00	5,459.00
Transfer to Contract Fund	4,524.50	563,950.33
Transfer to Road Debt Fund		230,000.00
Postage/Deliveries	90.89	1,095.99
Supplies		208.20
Tax Certificates	20.00	630.00
Audit Preparation		250.00
Additional Services - BLI		360.00
Records Maintenance		90.00
Copies		1,053.99
Envelopes - Original Stmts	138.30	138.30
Duplicate Statements	1.50	1.50
Mileage Expense	7.00	73.95
Envelopes - Feb Delinq Stmts	11.40	11.40
Envelopes - May Del Stmts		2.10
Check Cost		24.15
Tax Rate Calculation		375.00
Positive Pay	25.00	250.00
SB2 Webpage		605.00
Tax Code 26.16 & 26.17		<u>330.00</u>
TOTAL DISBURSEMENTS	(\$ <u>11,579.74</u>)	(<u>1,490,961.11</u>)
CASH BALANCE AT: 3/31/2025	\$ <u><u>58,502.76</u></u>	<u><u>58,502.76</u></u>

WALLER COUNTY M.U.D. #35

Disbursements for month of April, 2025

Check #	Payee		Description	Amount
	W/T General Fund	4/10/25	Transfer to General Fund	\$ 10,371.81
	W/T Contract Fund	4/10/25	Transfer to Contract Fund	8,800.31
	W/T Road Debt Fund	4/10/25	Transfer to Road Debt Fund	10,000.00
1059	Corey Janee Patril		Refund - due to adjustments	45.55
1060	Bob Leared		Tax Assessor/Collector Fee	890.54
TOTAL DISBURSEMENTS				\$ 30,108.21
Remaining Cash Balance				\$ 28,394.55
Stellar Bank				

WALLER COUNTY M.U.D. #35

HISTORICAL COLLECTIONS DATA

Year	Collections Month Of 3/2025	Adjustments To Collections 3/2025	Total Tax Collections at 3/31/2025	Total Taxes Receivable at 3/31/2025	Collection Percentage
2024	23,617.83	45.55-	1,525,068.62	41,793.07	97.333
2023	897.86	897.86-	549,632.85	47,042.77	92.116
2022			225,294.11	43,008.18	83.970
(Percentage of collections same period last year				99.093	)

WALLER COUNTY M.U.D. #35

HISTORICAL TAX DATA

Year	Taxable Value	SR/CR	Tax Rate	Adjustments	Reserve for Uncollectibles	Adjusted Levy
2024	104,457,429	09 / 09	1.500000	6,714.14-		1,566,861.69
2023	36,717,809	22 / 22	1.500000	41,064.55		596,675.62
2022	12,010,068	03 / 03	1.500000	85,710.03		265,861.05

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	689,419.14	.560000	584,961.65	.280000	292,480.90
2023		.00	.610000	242,648.11	.890000	354,027.51		.00
2022		.00	1.500000	268,302.29		.00		.00

WALLER COUNTY M.U.D. #35

Notes:

2022	Agriculture Deferment	246,159.43
2023	Agriculture Deferment	253,117.43
2024	Agriculture Deferment	13,784.55
Total --->		513,061.41

\$ 943.41 - REPORTED AS TAXES COLLECTED ON PRIOR REPORT. TRANSFERRED TO
REFUNDS DUE TO ADJ# 9,22-2024-2023 TAXES, VARIOUS ACCOUNTS
\$897.86 - ON HOLD PENDING RESEARCH, #0100-000-0001

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	3/13/2025	50.00
3/31/25-3/31/26		

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-
2/2025	/ CORR 008	648.72-
3/2025	/ CORR 009	31.43
TOTAL		6,714.14-

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			

Exhibit B

RESOLUTION AUTHORIZING
AN ADDITIONAL PENALTY ON DELINQUENT REAL PROPERTY TAXES

WHEREAS, the Board of Directors of Waller County Municipal Utility District No. 35 (the "District") is desirous of defraying the costs of collection of delinquent taxes; and

WHEREAS, the District has contracted with an attorney for collection of delinquent taxes as set forth in Section 6.30 of V.T.C.A. Tax Code, as amended ("Tax Code"); and

WHEREAS, Section 33.07 of the Tax Code, as amended, provides that, if the District has contracted with an attorney under Section 6.30 of the Tax Code, as amended, for collection of the District's delinquent taxes, the District may impose an additional penalty not to exceed the amount of the compensation specified in the contract with the attorney to be paid in connection with the collection of the delinquent taxes on taxes that become delinquent on or after February 1 of a year but not later than May 1 of that year and that remain delinquent on July 1 of the year in which they become delinquent; and

WHEREAS, Section 33.08 of the Tax Code, as amended, provides that if the District imposes the additional penalty for collection costs under Section 33.07 of the Tax Code, as amended, and has contracted with an attorney under Section 6.30 of the Tax Code, as amended, for collection of the District's delinquent taxes, the District may impose an additional penalty not to exceed the amount of the compensation specified in the contract with the attorney to be paid in connection with the collection of the delinquent taxes on taxes that become delinquent on or after June 1 of a year; and

WHEREAS, said Section 6.30 provides that said compensation shall not exceed twenty percent (20%) of the amount of delinquent tax, penalty and interest collected. Therefore,

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

Section 1. The District has entered into a contract with an attorney pursuant to Section 6.30 of the Texas Tax Code, as amended, for the collection of delinquent taxes, penalty and interest.

Section 2. District taxes that become delinquent on or after February 1 of a year but not later than May 1 of that year and that remain delinquent on July 1 of the year in which such taxes become delinquent shall incur an additional penalty of twenty percent (20%) on the amount of such taxes, penalty and interest to defray the costs of collection of said delinquent taxes, in accordance with Section 33.07 of the Tax Code, as amended.

Section 3. District taxes that become delinquent on or after June 1 of a year shall incur an additional penalty of twenty percent (20%) of the amount of such taxes, penalty and interest on the first day of the first month that begins at least twenty-one (21) days after the date the notice of delinquency and penalty are sent, in accordance with Section 33.08 of the Tax Code, as amended.

Section 4. The District's tax collector shall deliver a notice of delinquency and of the penalty imposed pursuant to Section 2 above to the property owner at least thirty (30) and not more than sixty (60) days before July 1.

Section 5. The District's tax collector shall deliver a notice of delinquency and of the penalty imposed pursuant to Section 3 above to the property owner.

Section 6. Notwithstanding any provision in this Resolution to the contrary, the additional penalty imposed hereunder shall not apply to delinquent personal property taxes which have incurred an additional penalty pursuant to that certain Resolution Authorizing An Additional Penalty on Delinquent Personal Property Taxes passed and approved by the District on the 13th day of January, 2025.

PASSED AND ADOPTED this the 14th day of April, 2025.

WALLER COUNTY MUNICIPAL
UTILITY DISTRICT NO. 35

ATTEST:

By: 

President, Board of Directors
Pro-tem

By: 

Secretary, Board of Directors



Exhibit C

Waller County MUD #35

OPERATIONS REPORT

April 14, 2025

submitted by



I. Billing and Collections

Connections	2/25/2025	Billed Usage	
Residential:	427	Residential:	2.35
Builder:	204	Builder:	0.081
Commercial:	2	Commercial:	0.007
Irrigation:	10	Irrigation:	0.296
Temporary:	7	Temporary:	0.172
Rec Center:	0	Rec Center:	0
Vacant:	8	Vacant:	0
Total Connections:	658	Final Accounts:	0.454
		Total Billed Usage:	3.36

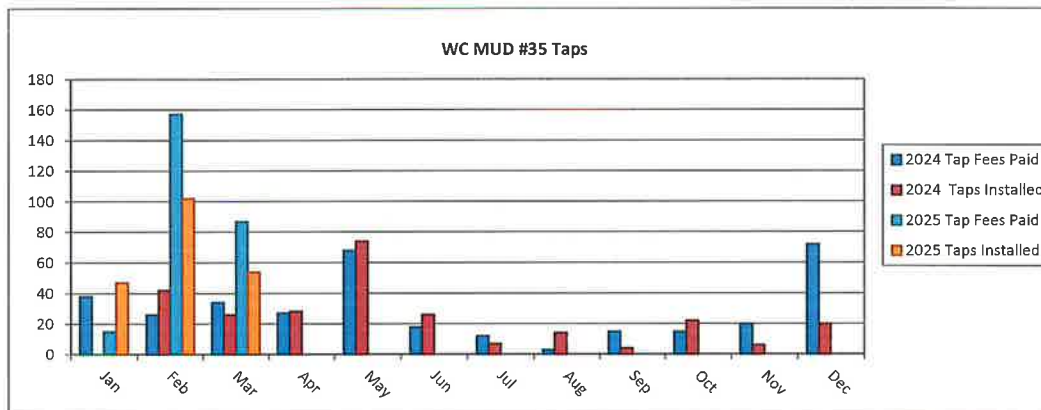
Collections as of	3/4/2025	Billing as of	2/25/2025
Penalty:	\$978.96	Penalty:	\$1,399.17
Water:	\$29,701.32	Water:	\$38,013.40
Sewer:	\$22,681.46	Sewer:	\$27,602.28
Deposit:	\$41,598.34	Deposit:	\$3,200.00
Inspection:	\$0.00	Backflow Annual Fee:	\$0.00
Back Charge:	\$7,813.06	Back Charge:	\$8,553.36
Delinquent Letter Fee	\$1,235.00	Inspection:	\$0.00
Inspection:	\$873.62	Rental Meter Fee:	\$1,115.00
Rental Meter Fee:	\$30.00	Transfer Fee:	\$480.00
Returned Pmt Fee:	\$0.50	Arrears:	\$25,168.68
Reconnect Fee:	\$229.45	Credits:	(\$3,948.97)
Transfer Fee:	\$551.48	Net Receivable:	\$101,582.92
Deposits Applied:	\$5,900.00		
Total Collections:	\$112,071.08		

Customer Aged Receivables

30 Day:	\$21,829.01
60 Day:	\$6,649.63
90 Day:	\$2,861.92
Overpayments:	(\$4,772.71)
Total Receivables:	\$26,567.85

II. Tap Activity

• Taps fees paid in the month of March:	87
• Total tap fees paid to date:	835
• Taps installed in the month of March:	54
• Total taps installed to date:	690



III. Repairs and Maintenance over \$1000

- Performed service line leak repairs at 3001 Emerald Ocean Dr.
- Installed commercial tap and meter at 1254 Bartlett Rd (Elementary School).

IV. Action Items

- Annual review of Identity Theft Prevention Program (2024).
- Authorize submittal of write off accounts to the collection agency.
- Authorize service termination of delinquent accounts.

Waller County Municipal Utility District #35
Identity Theft Prevention Program Annual Review
January 1 to December 31, 2024

This report is to provide the status of Municipal District Services' implementation of the District's Identity Theft Prevention Program.

Status

Current Municipal District Services employees involved in handling customer information completed the annual training and signed acknowledgement forms by March 31, 2025. The Identity Theft Prevention Program on file with Municipal District Services for the District is dated May 2022. We have no suggested changes for the program as written.

Effectiveness of Policies and Procedures

Municipal District Services has implemented appropriate policies and procedures to comply with the District Identity Theft Prevention Program. During 2024 MDS began additional safeguards:

- Relocated all business-critical systems to a hardened facility outside the hurricane strike zone.
- Added improved redundant systems for connectivity via satellite backup service (Star Link).
- Upgraded infrastructure to the latest platform.

Service Provider Arrangements

Municipal District Services requires Service Providers to submit documentation annually that they are in compliance with the District's Red Flag rules.

Significant Incidents Involving Identity Theft and Management Response

-
1. Any significant incidents involving identity theft this year and action taken
 - a. There were no reported significant incidents involving identity theft during this period.
 2. Any service provider significant incidents involving identity theft this year and action taken.
 - a. There were no reported significant incidents involving identity theft during this period.

Recommendations for Changes in the Identity Theft Prevention Program

-
1. Additions to the Identity Theft Prevention Program
 - a. None
 2. Deletions to the Identity Theft Prevention Program
 - a. None

Sunterra Taps Paid as of 03/24/25

BUILDER	HC569 Total	HCW4 Total	HCW5 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	46		45		126	217
BEAZER HOMES C/O RADIUSPOINT DEPT 1	137					137
BRIGHTLAND HOMES	49		85	73	29	236
CASTLEROCK COMMUNITIES	5		42		66	113
CENTURY COMMUNITIES INC	1				1	2
CHESMAR HOMES	1		88		50	139
COLINA HOMES			79		8	87
DAVIDSON HOMES LLC	1				94	95
DL MEACHAM CONSTRUCTION			1			1
DR HORTON	164		26	238	129	557
EHT OF TEXAS, LP			70			70
EVERGREEN LIFESTYLES MANAGEMENT/ SU			2		6	8
GBFR SUNTERRA LP	1					1
HIGHLAND HOMES			144			144
HISTORY MAKER HOMES	1		107		52	160
KA GREAT MINDS WEST LLC		1				1
KATY 1093 LTD			1			1
KATY INDEPENDENCE SCHOOL DISTRICT					1	1
KB HOMES	1		1	81	137	220
LENNAR HOMES	540		112	261	106	1019
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	89		220	7	27	343
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			32		93
SUNTERRA POA	9		7	2	4	22
SUNTERRA POA C/O PMG HOUSTON			24	5	8	37
SUNTERRA POA INC	6	3	1	7	1	18
TRICOAST HOMES	1			6	31	38
TRIPLE C LANDSCAPES			3			3
UNITED CONSTRUCTORS OF TEXAS				1		1
WESTIN HOMES	2		32	42	69	145
Grand Total	1174	7	1747	756	1111	4795

Waller County MUD #35

CONFIDENTIAL REPORT

April 14, 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
							09/24/24			11/21/24	147.45	.00	90 Days	
							10/11/24			12/16/24	577.32	.00	120 Days	
Totals		2									724.77			

DELINQUENT LETTER ACCOUNTS LISTING - DUE 04/14/2025

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)
020-00682-02	\$ 715.01	\$ 715.01	\$ 104.50	\$ 830.51	\$ 830.51	\$ 350.00	1 Renter	\$ (480.51)
020-00828-01	\$ 523.90	\$ 523.90	\$ 104.50	\$ 639.40	\$ 639.40	\$ 250.00	1 Owner	\$ (389.40)
020-00804-02	\$ 439.60	\$ 439.60	\$ 151.80	\$ 602.40	\$ 602.40	\$ 250.00	1 Owner	\$ (352.40)
020-01194-01	\$ 397.82	\$ 397.82	\$ 126.00	\$ 534.82	\$ 534.82	\$ 350.00	1 Renter	\$ (184.82)
020-01112-01	\$ 305.49	\$ 305.49	\$ 104.50	\$ 420.99	\$ 420.99	\$ 250.00	1 Owner	\$ (170.99)
020-00604-01	\$ 244.09	\$ 244.09	\$ 134.60	\$ 389.69	\$ 389.69	\$ 250.00	2 Owner	\$ (139.69)
020-00876-01	\$ 254.69	\$ 254.69	\$ 104.50	\$ 370.19	\$ 370.19	\$ 250.00	4 Owner	\$ (120.19)
020-00866-01	\$ 343.43	\$ 343.43	\$ 104.50	\$ 458.93	\$ 458.93	\$ 350.00	3 Renter	\$ (108.93)
020-00428-01	\$ 239.36	\$ 239.36	\$ 104.50	\$ 354.86	\$ 354.86	\$ 250.00	1 Owner	\$ (104.86)
020-00190-01	\$ 229.90	\$ 229.90	\$ 104.50	\$ 345.40	\$ 345.40	\$ 250.00	7 Owner	\$ (95.40)
020-00082-01	\$ 219.56	\$ 219.56	\$ 104.50	\$ 335.06	\$ 335.06	\$ 250.00	4 Owner	\$ (85.06)
020-00662-01	\$ 217.89	\$ 217.89	\$ 104.50	\$ 333.39	\$ 333.39	\$ 250.00	4 Owner	\$ (83.39)
020-00842-02	\$ 306.79	\$ 306.79	\$ 104.50	\$ 422.29	\$ 422.29	\$ 350.00	4 Renter	\$ (72.29)
020-00446-01	\$ 190.30	\$ 190.30	\$ 104.50	\$ 305.80	\$ 305.80	\$ 250.00	5 Owner	\$ (55.80)
020-01052-02	\$ 289.41	\$ 289.41	\$ 104.50	\$ 404.91	\$ 404.91	\$ 350.00	1 Renter	\$ (54.91)
020-00702-01	\$ 157.52	\$ 157.52	\$ 104.50	\$ 273.02	\$ 273.02	\$ 250.00	2 Owner	\$ (23.02)
020-00430-01	\$ 130.68	\$ 130.68	\$ 104.50	\$ 246.18	\$ 246.18	\$ 250.00	6 Owner	\$ 3.82
020-01160-02	\$ 130.28	\$ 130.28	\$ 104.50	\$ 245.78	\$ 245.78	\$ 250.00	3 Owner	\$ 4.22
020-00164-02	\$ 229.90	\$ 229.90	\$ 104.50	\$ 345.40	\$ 345.40	\$ 350.00	4 Renter	\$ 4.60
020-00904-01	\$ 229.79	\$ 229.79	\$ 104.50	\$ 345.29	\$ 345.29	\$ 350.00	3 Renter	\$ 4.71
020-01060-01	\$ 125.95	\$ 125.95	\$ 104.50	\$ 241.45	\$ 241.45	\$ 250.00	2 Owner	\$ 8.55
020-01064-01	\$ 124.90	\$ 124.90	\$ 104.50	\$ 240.40	\$ 240.40	\$ 250.00	2 Owner	\$ 9.60
020-00220-01	\$ 124.90	\$ 124.90	\$ 104.50	\$ 240.40	\$ 240.40	\$ 250.00	4 Owner	\$ 9.60
020-01000-01	\$ 114.95	\$ 114.95	\$ 108.80	\$ 234.75	\$ 234.75	\$ 250.00	1 Owner	\$ 15.25
020-01190-01	\$ 114.95	\$ 114.95	\$ 108.80	\$ 234.75	\$ 234.75	\$ 250.00	3 Owner	\$ 15.25
020-00056-04	\$ 218.40	\$ 218.40	\$ 104.50	\$ 333.90	\$ 333.90	\$ 350.00	5 Renter	\$ 16.10
020-00098-01	\$ 215.84	\$ 215.84	\$ 104.50	\$ 331.34	\$ 331.34	\$ 350.00	10 Renter	\$ 18.66
020-00076-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	4 Owner	\$ 19.55
020-00226-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	4 Owner	\$ 19.55
020-00344-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	2 Owner	\$ 19.55
020-00158-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	4 Owner	\$ 19.55
020-00208-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	6 Owner	\$ 19.55
020-01100-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	1 Owner	\$ 19.55
020-00240-01	\$ 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	4 Owner	\$ 19.55
020-01056-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	1 Owner	\$ 19.55
020-01178-01	\$ 110.63	\$ 234.63	\$ 104.50	\$ 226.13	\$ 226.13	\$ 250.00	3 Owner	\$ 23.87
020-01196-02	\$ 139.25	\$ 139.25	\$ 104.50	\$ 254.75	\$ 254.75	\$ 350.00	1 Renter	\$ 95.25
020-00956-02	\$ 114.95	\$ 114.95	\$ 126.00	\$ 251.95	\$ 251.95	\$ 350.00	2 Renter	\$ 98.05
020-00166-01	\$ 121.30	\$ 121.30	\$ 104.50	\$ 236.80	\$ 236.80	\$ 350.00	6 Renter	\$ 113.20
020-00260-02	\$ 121.20	\$ 121.20	\$ 104.50	\$ 236.70	\$ 236.70	\$ 350.00	9 Renter	\$ 113.30
020-00986-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 350.00	4 Renter	\$ 119.55
020-00334-02	\$ 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	2 Renter	\$ 119.55
020-00290-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 350.00	4 Renter	\$ 119.55
020-00858-02	\$ 102.26	\$ 102.26	\$ 104.50	\$ 217.76	\$ 217.76	\$ 350.00	5 Renter	\$ 132.24
020-00170-02	\$ 47.40	\$ 247.40	\$ 104.50	\$ 162.90	\$ 162.90	\$ 350.00	9 Renter	\$ 187.10
020-00952-01	\$ 37.95	\$ 37.95	\$ 104.50	\$ 153.45	\$ 153.45	\$ 350.00	4 Renter	\$ 196.55
	\$ 9,124.59	\$ 9,448.59	\$ 5,145.00	\$ 14,797.59	\$ 14,797.59	\$ 14,000.00		\$ (797.59)

Items Count: 48

Exhibit D



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

April 11, 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 April 14, 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) Sunterra Section 49 Paving Facilities Repairs:

- i. We received bids on March 28, 2025 and ICS submitted the low bid in the amount of \$55,500.00. We recommend awarding the project to ICS.

Action Item: Award contract to Infrastructure Construction Services (ICS)

a) Sunterra Phase 8 Make-up Waterline

- i. We received bids on February 5, 2025 and Lonnie Lischka Company, LP submitted the low bid in the amount of \$72,996.90. We recommend awarding the project to Lischka.

Action Item: Award contract to Lonnie Lischka Company, LP

b) Sunterra Non-Potable Irrigation Pump Station & Site Work and Distribution

- i. We are finishing the design and will take bids on April 22, 2025.

c) Sunterra Non-Potable Irrigation Distribution

- i. We are working with the design engineer and preparing the bid package.



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:

d) Sunterra Section 47 WS&D Facilities:

Original Contract Amount - \$837,317.50

Pay Estimate No. 3: \$31,312.26

Revised Contract Amount – \$

CO No. 1: \$

Contractor: Blazey Construction Services, LLC

- i. The project is complete.
- ii. We received Pay Estimate No. 4 and Pay Estimate 5 & Final for in the amount of \$3,179.70 and \$96,254.98 for Board's approval.
- iii. We received Change Order No. 1 in the amount of -\$65,735.10 for adjustment to final quantities.

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

e) Sunterra Section 47 Paving Facilities:

Original Contract Amount - \$823,129.50

Pay Estimate No. 3: \$73,766.97

Revised Contract Amount – \$889,410.65

CO No. 1: \$66,281.15

Contractor: Allgood Construction Company, Inc.

- i. The project is complete and in the 1-year maintenance period.
- ii. We received Pay Estimate No. 4 & Final for in the amount of \$17,615.34 for Board's approval.
- iii. We received Change Order No. 2 in the amount of -\$8,643.68 for adjustment to final quantities.

Action Item: Approval of Pay Estimate No. 4 & Final, Change Order No. 2, and the Certificate of Substantial Completion

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

Original Contract Amount - \$1,517,214.37

Pay Estimate No. 3: \$64,270.35

Revised Contract Amount – \$1,502,839.37

CO No. 1: -\$14,375.00

Contractor: Principal Services, Ltd.

- i. Contractor is awaiting reinspection.

Action Item: None

g) Sunterra Section 65 & 66 Paving Facilities:

Original Contract Amount - \$1,183,547.45

Pay Estimate No. 5: \$42,046.85

Revised Contract Amount – \$1,211,422.10

CO No. 2: \$13,639.70

Contractor: Allgood Construction Company, Inc.

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

Action Item: None



h) Sunterra Section 70 WS&D Facilities:

Original Contract Amount - \$876,500.00

Pay Estimate No. 3: \$81,765.29

Revised Contract Amount – \$

CO No. 1: \$

Contractor: Fellers & Clark, LP

- i. The project is complete.
- ii. We received Pay Estimate No. 4 & Final in the amount of \$17,451.64 for the Board's approval.
- iii. We received Change Order No. 1 in the amount of -\$3,917.95 for adjustment to final quantities.

Action Item: Approval of Pay Estimate No. 4 & Final, Change Order No. 1, and the Certificate of Substantial Completion

i) Sunterra Section 70 Paving Facilities:

Original Contract Amount - \$777,060.22

Pay Estimate No. 2: \$101,822.92

Revised Contract Amount – \$

CO No. 1: \$

Contractor: Hurtado Construction Company

- i. The project is complete and in the 1-year maintenance period.
- ii. We received Pay Estimate No. 3 & Final in the amount of \$61,966.49 for the Board's approval.
- iii. We received Change Order No. 1 for adjustment to final quantities in the amount of \$15,830.34 for the Boards Approval.

Action Item: Approval of Pay Estimate No. 3 & Final, Change Order No. 1, and the Certificate of Substantial Completion

j) Sunterra Section 72 Paving Facilities:

Original Contract Amount - \$940,069.99

Pay Estimate No. 5F: \$22,197.58

Revised Contract Amount – \$1,109,878.97

CO No. 1: \$173,466.48

Contractor: Allgood Construction Company, Inc.

- i. We received Change Order No. 2 for adjustment to final quantities in the amount of \$-3,657.50 for Board's approval.

Action Item: Approval of Change Order No. 2

k) Sunterra Section 73 WS&D Facilities:

Original Contract Amount - \$1,318,770.80

Pay Estimate No. 5: \$66,072.50

Revised Contract Amount – \$1,318,770.80

CO No. 1: \$0.00

Contractor: R Construction Civil, LLC

- i. The project is complete and we are awaiting the final pay estimate from the contractor.

Action Item: None

l) Sunterra Section 73 Paving Facilities:

Original Contract Amount - \$1,112,197.25

Pay Estimate No. 4: \$179,887.52

Revised Contract Amount – \$1,092,018.25

CO No. 1: \$-20,179.00

Contractor: Hassell Construction Group, LLC

- i. The project is complete and in the 1-year maintenance period.
- ii. We received Pay Estimate No. 5 & Final for in the amount of \$21,814.57 for Board's approval.



- iii. We received Change Order No. 2 for adjustment to final quantities in the amount of \$-1,290.00 for the Boards Approval.

Action Item: Approval of Pay Estimate No. 5 & Final, Change Order No. 2, and the Certificate of Substantial Completion

m) Sunterra Section 74 WS&D Facilities:

Original Contract Amount - \$1,551,371.15

Pay Estimate No. 4: \$4,854.98

Revised Contract Amount – \$

CO No. 1: \$

Contractor: Blazey Construction Services, LLC

- i. The project is complete.
- ii. We received Pay Estimate No. 6 & Final for in the amount of \$83,948.05 for Board's approval.
- iii. We received Change Order No. 1 for adjustment to final quantities in the amount of \$-34,778.40 for the Boards Approval.

Action Item: Approval of Pay Estimate No. 6 & Final, Change Order No. 1, and the Certificate of Substantial Completion

n) Sunterra Section 74 Paving Facilities:

Original Contract Amount - \$1,157,989.35

Pay Estimate No. 5: \$6,880.14

Revised Contract Amount – \$

CO No. 1: \$

Contractor: Allgood Construction Company, Inc.

- i. The project is complete and in the 1-year maintenance period.
- ii. We received Pay Estimate No. 6 & Final for in the amount of \$24,586.46 for Board's approval.
- iii. We received Change Order No. 1 for adjustment to final quantities in the amount of \$-92,872.65 for the Boards Approval.

Action Item: Approval of Pay Estimate No. 6 & Final, Change Order No. 1, and the Certificate of Substantial Completion

o) Sunterra Section 75 WS&D Facilities:

Original Contract Amount - \$1,164,281.80

Pay Estimate No. 3: \$82,160.09

Revised Contract Amount – \$

CO No. 1: \$

Contractor: Bay Utilities, LLC

- i. The project is complete.
- ii. We received Pay Estimate No. 4 & Final for in the amount of \$57,320.09 for Board's approval.
- iii. We received Change Order No. 1 for adjustment to final quantities in the amount of \$-17,880.00 for the Boards Approval.

Action Item: Approval of Pay Estimate No. 4 & Final, Change Order No. 1, and the Certificate of Substantial Completion



QUIDDITY

p) 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. The project is complete and in the 1-year maintenance period.
- ii. We received Pay Estimate No. 2 & Final for in the amount of \$520,538.03 for Board's approval.
- iii. We received Change Order No. 2 for adjustment to final quantities in the amount of \$-3,700.01 for the Boards Approval.

Action Item: Approval of Pay Estimate No. 2 & Final, Change Order No. 2, and the Certificate of Substantial Completion

q) 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 and awaiting final inspections.
- ii. We received Pay Estimate No. 5 in the amount of \$79,562.50 for Board's approval.

Action Item: Approval of Pay Estimate No. 5

r) 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. 2: \$538,664.15

CO No. 1: -\$5,682.91

- i. Contractor is complete and awaiting final inspections.
- ii. We received Pay Estimate No. 3 & 4 in the amounts of \$498,683.96 and \$109,461.09 for Board's approval.

Action Item: Approval of Pay Estimate Nos. 3 & 4

s) 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 complete and awaiting reinspection.
- ii. We received Pay Estimate No. 4 & 5 in the amounts of \$20,102.00 and \$42,138.20 for Board's approval.

Action Item: Approval of Pay Estimate Nos. 4 & 5



t) 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. 3: \$486,283.20

CO No. 1: \$ -7,608.52

i. Contractor is complete and addressing punch list items.

ii. We received Pay Estimate Nos. 4 & 5 in the amount of \$96,097.09 & \$29,052.10 for Board's approval.

Action Item: Approval of Pay Estimate Nos. 4 & 5

u) Regrading of Side Slopes

Original Contract Amount - \$7,920.60

Revised Contract Amount – \$

Contractor: Norkon Construction

Pay Estimate No. 1: \$

CO No. 1: \$

i. Norkon to performed the work and we are processing the pay estimate.

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

- a) **Quitcaim Conveyance of Utility Facilities – Water, sanitary sewer, and drainage facilities serving Sunterra Section 56 (Fellers & Clark, LP)**
- b) **Quitcaim Conveyance of Utility Facilities – Water, sanitary sewer, and drainage facilities serving Sunterra Section 69 (R Construction Civil, LLC)**
- c) **Quitcaim Conveyance of Utility Facilities – Water, sanitary sewer, and drainage facilities serving Sunterra Section 72 (TexaSite, LLC)**

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.
- b) **Sunterra Sec 53:** The 1-year inspection will be scheduled this month.

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

- a) **2025 WS&D Bond w/ BAN:** We received comments from the TCEQ and have addressed all comments and questions. The pre-purchase inspection has passed.
- b) **2025 Road Bond:** A draft summary of cost will be presented at the May board meeting.
- c) **2026 WS&D Bond:** We have begun preparing the draft summary of cost.



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\04 - April\WALLER COUNTY MUD NO. 35
ENGINEERING REPORT.docx

Exhibit E

RESOLUTION AUTHORIZING
USE OF SURPLUS ROAD BOND CONSTRUCTION FUNDS AND
INTEREST EARNED ON ROAD BOND CONSTRUCTION FUNDS

WHEREAS, Waller County Municipal Utility District No. 35 (the "District") has previously issued bonds to finance the acquisition and/or construction of certain road facilities to serve land within the District and land acquisition therefor; and

WHEREAS, the District now has surplus funds from the proceeds of said bonds and interest earned on road bond construction funds, and the Board of Directors desires to utilize a portion of said surplus road bond construction funds and interest earned on road bond construction funds to pay a portion of the cost of the construction of paving improvements to serve Sunterra, Section 49 and developer interest related to same (the "Project"); and

WHEREAS, the District is legally entitled to authorize the use of such funds to pay the cost of such Project;

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

(1) Use of surplus road bond construction funds and interest earned on road bond construction funds in the amount of \$33,000.00 to pay the cost of the Project is hereby authorized and approved; and

(2) The District's auditor is hereby requested and directed to report the expenditure of said funds in the District's annual audit report for the fiscal year ending May 31, 2025.

BE IT FURTHER RESOLVED that the President or Vice-President and Secretary or Assistant Secretary of the Board of Directors and the District's attorneys and bookkeepers are hereby authorized and directed to do any and all things necessary and proper in connection with this Resolution.

PASSED AND ADOPTED this 14th day of April, 2025.

ATTEST:

WALLER COUNTY MUNICIPAL UTILITY
DISTRICT NO. 35

By: 
Secretary, Board of Directors

By: 
President, Board of Directors
Pro-tem



Exhibit F

SWPPP Inspections Waller County MUD 35

Sunterra Subdivision
Inspection Photo's
March 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
2/10/2025	46	7	2	Gehan (2)
2/17/2025	46	7	1	Gehan (1)
2/24/2025	46	8	1	Gehan (1)
3/3/2025	46	9	1	Gehan (1)
2/10/2025	48	10	0	
2/17/2025	48	10	6	Davidson (6)
2/24/2025	48	9	1	Davidson (1)
3/3/2025	48	9	4	Davidson (4)
2/10/2025	50	8	4	Westlin (3) Nuway (1)
2/17/2025	50	7	5	Westlin (4) Nuway (1)
2/24/2025	50	10	3	Westlin (2) Nuway (1)
3/3/2025	50	11	4	Westlin (3) Nuway (1)

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

Sec 46 Blk 2 Lot 32



Mar 4, 2025 at 12:50:56 PM
Cleo Day DR
Sunterra TX 77493
United States

Sec 46 Blk 4 Lot 3



Mar 4, 2025 at 12:50:33 PM
Cleo Day DR
Sunterra TX 77493
United States

Sec 48 Blk 2 Lot 1



Sec 48 Blk 2 Lot 2



Sec 50 Blk 1 Lot 9



Mar 4, 2025 at 12:26:20 PM
Steady Breeze Dr
Sunterra TX 77493
United States

Sec 50 Blk 1 Lot 10



Mar 4, 2025 at 12:26:35 PM
Steady Breeze Dr
Sunterra TX 77493
United States

SWPPP Inspections Waller County MUD 35

Sunterra Subdivision
Inspection Photo's
April 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
3/17/2025	46	7	4	Gehan (4)
3/24/2025	46	6	1	Gehan (1)
3/31/2025	46	7	2	Gehan (2)
4/7/2025	46	9	2	Gehan (2)
3/17/2025	48	9	6	Davidson (6)
3/24/2025	48	9	3	Davidson (9)
3/31/2025	48	9	2	Davidson (2)
4/7/2025	48	9	0	
3/17/2025	50	10	5	Westlin (4) Nuway (1)
3/24/2025	50	12	3	Westlin (2) Nuway (1)
3/31/2025	50	13	2	Westlin (1) Nuway (1)
4/7/2025	50	14	6	Westlin (5) Nuway (1)

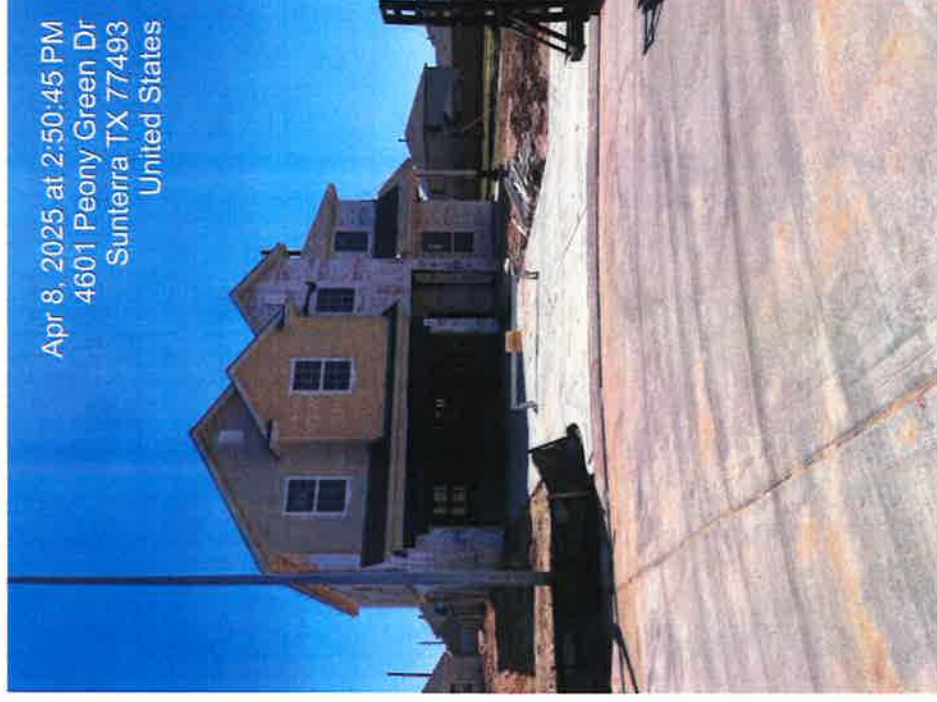
NOTE Remaining Sections within WC MUD No. 35 are not ready for inspections at this time per inspector

Sec 46 Blk 4 Lot 7



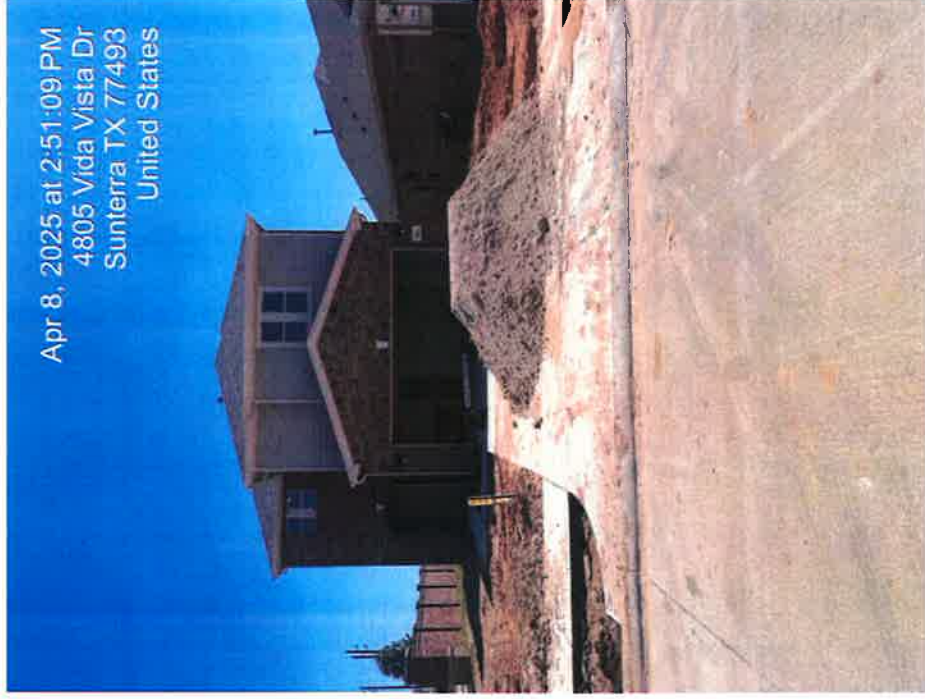
Apr 8, 2025 at 2:49:57 PM
4673 Cleo Day Dr
Sunterra TX 77493
United States

Sec 46 Blk 4 Lot 23

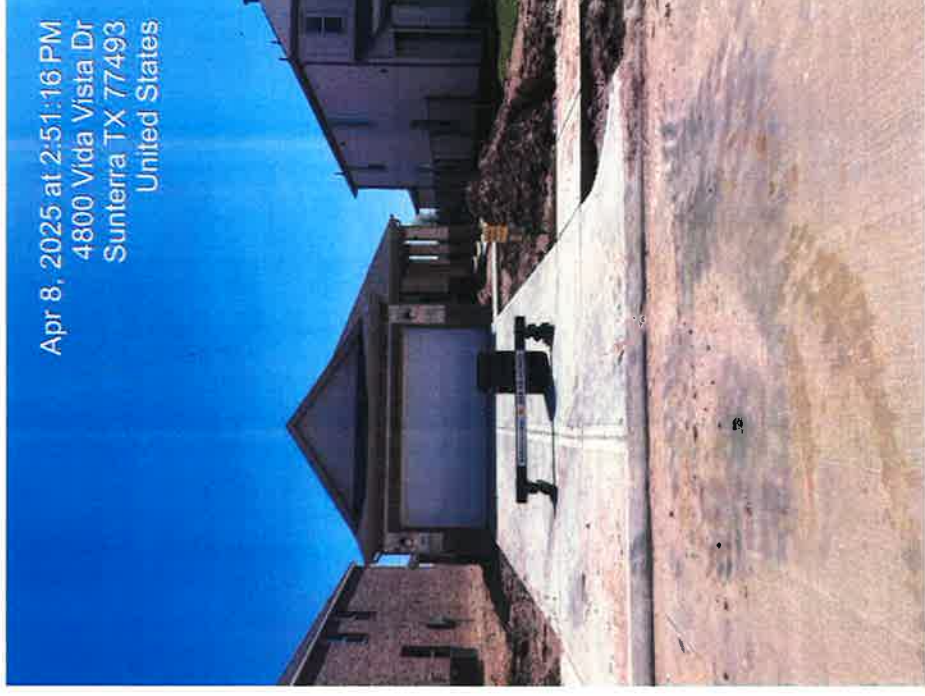


Apr 8, 2025 at 2:50:45 PM
4601 Peony Green Dr
Sunterra TX 77493
United States

Sec 48 Blk 2 Lot 1



Sec 48 Blk 2 Lot 2



Sec 50 Blk 3 Lot 8

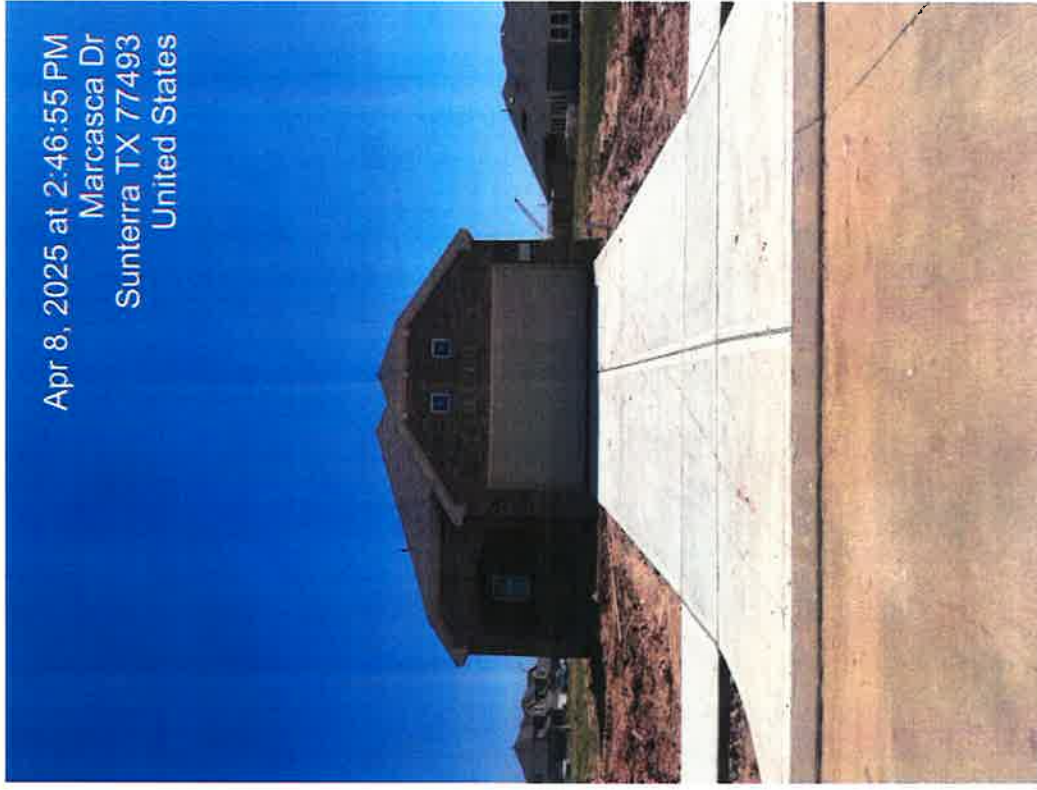


Exhibit G



Waller County Municipal Utility District No. 35

Landscape Architect's Report

Sunterra

April 14, 2025

Landscape Architecture matters, including the following:

- A. Request permission to authorize design/documentation phase, as appropriate, for the following construction projects:
 - i. **None.**
- B. Approve plans and specifications and authorize advertisement for bids for the following construction projects:
 - i. **Mid Slope Rotors Ponds - O, P, U, V, W (Phase 6)** ✓
 - ii. **Phase 6 Package 7: Hardscape and Softscape (Sections 47 & 56)** ✓
- C. Review bids and award contracts, as appropriate, for the following construction projects:
 - i. **Mid Slope Rotors Ponds - O, P, U, V, W (Phase 6)** ✓
 - 1) **Silversand Services, Inc \$135,673.78**
 - ii. **Phase 6 - Package 7: Hardscape and Softscape (Sections 47 and 56)** ✓
 - 1) **Silversand Services, Inc \$279,855.05**
 - iii. **Phase 7 - Package 5: Hardscape and Softscape (Sections 67 and 68)** ✓
 - 1) **JBM Landscape & Irrigation \$670,596.00**
- 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
<i>Original Contract</i>	\$ 355,826.75	<i>Comment(s)</i>
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	
Balance to Finish	\$ 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
Original Contract	\$ 25,131.50	Comment(s)
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 11/09/2023 to Silversand Services (formerly Zodega). MUD contract executed 11/11/24, NTP issued 2/20/2024. **No Action.**

Item	Amount	Notes
Original Contract	\$ 57,232.60	Comment(s)
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 6/21/2024 to DL Meacham, LP. MUD contract executed 1/24/2024, NTP issued 10/31/2024. **No Action.**

Item	Amount	Notes
Original Contract	\$ 57,6396.06	Comment(s)
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 11/28/2023 to Silversand Zodega LLC. MUD contract executed 10/31/2024, NTP issued 11/14/2024. **Pay Applications #5.**

Item	Amount	Notes
Original Contract	\$ 429,606.16	Comment(s)
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
Pay Application #5	\$ 106,110.39	02/28/2025
Current Contract Value	\$ 452,463.95	
Balance to Finish	\$ 48,621.40	

- **Phase 6 Pkg 6: Sections 48 – Hardscape.** Project was awarded 01/11/2024 to Strickscapes, Inc. MUD contract executed 02/29/2024, NTP issued 06/17/2024. **Approve Pay Applications #3, #4.**

Item	Amount	Notes
Original Contract	\$ 18,997.71	Comment(s)
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 #4	\$ 1,899.77	01/13/2025
Current Contract Value	\$ 18,99.77	
Balance to Finish	\$ 0.00	

- **Phase 6 Pkg 6: Sections 48 – Softscape.** Project was awarded to 01/11/2024 Platinum Grass Services, LTD. MUD contract executed 11/14/2024, NTP issued 12/17/2024. **Approve Pay Applications #3, #4.**

Item	Amount	Notes
Original Contract	\$ 315,170.77	Comment(s)
Change Order #1	\$ -42,953.86	02/24/2025
Pay Application #1	\$ 243,724.42	03/10/2025
Current Contract Value	\$ 272,244.91	
Balance to Finish	\$ 28,520.49	



- Phase 7 Package 3A: Softscape & Hardscape. Project was awarded to 10/31/2024 Earth First Landscapes, LLC. MUD contract executed 02/06/2025, NTP issued 03/06/2025. **Approve Pay Applications #1.**

Item	Amount	Notes
Original Contract	\$ 275,515.35	Comment(s)
Pay Application #1	\$ 125,827.20	02/24/2025
Current Contract Value	\$ 275,515.35	
Balance to Finish	\$ 149,688.15	

Proposed Action Items:

- Phase 6 Pkg 5: Sections 53-54 Landscape – Softscape. Project was awarded 11/28/2023 to Silversand Zodega LLC. MUD contract executed 10/31/2024, NTP issued 11/14/2024. **Pay Applications #5.**
- Phase 6 Pkg 6: Sections 48 – Hardscape. Project was awarded 01/11/2024 to Strickscapes, Inc. MUD contract executed 02/29/2024, NTP issued 06/17/2024. **Approve Pay Applications #3, #4.**
- Phase 6 Pkg 6: Sections 48 – Softscape. Project was awarded to 01/11/2024 Platinum Grass Services, LTD. MUD contract executed 11/14/2024, NTP issued 12/17/2024. **Approve Pay Applications #3, #4.**
- Phase 7 Package 3A: Softscape & Hardscape. Project was awarded to 10/31/2024 Earth First Landscapes, LLC. MUD contract executed 02/06/2025, NTP issued 03/06/2025. **Approve Pay Applications #1.**

Sincerely,

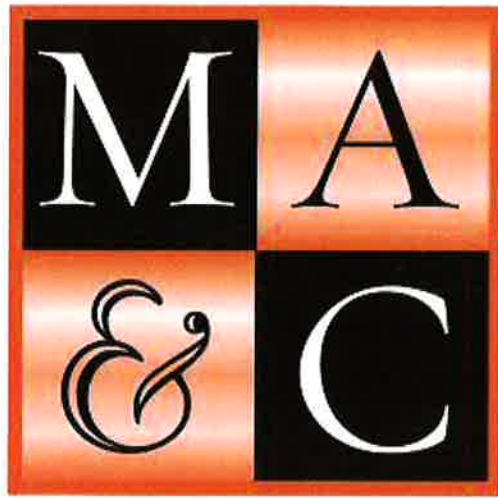
LUKE ANDERSON, ASLA, PLA, LI
Project Manager

Direct: 210.469.3510

Email: landerson@kwtexas.com

4039 Broadway Street, San Antonio, TX, 78209

Exhibit H



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

Bookkeeper's Report | April 14, 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

THIS PAGE INTENTIONALLY LEFT BLANK

Waller County Municipal Utility District No. 35

BOOKKEEPER'S REPORT | 04/14/2025



Spotlight On Funding Your Capital Improvements Plan (CIP)

What is it and why is it important? Your CIP is a tool for planning how your District will pay for maintenance, repairs, new construction and unexpected projects that come up over the next 5-20 year period. Will you issue Bonds? Do you have Operating reserves & surplus funds? Can you utilize your Maintenance & Operations tax and Water and Wastewater revenues? What action do you need to take now to be prepared 5 years down the line? Working with your Engineer to prepare this plan enables the District to determine its financial needs and plan accordingly.

Bonds Summary

Water, Sewer, Drainage	Park, Roads, Other
Total Authorized \$290.9M	Total Authorized \$196.3M
Total Issued \$1.2M	Total Issued \$6.6M
\$Available to Issue \$289.7M	\$Available to Issue \$189.7M

Most Recent Audited Revenue Sources

Maximum Approved M&O Rate	\$1.50
Audited M&O Rate	\$0.61
Audited M&O Revenue	\$222.8K
Audited Retail Service Rate Per 10,000 gallons	\$104.50
Audited Water/Wastewater Revenue	\$255.1K
Audited Sales Tax Revenue	N/A

General Operating Reserves

Operating Fund Balance \$1,153,262
Total Expenditures Excluding Capital Costs \$1,789,440
10.7 Months

Account Balance | As of 04/14/2025

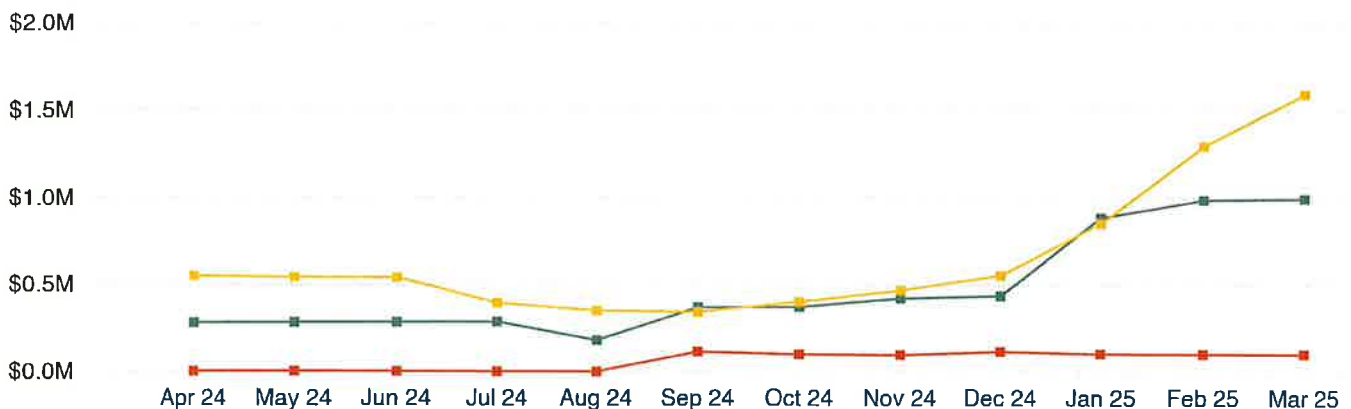
General Operating
\$1,153,262

Capital Projects
\$101,316

Debt Service
\$427,751

Total For All Accounts: \$1,682,328

Account Balance By Month | April 2024 - March 2025



Monthly Financial Summary - General Operating Fund

Waller County MUD No. 35 - GOF

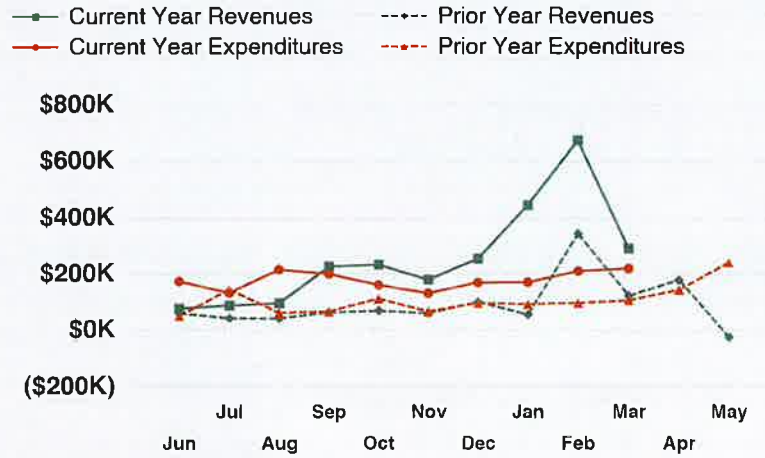


Account Balance Summary

Balance as of 02/25/2025	\$842,868
Receipts	1,288,598
Disbursements	(978,203)
Balance as of 04/14/2025	\$1,153,262

Overall Revenues & Expenditures

By Month (Year to Date)



March 2025

Revenues

Actual	Budget	Over/(Under)
\$289,629	\$106,783	\$182,845

Expenditures

Actual	Budget	Over/(Under)
\$219,306	\$147,304	\$72,002

June 2024 - March 2025 (Year to Date)

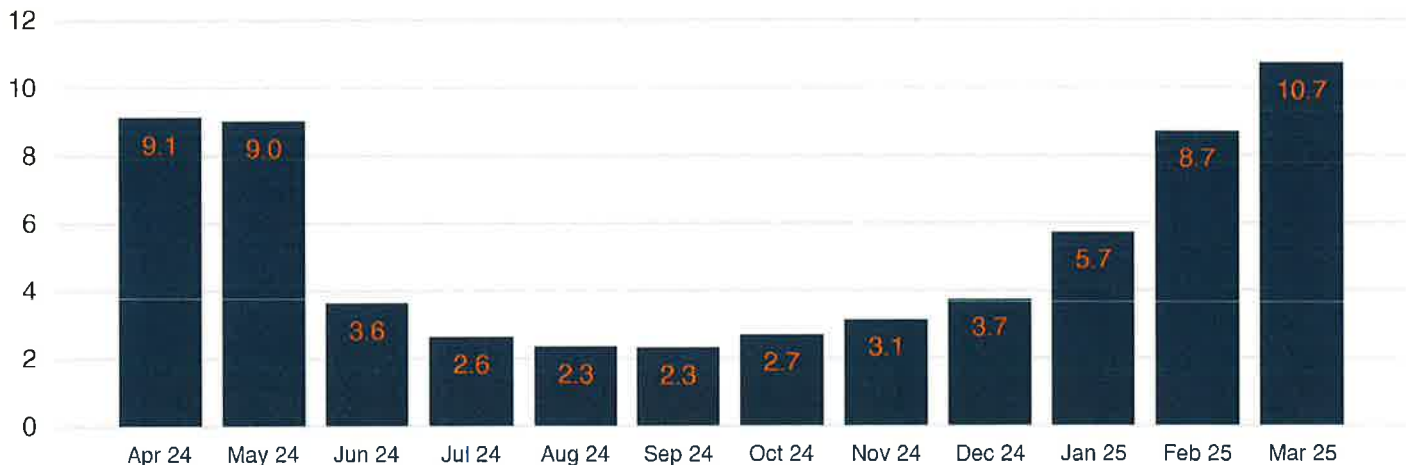
Revenues

Actual	Budget	Over/(Under)
\$2,568,657	\$1,808,886	\$759,771

Expenditures

Actual	Budget	Over/(Under)
\$1,786,214	\$1,495,900	\$290,314

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 02/25/2025				\$2,353.07
Receipts				
	Interest Earned on Checking		96.18	
	Transfer from Operator Account		298,054.34	
	Sunterra POA - Security Billing		5,000.00	
	Interest Earned on Checking		219.97	
	Transfer from Operator Account		236,170.88	
Total Receipts				\$539,541.37
Disbursements				
1359	Hassell Construction Group, LL	Customer Refund	(2,099.00)	
1360	Hurtado Construction	Customer Refund	(509.40)	
1361	Johanny Diaz/Yraida Lezama	Customer Refund	(209.42)	
1362	Lizbeth Fortoul	Customer Refund	(266.40)	
1363	Quang Do Quang	Customer Refund	(58.42)	
1364	Shonibare Sulaimon	Customer Refund	(124.60)	
1365	Best Trash	Garbage Expense	(21,403.84)	
1366	Harris-Waller Co. MUD 4	Connection Fees & Mowing Expense	(191,236.52)	
1367	Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	(6,688.01)	
1368	Municipal District Services, LLC	Maintenance & Repairs	(176,284.16)	
1369	On-Site Protection, LLC	Security Expense	(10,576.30)	
1370	Quiddity Engineering, LLC	Engineering Fees	(11,597.50)	
1371	Schwartz, Page & Harding, L.L.P.	Legal Fees	(18,828.00)	
1372	Silt Solutions, Inc.	Inspection Expense	(1,900.00)	
1373	Water Utility Services Inc.	Laboratory Expense	(92.00)	
Fees	Central Bank	Service Fee	(5.00)	
Fees	Central Bank	Service Fee	(5.00)	
HR&P	Victoria Battistini.	Fees of Office 02/10 & 02/24/2025	(478.39)	
HR&P	Jaclyn Day.	Fees of Office 02/24/2025	(234.90)	
HR&P	Daniel Feiler.	Fees of Office 02/10 & 02/24/2025	(436.19)	
HR&P	Tiffani Walker.	Fees of Office 02/24/2025	(232.10)	
HR&P	United States Treasury	Payroll Taxes	(202.84)	
HR&P	HR&P	Payroll Adminstration Fee	(50.00)	
Total Disbursements				(\$443,517.99)
Balance as of 04/14/2025				\$98,376.45

Cash Flow Report - Operator Account

Waller County MUD No. 35 - GOF



Number	Name	Memo	Amount	Balance
Balance as of 02/25/2025				\$47,332.19
Receipts				
	Accounts Receivable		63,523.01	
	Accounts Receivable		7,504.62	
	Tap Connections (64)		147,898.00	
	Tap Connections (19)		43,833.00	
	Tap Connection - Irrigation		21,535.00	
	Tap Connections (43)		99,201.00	
	Tap Connections (4)		9,228.00	
	Tap Connections (24)		55,368.00	
	Builder Deposit - TriCoast Homes		5,000.00	
	Accounts Receivable		62,015.94	
	Accounts Receivable		7,322.25	
	Tap Connections (5)		11,785.00	
	Tap Connections (1)		11,290.00	
	Tap Connections (1)		2,307.00	
	Tap Connections (69)		159,183.00	
	Tap Connections (5)		11,535.00	
	Tap Connections (2)		4,614.00	
	Tap Connections (3)		14,865.00	
Total Receipts				\$738,007.82
Disbursements				
Fees	Central Bank	Service Fee	(5.00)	
Fees	Central Bank	Service Fee	(5.00)	
Rtn Cks	Central Bank	Returned Customer Payment	(335.28)	
Rtn Cks	Central Bank	Returned Customer Payment	(104.50)	
Rtn Cks	Central Bank	Returned Payment Fee	(10.00)	
Sweep	Central Bank	Transfer to Checking Account	(298,054.34)	
Sweep	Central Bank	Transfer to Checking Account	(236,170.88)	
Total Disbursements				(\$534,685.00)
Balance as of 04/14/2025				\$250,655.01

Actual vs. Budget Comparison

Waller County MUD No. 35 - GOF



		March 2025			June 2024 - March 2025			
		Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	Annual Budget
Revenues								
Water Revenue								
14101	Water- Customer Service Revenue	43,966	35,000	8,966	457,905	410,000	47,905	500,000
14106	Transfer Fees	400	725	(325)	14,282	7,250	7,032	8,700
Total Water Revenue		44,366	35,725	8,641	472,187	417,250	54,937	508,700
Wastewater Revenue								
14201	Wastewater-Customer Service Rev	33,817	25,000	8,817	228,205	250,000	(21,795)	300,000
Total Wastewater Revenue		33,817	25,000	8,817	228,205	250,000	(21,795)	300,000
Property Tax Revenue								
14301	Maintenance Tax Collections	5,332	0	5,332	664,655	678,526	(13,871)	678,526
Total Property Tax Revenue		5,332	0	5,332	664,655	678,526	(13,871)	678,526
Tap Connection Revenue								
14501	Tap Connections	166,410	33,208	133,202	906,753	332,083	574,670	398,500
14502	Inspection Fees	29,264	5,717	23,547	139,882	57,167	82,715	68,600
Total Tap Connection Revenue		195,674	38,925	156,749	1,046,635	389,250	657,385	467,100
Administrative Revenue								
14702	Penalties & Interest	2,205	1,392	813	21,667	13,917	7,750	16,700
Total Administrative Revenue		2,205	1,392	813	21,667	13,917	7,750	16,700
Interest Revenue								
14801	Interest Earned on Checking	220	25	195	399	250	149	300
14802	Interest Earned on Temp. Invest	3,015	717	2,298	14,082	7,167	6,916	8,600
Total Interest Revenue		3,235	742	2,493	14,481	7,417	7,065	8,900
Other Revenue								
15802	Sunterra POA Contribution	5,000	5,000	0	50,000	50,000	0	60,000
Total Other Revenue		5,000	5,000	0	50,000	50,000	0	60,000
Total Revenues		289,629	106,783	182,845	2,497,830	1,806,359	691,470	2,039,926

Expenditures

Water Service

16102 Operations - Water	1,554	2,500	(946)	10,993	25,000	(14,007)	30,000
16104 Purchase Water / JWP	0	25,000	(25,000)	269,635	250,000	19,635	300,000
16105 Maintenance & Repairs - Water	8,422	10,000	(1,578)	100,149	100,000	149	120,000
16108 Laboratory Expense - Water	0	25	(25)	1,109	250	859	300
16111 Reconnection Expense	44	0	44	1,030	0	1,030	0
16112 Disconnection Expense	619	0	619	9,807	0	9,807	0
16113 Transfer Expense	2,277	1,250	1,027	21,945	12,500	9,445	15,000

Actual vs. Budget Comparison

Waller County MUD No. 35 - GOF



March 2025				June 2024 - March 2025				
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	Annual Budget	
Expenditures								
Water Service								
16116	Permit Expense - Water	0	0	0	200	0	200	0
16117	TCEQ Regulatory Expense - Water	0	0	0	964	900	64	900
Total Water Service		12,916	38,775	(25,859)	415,832	388,650	27,182	466,200
Wastewater Service								
16202	Operations - Wastewater	746	292	455	5,967	2,917	3,050	3,500
16203	Wastewater Inspection Expense	0	800	(800)	12,390	8,000	4,390	9,600
16204	Purchase Wastewater Service	0	25,000	(25,000)	269,635	250,000	19,635	300,000
16205	Maint & Repairs - Wastewater	0	23,333	(23,333)	176,180	233,333	(57,153)	280,000
16217	TCEQ Regulatory Exp-Wastewater	0	0	0	964	900	64	900
Total Wastewater Service		746	49,425	(48,679)	465,136	495,150	(30,014)	594,000
Garbage Service								
16301	Garbage Expense	10,829	7,875	2,954	81,158	78,750	2,408	94,500
Total Garbage Service		10,829	7,875	2,954	81,158	78,750	2,408	94,500
Storm Water Quality								
16401	SWQ Management	1,390	4,083	(2,693)	21,500	40,833	(19,333)	49,000
16403	Detention Pond Maintenance	0	7,167	(7,167)	127,247	71,667	55,580	86,000
Total Storm Water Quality		1,390	11,250	(9,860)	148,747	112,500	36,247	135,000
Tap Connection								
16501	Tap Connection Expense	138,400	13,083	125,317	325,629	130,833	194,795	157,000
16502	Inspection Expense	22,343	3,500	18,843	81,987	35,000	46,987	42,000
Total Tap Connection		160,743	16,583	144,160	407,616	165,833	241,782	199,000
Administrative Service								
16703	Legal Fees	12,648	8,333	4,315	87,182	83,333	3,849	100,000
16705	Auditing Fees	0	0	0	17,000	16,000	1,000	16,000
16706	Engineering Fees	7,098	2,917	4,181	41,121	29,167	11,955	35,000
16711	Insurance & Surety Bond	3,069	534	2,535	5,589	3,200	2,389	3,200
16712	Bookkeeping Fees	2,444	3,150	(706)	42,548	38,700	3,848	45,000
16713	Publication Expense (SB622)	0	42	(42)	0	417	(417)	500
16714	Printing & Office Supplies	878	625	253	6,394	6,250	144	7,500
16715	Filing Fees	35	83	(49)	845	833	11	1,000
16716	Delivery Expense	99	225	(126)	886	2,250	(1,364)	2,700
16717	Postage	395	175	220	3,535	1,750	1,785	2,100
16718	Meeting Expense	358	500	(142)	4,242	5,000	(758)	6,000
16722	Bank Service Charge	160	10	150	435	100	335	120
16723	Travel Expense	7	125	(118)	934	1,250	(316)	1,500
16728	Record Storage Fees	32	10	22	336	100	236	120

Actual vs. Budget Comparison

Waller County MUD No. 35 - GOF



	March 2025			June 2024 - March 2025			
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	Annual Budget
Expenditures							
Total Administrative Service	27,223	16,729	10,494	211,046	188,350	22,696	220,740
Security Service							
16801 Security Expense	5,460	5,000	460	45,975	50,000	(4,025)	60,000
Total Security Service	5,460	5,000	460	45,975	50,000	(4,025)	60,000
Payroll Expense							
17101 Payroll Expenses	0	1,108	(1,108)	8,177	11,083	(2,906)	13,300
17102 Payroll Administration	0	50	(50)	450	500	(50)	600
17103 Payroll Tax Expense	0	83	(83)	625	833	(208)	1,000
Total Payroll Expense	0	1,242	(1,242)	9,252	12,417	(3,164)	14,900
Other Expense							
17802 Miscellaneous Expense	0	425	(425)	1,451	4,250	(2,799)	5,100
Total Other Expense	0	425	(425)	1,451	4,250	(2,799)	5,100
Total Expenditures	219,306	147,304	72,002	1,786,214	1,495,900	290,314	1,789,440
Total Revenues (Expenditures)	70,323	(40,521)	110,843	711,616	310,460	401,156	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)	70,323	(40,521)	110,843	782,443	312,987	469,456	253,013

Balance Sheet as of 03/31/2025

Waller County MUD No. 35 - GOF



Assets	
Bank	
11101 Cash in Bank	\$540,250
11102 Operator	250,655
Total Bank	<u>\$790,905</u>
Investments	
11201 Time Deposits	\$804,231
Total Investments	<u>\$804,231</u>
Receivables	
11301 Accounts Receivable	\$107,983
11303 Maintenance Tax Receivable	1,595
Total Receivables	<u>\$109,579</u>
Interfund Receivables	
11401 Due From Capital Projects	\$82,212
11406 Due from Sunterra POA	15,000
Total Interfund Receivables	<u>\$97,212</u>
Total Assets	<u><u>\$1,801,927</u></u>
Liabilities & Equity	
Liabilities	
Accounts Payable	
12101 Accounts Payable	\$438,606
Total Accounts Payable	<u>\$438,606</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	\$337,599
Total Deposits	<u>\$337,599</u>
Total Liabilities	<u><u>\$923,662</u></u>
Equity	
Unassigned Fund Balance	
13101 Unassigned Fund Balance	\$95,822
Total Unassigned Fund Balance	<u>\$95,822</u>
Net Income	\$782,443
Total Equity	<u><u>\$878,265</u></u>

Balance Sheet as of 03/31/2025

Waller County MUD No. 35 - GOF



Total Liabilities & Equity

\$1,801,927

Monthly Financial Summary - Capital Projects Fund

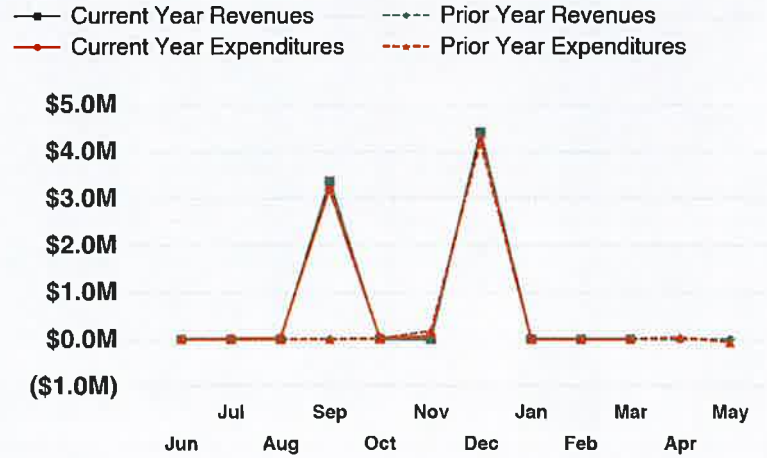
Waller County MUD No. 35 - CPF



Account Balance Summary

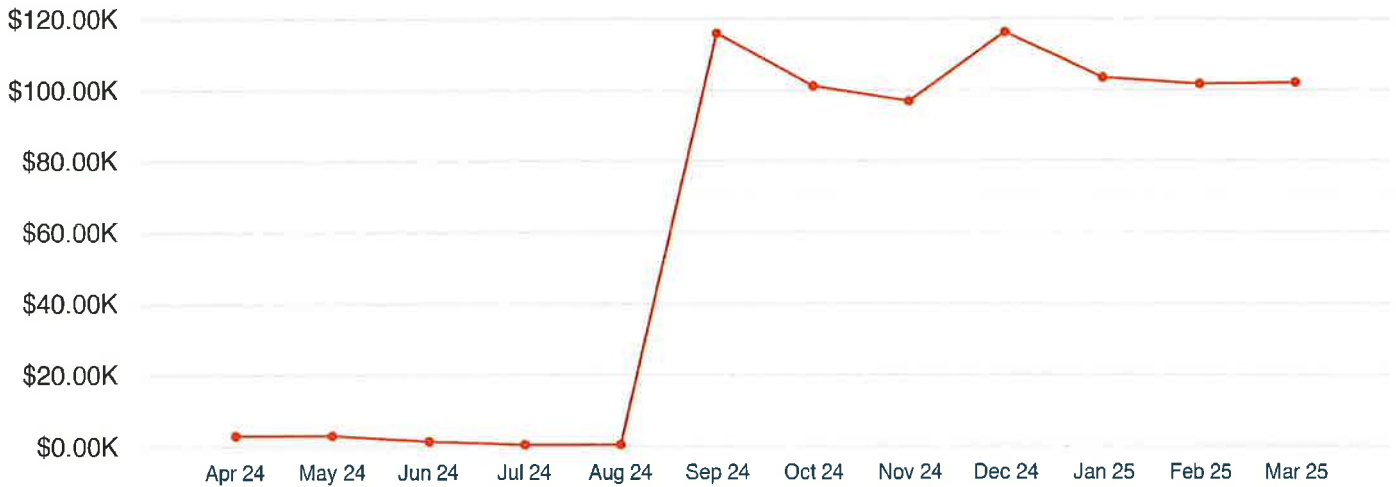
Balance as of 02/25/2025	\$101,343
Receipts	1,483
Disbursements	(1,510)
Balance as of 04/14/2025	\$101,316

Overall Revenues & Expenditures By Month (Year to Date)



Account Balance By Month | April 2024 - March 2025

— CAPITAL PROJECTS FUND



Cash Flow Report - Checking Account

Waller County MUD No. 35 - CPF



Number	Name	Memo	Amount	Balance
Balance as of 02/25/2025				\$440.27
Receipts				
	Transfer from Money Market - Series 2024		750.00	
Total Receipts				\$750.00
Disbursements				
1032	Schwartz Page & Harding LLP	Legal Fees	(750.00)	
Fee	Central Bank	Service Fee	(5.00)	
Fee	Central Bank	Service Fee	(5.00)	
Total Disbursements				(\$760.00)
Balance as of 04/14/2025				\$430.27

District Debt Summary as of 04/14/2025

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	\$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

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	\$0.00	\$104,046.88	\$104,046.88
Total Due 03/01/2026		\$0.00	\$184,740.63	\$184,740.63

Investment Profile as of 04/14/2025

Waller County MUD No. 35



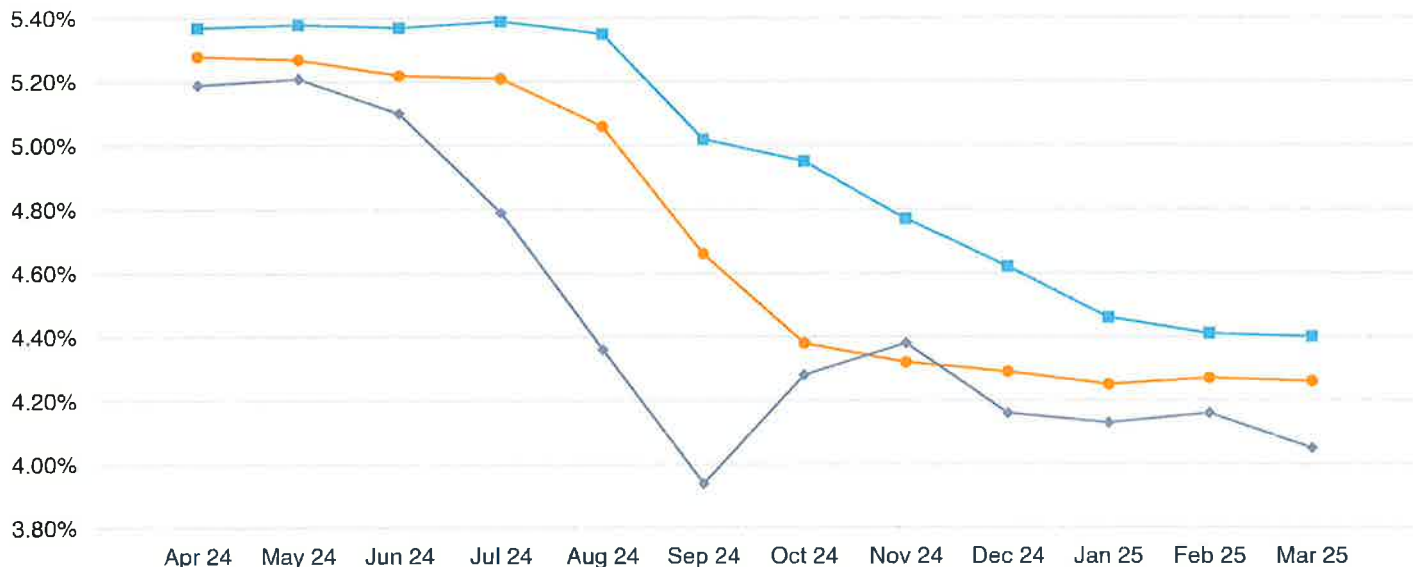
General Operating Fund	Capital Projects Fund	Debt Service Fund	Other Funds
Funds Available to Invest \$1,153,262	Funds Available to Invest \$101,316	Funds Available to Invest \$427,751	Funds Available to Invest N/A
Funds Invested \$804,231	Funds Invested \$100,885	Funds Invested \$427,751	Funds Invested N/A
Percent Invested 70%	Percent Invested 99%	Percent Invested 100%	Percent Invested N/A

Term	Money Market	Term	Certificate of Deposit	Term	U.S. Treasuries
On Demand	4.40%	180 Days	4.37%	180 Days	4.07%
		270 Days	4.27%	270 Days	4.07%
		1 Yr	4.26%	1 Yr	3.80%
		13 Mo	3.00%	13 Mo	N/A
		18 Mo	3.68%	18 Mo	3.80%
		2 Yr	2.96%	2 Yr	3.66%

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

Investment Rates Over Time (By Month) | April 2024 - March 2025

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



Account Balance as of 04/14/2025

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		4.45%	804,230.71	
Checking Account(s)					
CENTRAL BANK - CHECKING (XXXX3679)			0.00%	98,376.45	Checking Account
CENTRAL BANK - CHECKING (XXXX8697)			0.00%	250,655.01	Operator
Totals for General Operating Fund				\$1,153,262.17	

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		4.45%	60,673.45	Series 2024
TEXAS CLASS (XXXX0008)	08/06/2024		4.45%	32,667.42	Series 2024 Road
TEXAS CLASS (XXXX0010)	11/05/2024		4.45%	7,544.59	Series 2024 BAN
Checking Account(s)					
CENTRAL BANK (XXXX2120)			0.00%	430.27	Cash In Bank
Totals for Capital Projects Fund				\$101,315.73	

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		4.45%	2,897.93	Contract Tax
TEXAS CLASS (XXXX0006)	11/30/2023		4.45%	367,992.78	Road
TEXAS CLASS (XXXX0009)	08/06/2024		4.45%	56,859.79	WSD
Totals for Debt Service Fund				\$427,750.50	

Grand Total for Waller County MUD No. 35 : **\$1,682,328.40**

Capital Projects Fund Breakdown

WALLER COUNTY MUD 35

As of 4/14/2025

Net Proceeds for All Bond Issues

Receipts

Bond Proceeds - Series 2024	\$1,170,000.00
Interest Earnings - Series 2024	1,888.11
Bond Proceeds - Series 2024 Road	2,385,000.00
Interest Earnings - Series 2024 Road	2,715.51
Bond Proceeds - Series 2024 BAN	4,400,000.00
Interest Earnings - Series 2024 BAN	143.63

Disbursements

Disbursements - Series 2024	(1,111,214.66)
Disbursements - Series 2024 Road	(2,354,617.82)
Disbursements - Series 2024 BAN	(4,392,599.04)

Total Cash Balance	\$101,315.73
---------------------------	---------------------

Balances by Account

Central Bank - Checking XXX2120	\$430.27
Texas CLASS T-XXX0007 - Series 2024	60,673.45
Texas CLASS T-XXX0008 - Series 2024 Road	32,667.42
Texas CLASS T-XXX0010 - Series 2024 BAN	7,544.59

Total Cash Balance	\$101,315.73
---------------------------	---------------------

Balances by Bond Series

Bond Proceeds - Series 2024	\$60,673.45
Bond Proceeds - Series 2024 Road	33,097.69
Bond Proceeds - Series 2024 BAN	7,544.59

Total Cash Balance	\$101,315.73
---------------------------	---------------------

Remaining Costs/Surplus By Bond Series

Remaining Costs - Series 2024	\$60,000.00
-------------------------------	-------------

Total Amount in Remaining Costs	\$60,000.00
--	--------------------

Surplus & Interest - Series 2024	\$673.45
Surplus & Interest - Series 2024 Road	33,097.69
Surplus & Interest - Series 2024 BAN	7,544.59

Total Surplus & Interest Balance	\$41,315.73
---	--------------------

Total Remaining Costs/Surplus	\$101,315.73
--------------------------------------	---------------------

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					\$1,888.11
Total Surplus & Interest					\$673.45
Total Remaining Funds					\$60,673.45



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Waller County Municipal Utility District No. 35 Quarterly Investment Inventory Report Period Ending February 28, 2025

BOARD OF DIRECTORS

Waller County Municipal
Utility District No. 35

Attached is the Quarterly Investment Inventory Report for the
Period ending February 28, 2025.

This report and the District's investment portfolio are in compliance with the
investment strategies expressed in the District's investment policy, and the
Public Funds Investment Act.

I, hereby certify that, pursuant to Senate Bill 253 and in connection with the
preparation of the investment report, I have reviewed the divestment lists
prepared and maintained by the Texas Comptroller of Public Accounts, and the
District does not own direct or indirect holdings in any companies identified on such lists.

Mark M. Burton
(Investment Officer)

Ghia Lewis
(Investment Officer)

COMPLIANCE TRAINING

HB 675 states the Investment Officer must attend at least one training seminar for (6) six hours
Within twelve months of taking office and requires at least (4) four hours training within each (2)
two year period thereafter.

INVESTMENT OFFICERS

Mark M. Burton

Ghia Lewis

CURRENT TRAINING

November 27, 2015 (Texpool Academy 10 Hours)
December 26, 2017 (Texpool Academy 10 Hours)
January 9, 2020 (TexPool Academy 12 Hours)
December 31, 2021 (Texpool Academy 10 Hours)
December 16, 2023 (Texpool Academy 10 Hours)
November 5, 2015 (Texpool Academy 10 Hours)
November 6, 2017 (Texpool Academy 10 Hours)
November 5, 2019 (Texpool Academy 10 Hours)
December 28, 2021 (Texpool Academy 10 Hours)
December 26, 2023 (Texpool Academy 10 Hours)

Waller County Municipal Utility District No. 35
Summary of Money Market Funds
12/01/2024 - 02/28/2025

Fund: Operating									
Financial Institution: TEXAS CLASS									
Account Number: XXXX0001 Date Opened: 07/12/2023 Current Interest Rate: 4.41%									
Date		Description							
12/01/2024				Begin Balance		277,192.17			
12/09/2024		Transfer to Checking							
12/09/2024		TAX TRANSFER		14,785.98		(81,000.00)			
12/31/2024								930.44	
01/13/2025		Transfer from Checking		82,000.00					
01/13/2025		Transfer from CPF		2,612.71					
01/13/2025		TAX TRANSFER		349,963.08					
01/31/2025								1,841.50	
02/10/2025		Transfer to Checking				(28,000.00)			
02/10/2025		TAX TRANSFER		239,856.37					
02/24/2025		Transfer to Checking				(67,000.00)			
02/28/2025								2,701.18	
Totals for Account XXXX0001:				\$277,192.17	\$689,218.14		(\$176,000.00)	\$5,473.12	\$795,883.43
Totals for Operating Fund:				\$277,192.17	\$689,218.14		(\$176,000.00)	\$5,473.12	\$795,883.43

Waller County Municipal Utility District No. 35
Summary of Money Market Funds
12/01/2024 - 02/28/2025

Fund: Capital Projects					
Financial Institution: TEXAS CLASS					
Account Number: XXXX0007		Date Opened: 08/06/2024	Current Interest Rate: 4.41%		
Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned
12/01/2024		62,361.54			
12/31/2024					251.17
01/13/2025	Transfer to GOF MM			(2,612.71)	
01/31/2025					237.23
02/28/2025					208.00
Totals for Account XXXX0007:		\$62,361.54		(\$2,612.71)	\$696.40
Account Number: XXXX0008		Date Opened: 08/06/2024	Current Interest Rate: 4.41%		
Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned
12/01/2024		34,023.81			
12/09/2024	Transfer to Checking			(130.00)	
12/31/2024					136.68
01/31/2025					131.57
02/10/2025	Transfer to Checking			(986.00)	
02/28/2025					115.67
Totals for Account XXXX0008:		\$34,023.81		(\$1,116.00)	\$383.92
Account Number: XXXX0010		Date Opened: 11/05/2024	Current Interest Rate: 4.41%		
Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned
12/01/2024		0.00			
12/16/2024	S2024 BAN - SPH			(44,000.00)	
12/16/2024	Transfer to Checking			(3,000.00)	
12/16/2024	S2024 BAN Proceeds		4,400,000.00		
12/16/2024	S2024 - BAIRD			(44,000.00)	
12/16/2024	KB Homes Dev Reimb			(385,085.65)	
12/16/2024	Brightland Dev Reimb			(1,151,099.87)	
12/16/2024	Astro Sunterra Dev Reimb			(2,753,735.52)	
12/31/2024					39.10
01/13/2025	Transfer to Checking			(10,550.00)	
01/31/2025					49.06
02/10/2025	Transfer to Checking			(1,128.00)	

Methods Used For Reporting Market Values

Certificates of Deposits: Price Value Plus Accrued Interest
Securities/Direct Government Obligations: Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/ADM Accounts: Balance = Book Value = Current Market

Summary of Money Market Funds

12/01/2024 - 02/28/2025

Fund: Capital Projects													
Financial Institution: TEXAS CLASS													
Account Number: XXXX0010		Date Opened: 11/05/2024		Current Interest Rate: 4.41%									
Date		Description		Begin Balance		Cash Added		Cash Withdrawn		Int. Earned		End Balance	
02/28/2025													
				Totals for Account XXXX0010:		\$0.00		\$4,400,000.00		(\$4,392,599.04)		\$115.25	
				Totals for Capital Projects Fund:		\$96,385.35		\$4,400,000.00		(\$4,396,327.75)		\$1,195.57	
										</			

Methods Used For Reporting Market Values

Certificates of Deposits: Price Value Plus Accrued Interest
Securities/ Direct Government Obligations: Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/AFM Accounts: Balance = Book Value = Current Market

Waller County Municipal Utility District No. 35
Summary of Money Market Funds
12/01/2024 - 02/28/2025

Fund: Debt Service						
Financial Institution: TEXAS CLASS						
Account Number: XXXX0002		Date Opened: 11/09/2023	Current Interest Rate: 4.41%			
Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
12/01/2024		51,454.94				
12/09/2024	TAX TRANSFER		12,545.68			
12/31/2024					244.49	
01/13/2025	TAX TRANSFER		296,938.34			
01/31/2025					947.70	
02/10/2025	TAX TRANSFER		201,443.11			
02/28/2025					1,721.46	
Totals for Account XXXX0002:		\$51,454.94	\$510,927.13		\$2,913.65	\$565,295.72
Account Number: XXXX0006						
Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
12/01/2024		289,986.36				
12/31/2024					1,167.99	
01/13/2025	TAX TRANSFER		150,000.00			
01/31/2025					1,478.95	
02/10/2025	TAX TRANSFER		80,000.00			
02/28/2025	BOND PAYMENT BONY			(157,720.83)		
02/28/2025					1,696.09	
Totals for Account XXXX0006:		\$289,986.36	\$230,000.00	(\$157,720.83)	\$4,343.03	\$366,608.56
Account Number: XXXX0009						
Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
12/01/2024		80,920.31				
12/31/2024					325.94	
01/31/2025					314.14	
02/28/2025	BOND PAYMENT BONY			(25,193.03)		
02/28/2025					278.56	
Totals for Account XXXX0009:		\$80,920.31		(\$25,193.03)	\$918.64	\$56,645.92
Totals for Debt Service Fund:		\$422,361.61	\$740,927.13	(\$182,913.86)	\$8,175.32	\$988,550.20

Methods Used For Reporting Market Values

Certificates of Deposits: Face Value Plus Accrued Interest
Securities/Direct Government Obligations: Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/AIM Accounts: Balance = Book Value = Current Market

Waller County Municipal Utility District No. 35

Fund: Operating

Methods Used For Reporting Market Values

Waller County Municipal Utility District No. 35
Summary of Certificates of Deposit with Money Market
12/01/2024 - 02/28/2025

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest
Fund: Capital Projects															
Totals for Capital Projects Fund:				0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00	0.00	0.00	0.00	\$0.00
Beginning Balance:	\$0.00														
Plus Principal From Cash:	\$0.00														
Less Principal Withdrawn:	\$0.00														
Plus Interest Reinvested:	\$0.00														
Fixed Balance:	\$0.00														
MM Balance:	\$101,253.17														
Total Balance:	\$101,253.17														
Interest Earned:										\$0.00					
Less Beg Accrued Interest:										\$0.00					
Plus End Accrued Interest:										\$0.00					
Fixed Interest Earned:										\$0.00					
MM Interest Earned:										\$1,195.57					
Total Interest Earned:										\$1,195.57					

Waller County Municipal Utility District No. 35
Summary of Certificates of Deposit with Money Market
12/01/2024 - 02/28/2025

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest
Fund: Debt Service															
				0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00	0.00	0.00	0.00	\$0.00
Totals for Debt Service Fund:															
Beginning Balance:				\$0.00				Interest Earned:	\$0.00						
Plus Principal From Cash:				\$0.00				Less Beg Accrued Interest:	\$0.00						
Less Principal Withdrawn:				\$0.00				Plus End Accrued Interest:	\$0.00						
Plus Interest Reinvested:				\$0.00				Fixed Interest Earned:	\$0.00						
Fixed Balance:				\$0.00				MM Interest Earned:	\$8,175.32						
MM Balance:				\$988,550.20				Total Interest Earned:	\$8,175.32						
Total Balance:				\$988,550.20											
Totals for District:				0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00	0.00	0.00	0.00	\$0.00

Waller County Municipal Utility District No. 35

Detail of Pledged Securities

12/01/2024 - 02/28/2025

Financial Institution: CENTRAL BANK - CHECKING													
Security: FHLB CUSIP: 137520BY7		Par Value:	71,000.00	Maturity Date:	03/15/2034	Pledged:	12/31/2024	Released:	03/06/2025	Amount Released:	71,000.00		
		Date	Value										
		12/31/2024	66,896.91										
		01/31/2025	63,593.17										
		02/28/2025	65,173.16										
Security: FHLB CUSIP: 358568TN3		Par Value:	74,000.00	Maturity Date:	03/01/2029	Pledged:	10/18/2024	Released:	03/06/2025	Amount Released:	74,000.00		
		Date	Value										
		12/31/2024	74,891.92										
		01/31/2025	74,425.44										
		02/28/2025	74,477.97										
Security: FHLB CUSIP: 41394QPE8		Par Value:	109,000.00	Maturity Date:	09/01/2025	Pledged:	02/28/2025	Released:		Amount Released:			
		Date	Value										
		02/28/2025	109,444.96										

Methods Used For Reporting Market Values

Certificates of Deposits: Price Value Plus Accrued Interest
Securities/Direct Government Obligations: Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/AIM Accounts: Balance = Book Value = Current Market

Proposed Budget

Waller County MUD No. 35 - Fiscal Year Ending May 31, 2026

	Ten Months Actuals 06/2024-03/2025	Twelve Months Annualized FYE 05/2025	Approved 2025 Budget	Proposed 2026 Budget
Revenues				
14101 • Water- Customer Service Revenue	\$457,905	\$562,905	\$500,000	\$649,500
14106 • Transfer Fees	14,282	17,138	8,700	17,300
14201 • Wastewater-Customer Service Rev	228,205	294,205	300,000	308,900
14301 • Maintenance Tax Collections	664,655	664,655	678,526	1,050,000
14501 • Tap Connections	906,753	906,753	398,500	720,300
14502 • Inspection Fees	139,882	139,882	68,600	126,000
14702 • Penalties & Interest	21,667	26,000	16,700	26,300
14801 • Interest Earned on Checking	399	479	300	500
14802 • Interest Earned on Temp. Invest	14,082	16,899	8,600	32,200
15802 • Sunterra POA Contribution	50,000	60,000	60,000	60,000
Total Revenues	\$2,497,830	\$2,688,916	\$2,039,926	\$2,991,000
Expenditures				
16102 • Operations - Water	\$10,993	\$13,191	\$30,000	\$15,000
16104 • Purchase Water / JWP	269,635	404,635	300,000	598,200
16105 • Maintenance & Repairs - Water	100,149	120,179	120,000	126,200
16108 • Laboratory Expense - Water	1,109	1,409	300	2,100
16111 • Reconnection Expense	1,030	1,130	0	1,200
16112 • Disconnection Expense	9,807	11,007	0	11,600
16113 • Transfer Expense	21,945	26,333	15,000	27,700
16116 • Permit Expense - Water	200	200	0	200
16117 • TCEQ Regulatory Expense - Water	964	2,143	900	2,400
16202 • Operations - Wastewater	5,967	7,467	3,500	15,000
16203 • Wastewater Inspection Expense	12,390	16,520	9,600	24,800
16204 • Purchase Wastewater Service	269,635	404,635	300,000	598,200
16205 • Maint & Repairs - Wastewater	176,180	211,416	280,000	218,000
16217 • TCEQ Regulatory Exp-Wastewater	964	2,143	900	2,400
16301 • Garbage Expense	81,158	102,818	94,500	276,300
16401 • SWQ Management	21,500	25,800	49,000	40,000
16403 • Detention Pond Maintenance	127,247	169,662	86,000	224,700
16501 • Tap Connection Expense	325,629	325,629	157,000	283,500
16502 • Inspection Expense	81,987	81,987	42,000	84,000
16703 • Legal Fees	87,182	104,619	100,000	100,000
16705 • Auditing Fees	17,000	17,000	16,000	17,500
16706 • Engineering Fees	41,121	49,345	35,000	50,000
16711 • Insurance & Surety Bond	5,589	5,589	3,200	5,900
16712 • Bookkeeping Fees	42,548	51,058	45,000	60,000
16713 • Legal Notices & Publication	0	0	500	1,000
16714 • Printing & Office Supplies	6,394	7,673	7,500	8,100
16715 • Filing Fees	845	845	1,000	0
16716 • Delivery Expense	886	1,063	2,700	1,100
16717 • Postage	3,535	4,242	2,100	4,500
16718 • Meeting Expense	4,242	5,185	6,000	5,400
16722 • Bank Service Charge	435	745	120	1,100
16723 • Travel Expense	934	1,121	1,500	1,200
16728 • Record Storage Fees	336	400	120	400
16801 • Security Expense	45,975	55,170	60,000	60,000
17101 • Payroll Expenses	8,177	10,387	13,300	13,300
17102 • Payroll Administration	450	600	600	600
17103 • Payroll Tax Expense	625	794	1,000	1,000
17802 • Miscellaneous Expense	1,451	1,451	5,100	1,400
Total Expenditures	\$1,786,214	\$2,245,591	\$1,789,440	\$2,884,000
Other Revenues				
15902 • Transfer from Capital Projects	\$70,827	\$70,827	\$2,527	\$82,200
Total Other Revenues	\$70,827	\$70,827	\$2,527	\$82,200
Net Excess Revenues <Expenditures>	\$782,443	\$514,152	\$253,013	\$189,200

Those appendix items required by Texas Water Code Section 49.057(b) are filed in the District's official records and are available upon request. Any person wishing to obtain a copy of such documents may submit a request under the Texas Public Information Act to the following address: Waller County M.U.D. 35 c/o Schwartz, Page & Harding, L.L.P., 1300 Post Oak Blvd., Suite 2400, Houston, TX. 77056, (713) 623-4531.



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

April 14, 2025

Christina Cole
Schwartz Page & Harding
1300 Post Oak Boulevard, Suite 2400
Houston, TX 77056

Re: Waller County MUD No. 35
Unclaimed Property for the Reporting Period March 1, 2023 – February 29, 2024

Dear Christina:

For the reporting period referenced above, please be advised that Waller County MUD No. 35 has:

- ☒ No unclaimed property to report
☐ Unclaimed property to report (see attached)

Should you have any questions regarding the above, please do not hesitate to call me.

Sincerely,

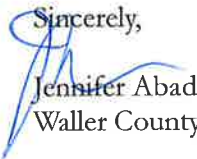

Jennifer Abad
Waller County MUD No. 35

Exhibit I



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

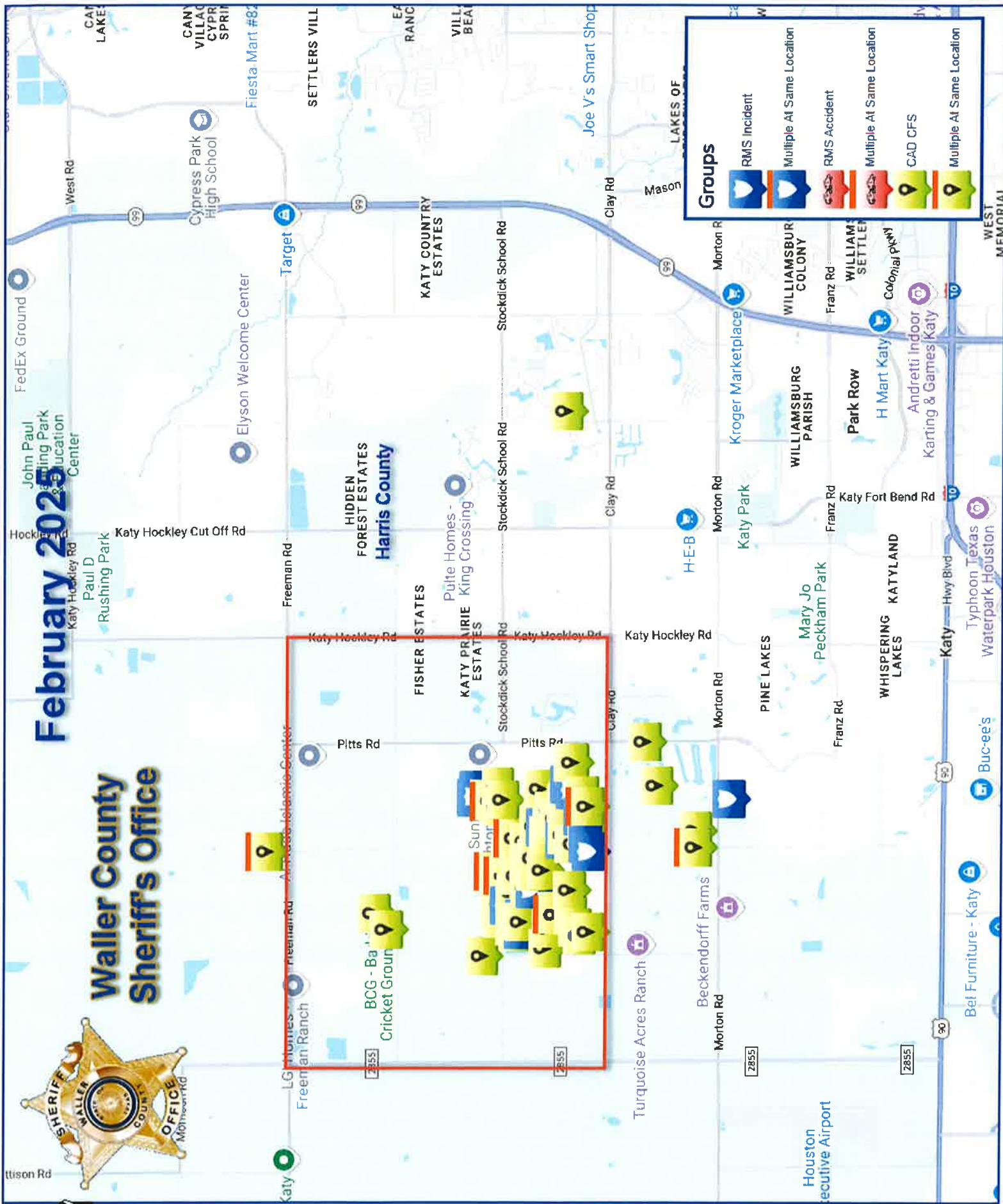
February 2025

- The rate of reported disturbances **increased** for the month of February due to juvenile activity. Law enforcement has responded to aggressive behavior at the community center and discussed action with the staff. A meeting is to be held in March with all site staff and law enforcement on how to handle these issues going forward.
- Two B/F suspects were arrested after engaging in a road rage incident. One of the females used her vehicle as a battering ram against the other suspect's vehicle. Initial reports indicate that this incident was the result of internal strife within the women's familial relationships. *Suspect #1 was booked into jail on \$50,000 bond. Suspect #2 was booked into jail on \$5,000 bond.* (See photos)
- A report of overly aggressive independent realtors trying to solicit new business at the sales office and at the model homes was relayed to OSP by a Starwood representative. *Update: The deputies have responded to this complaint. The initial refusal must be initiated by the owners of the model homes and management staff before law enforcement can enforce the trespass complaint. Starwood and the management staff have been updated on the process.*
- 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. Her mother grabbed her and left the center to report it to the police. *Update: Law enforcement has identified the individual and reviewed the incident. No charges are pending at this time.*



Waller County Sheriff's Office

February 2025

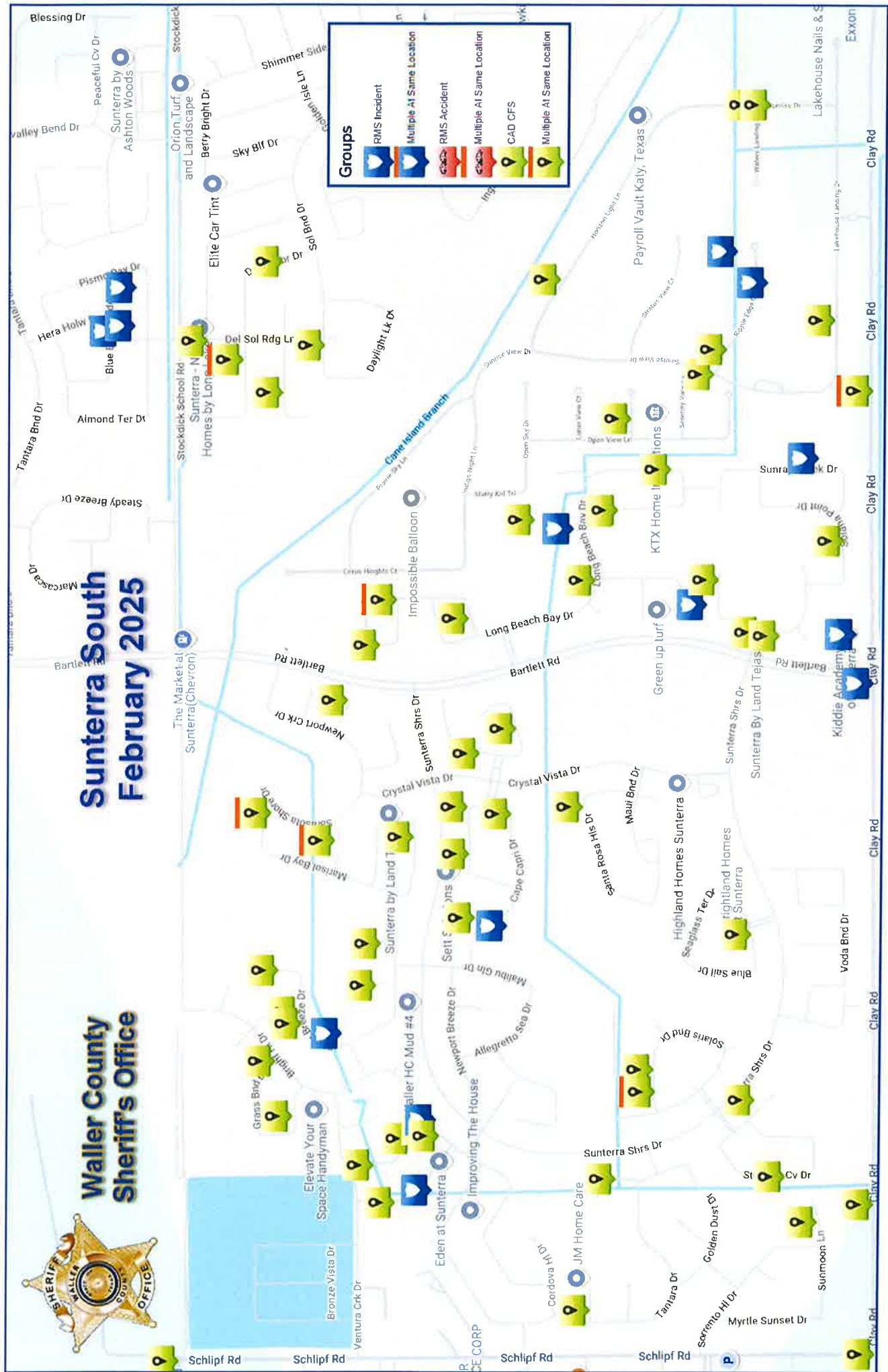


Groups

	RMS Incident
	Multiple At Same Location
	RMS Accident
	Multiple At Same Location
	CAD CFS
	Multiple At Same Location

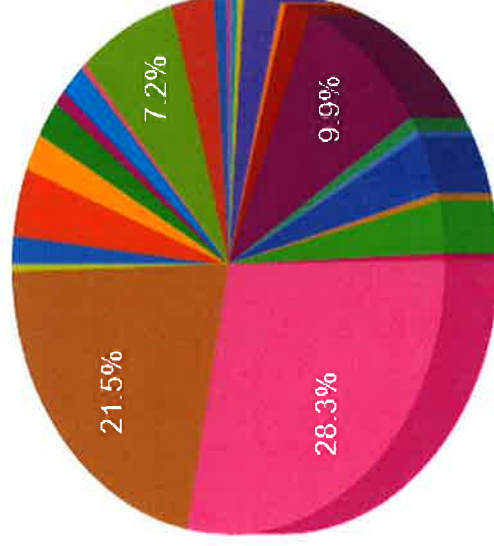


**Sunterra South
February 2025**



- 13A Aggravated Assault
- 13B Simple Assault
- 13C Intimidation
- 220 Burglary/Breaking & Entering
- 23D Theft From Building
- 23F Theft From Motor Vehicle
- 23G Theft of Motor Vehicle Parts or Accessories
- 23H All Other Larceny
- 240 Motor Vehicle Theft
- 250 Counterfeiting/Forgery
- 720 Animal Cruelty
- 90D Driving Under the Influence
- 90J Trespass of Real Property
- 90Z All Other Offenses
- ZZI INFORMATION ONLY
- ZZZ HOSPICE \ NATURAL DEATH

- 26A False Pretenses/Swindle/Confidence Game
- 26C Impersonation
- 26E Wire Fraud
- 26F Identity Theft
- 280 Stolen Property Offenses
- 290 Destruction/Damage/Vandalism of Property
- 35A Drug/Narcotic Violations
- 35B Drug Equipment Violations
- 370 Pornography/Obscene Material
- 520 Weapon Law Violations



**Waller County
Sheriff's Office**



**Male approached underage female
inquiring about code to get into
facility**

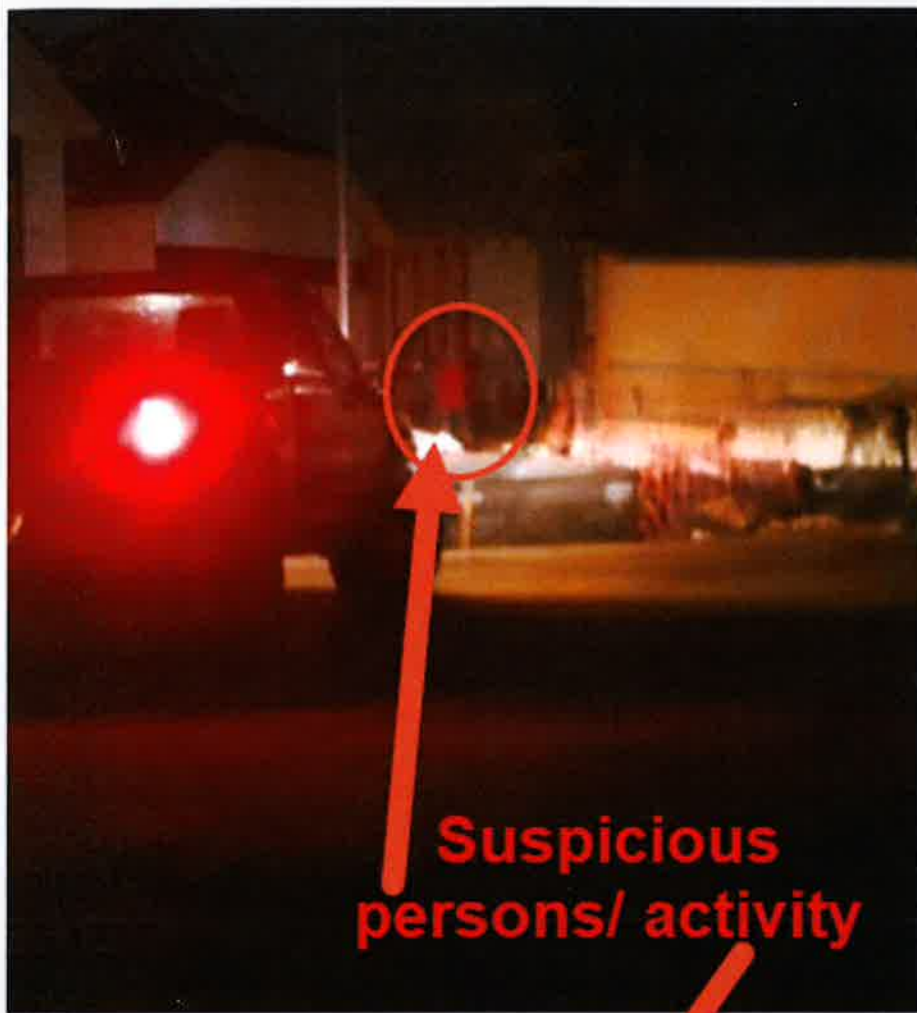
Daily Incident Report 100

Yo estaba hablando a mis dos hijos
Ivan y Emily, en el gimnasio. Y luego
de entrar al gimnasio, un hombre
los perseguía con una estatura 6'3" y
delgado, con una actitud de perseguir
a los jóvenes. Entró y les preguntó
su código y donde viven y como
se llaman. Yo entre en el gimnasio
y le a bordo y les dije que porque se
acercó a ellos, y se molestó fue agresivo
y les hablo a ellos como que tienen
compañero. A lo que mis dos hijos en marzo
80 niños al día los matan y otras cosas
para insultar.

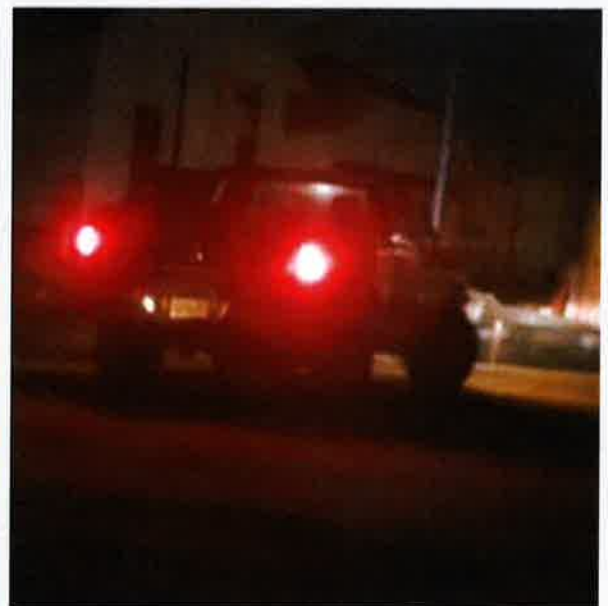
Daily Incident Report 100

Describe what happened in detail. Include Names, Addresses and DOB of parties involved in the

mother was distraught after a man confronted her
daughter and son inside the gym asking for
code into the facilities. The mother walked into the
gym and confronted him asking what he was doing
and he claimed they were old enough
to be friends. He kept trying to talk to the kids while
she was there and she spoke up asking why he
was addressing the kids. He then said he wasn't going to
harm my kids. She responded saying I never said that
to harm my kids. To which he responded Do you
any do to kids in Mexico? They kill them. Do you
any get killed in a day? 80 kids get killed every
day. I would hurt your kids. The mother tried
the situation not as crazy. She shook hands and
walked up to the pool door where I notice
walking past the team when Chris



**Suspicious
persons/ activity**



Dashboard Booking - Days Held: 1

Person Charges Property Keep Separate Classification Medical

IN CUSTODY \$50,000.00 Bond Proj Release Date

LOCAL OR STATE

Current
Confinement



Resident of Sunterra
Assault with a deadly
weapon, drove her
vehicle purposely into
the other parties vehicle

Dashboard Booking - Days Held: 0

Person Charges Property Keep Separate Classification Medical

IN CUSTODY \$5,000.00 Bond Proj Release Date

LOCAL OR STATE

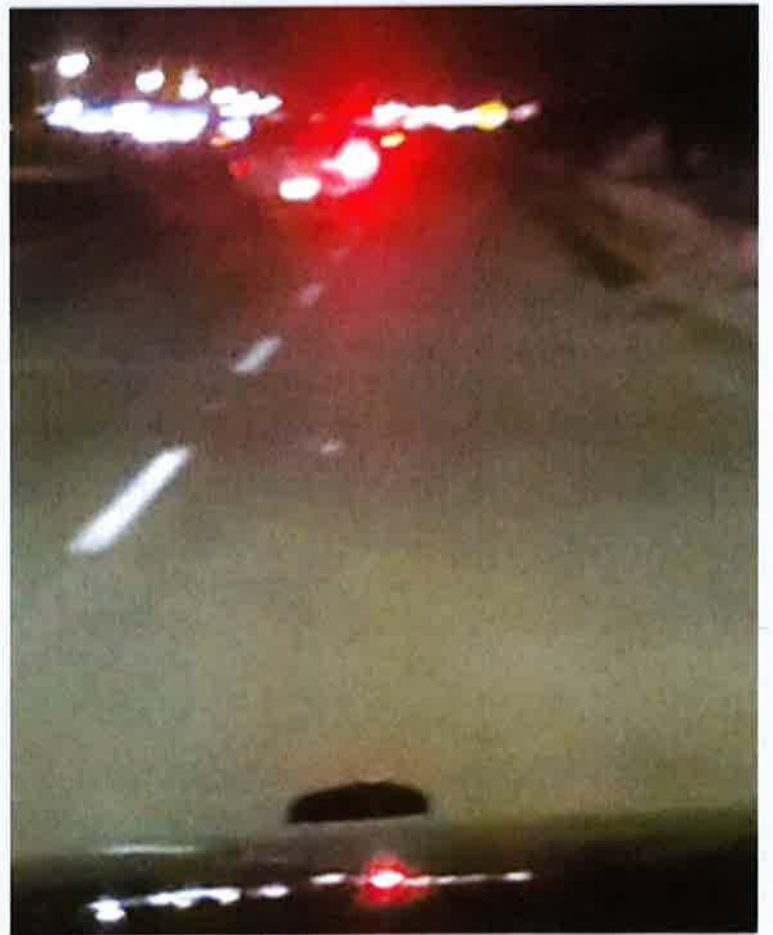
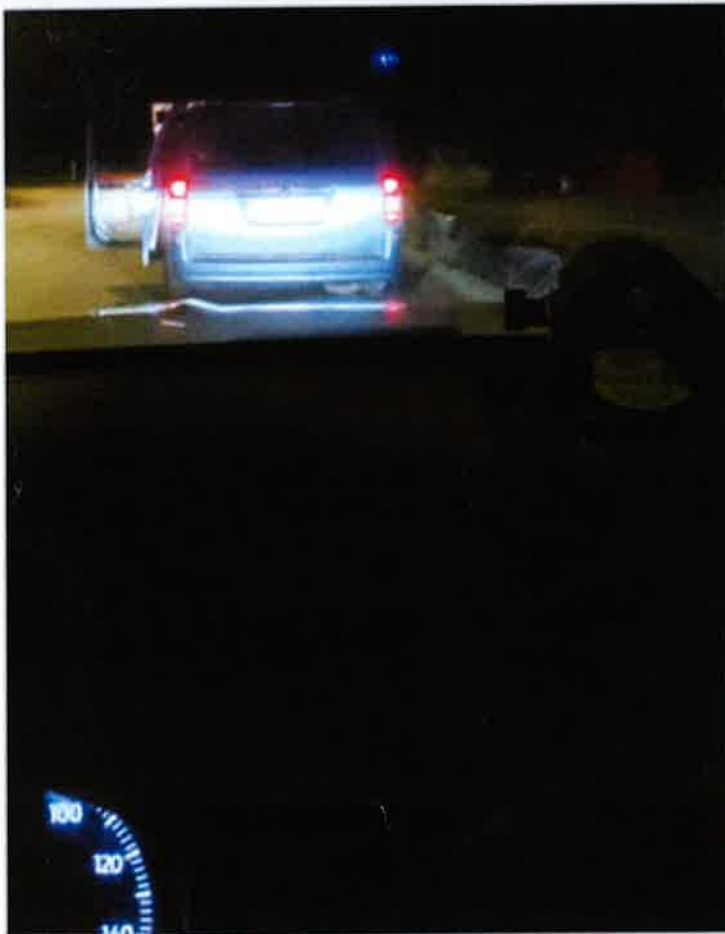
Current
Confinement



Assault
causing bodily
injury,
Fighting with
other party
involved



Suspicious Vehicles





**ON-SITE
PROTECTION LLC**

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

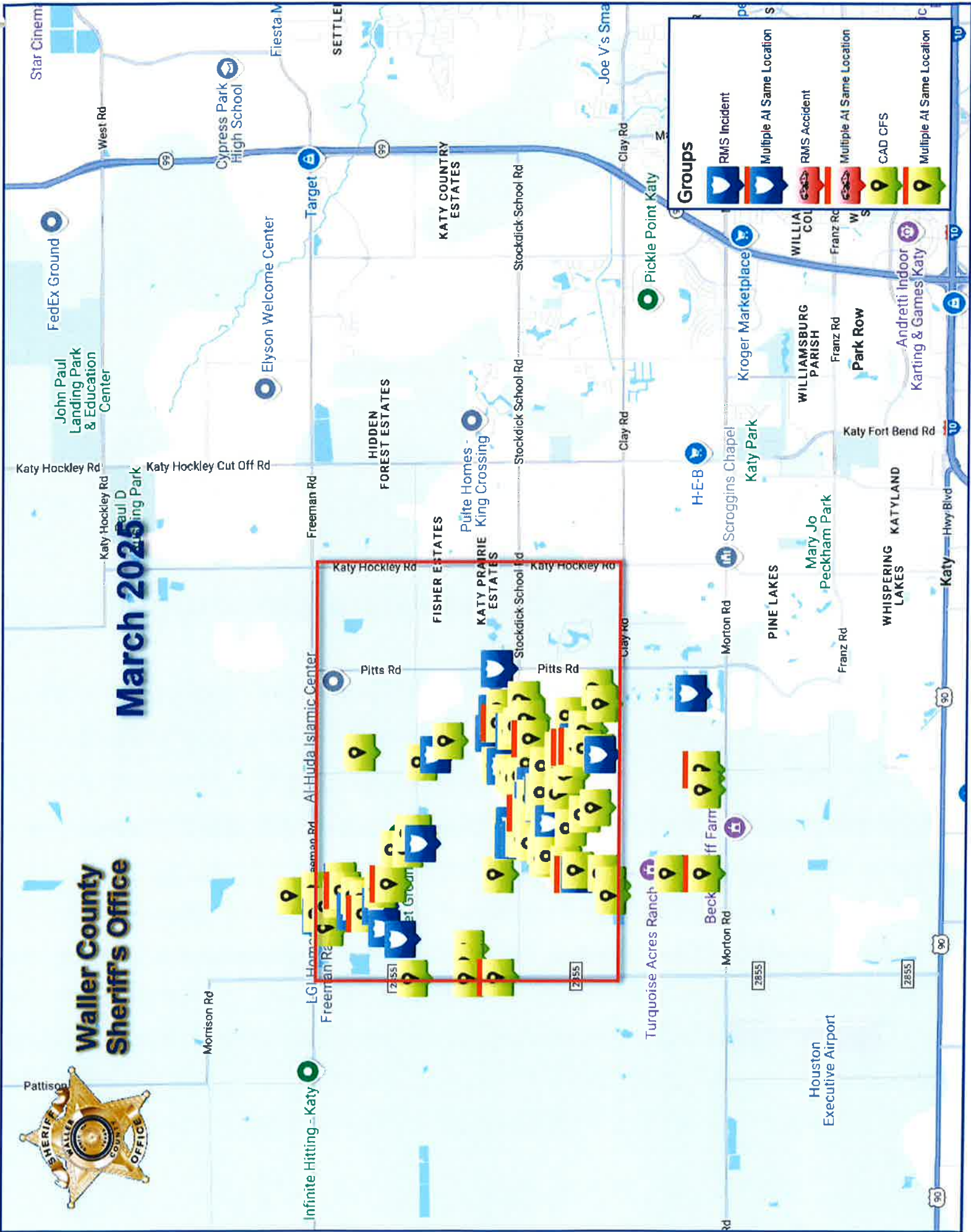
March 2025

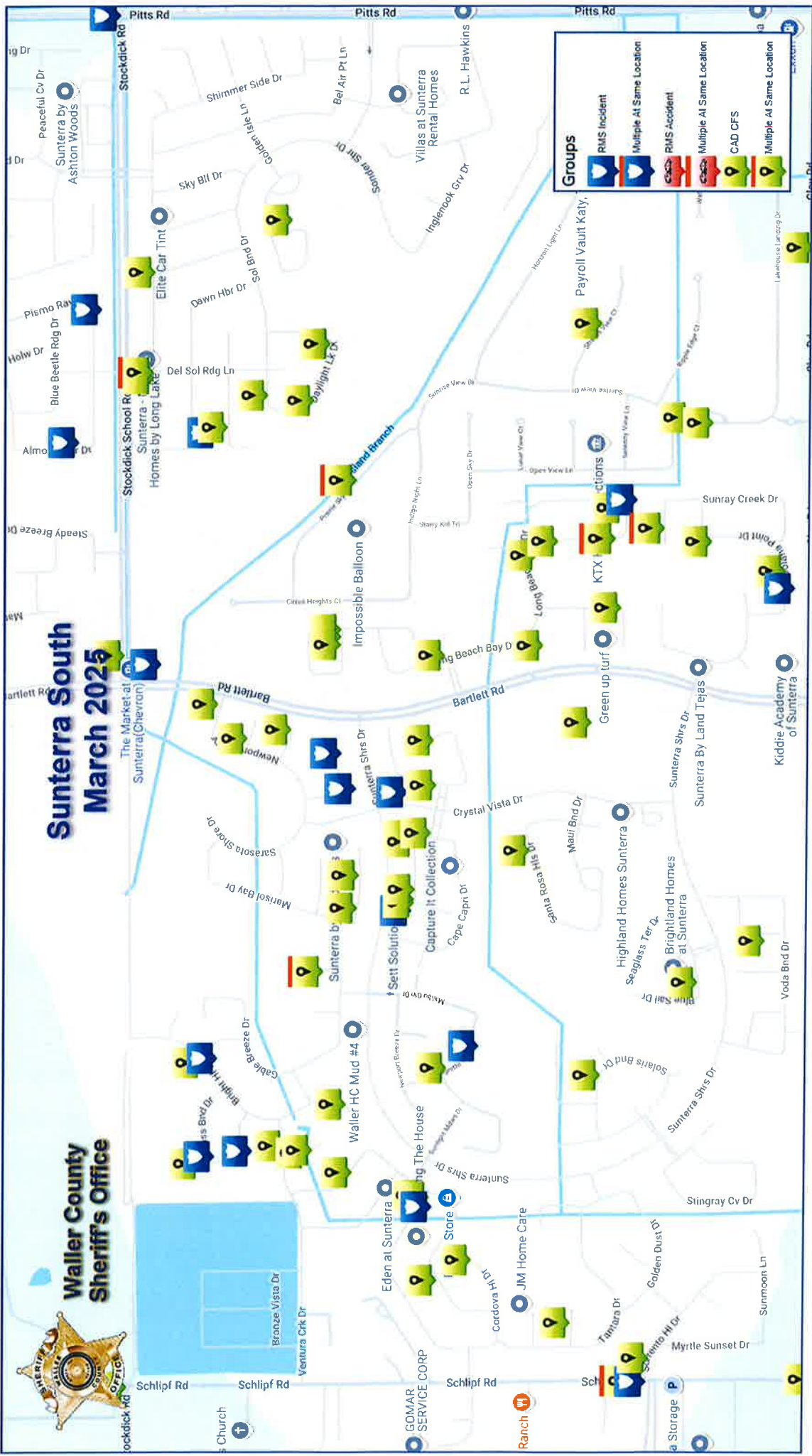
- The rate of reported disturbances **decreased** for the month of March due to juvenile activity. A community meeting about the juvenile activity was held at the community center hosted by the management company. Members of the community met with me to discuss the issues and responses.
- A H/M was observed stealing building materials, doors, and installable windows from multiple home sites. The suspect blended in with regular workers since he did work for one of the builders. The observing deputy noticed that he went to multiple builder sites and detained him for questioning. *Of the builders that were victims of the theft, only one was willing to press charges. (See photos)*
- A report of overly aggressive independent realtors trying to solicit new business at the sales office and at the model homes was relayed to OSP by a Starwood representative. *Update #2: There have been no reported issues involving the freelance realtors.*
- As the MUDs gain residents, it is recommended that a portion of the security budget be used to fund a patrol contract with the WCSO. The original extra job patrol focus is to prevent theft during the development phase and as more residents move in, the type of criminal activity alters. A contract for a morning shift / evening shift deputy is the recommended action as the development completes.



Waller County Sheriff's Office

March 2025

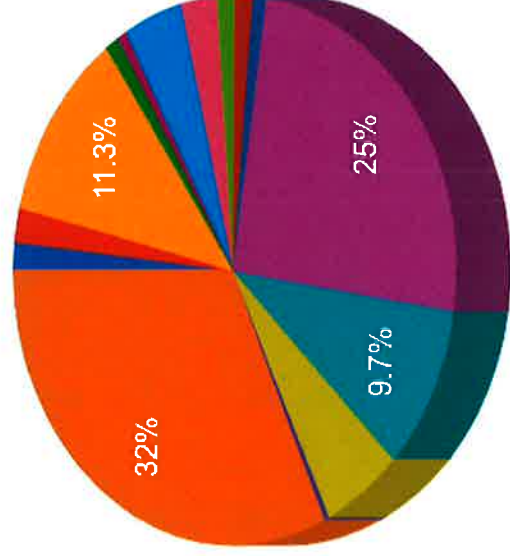




**Waller County
Sheriff's Office**

All Offenses: 03/01/2025 - 03/31/2025

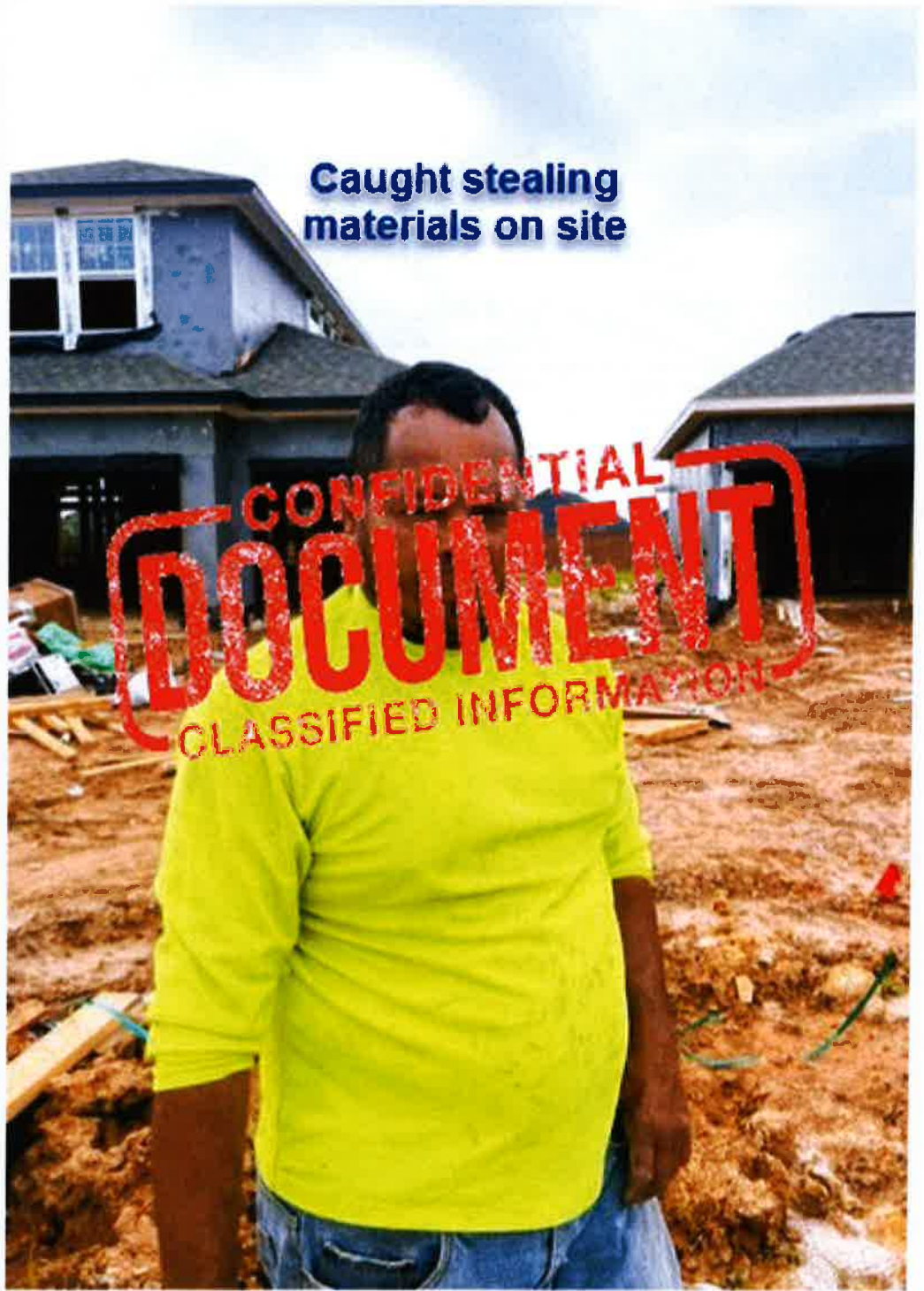
- 120 - Robbery
- 13A - Aggravated Assault
- 13B - Simple Assault
- 220 - Burglary/Breaking & Entering
- 23F - Theft From Motor Vehicle
- 23H - All Other Larceny
- 240 - Motor Vehicle Theft
- 250 - Counterfeiting/Forgery
- 26A - False Pretenses/Swindle/Confidence Game
- 280 - Stolen Property Offenses
- 35A - Drug/Narcotic Violations
- 520 - Weapon Law Violations
- 90D - Driving Under the Influence
- 90F - Family Offenses, Nonviolent
- 90Z - All Other Offenses



March 2025



**Waller County
Sheriff's Office**



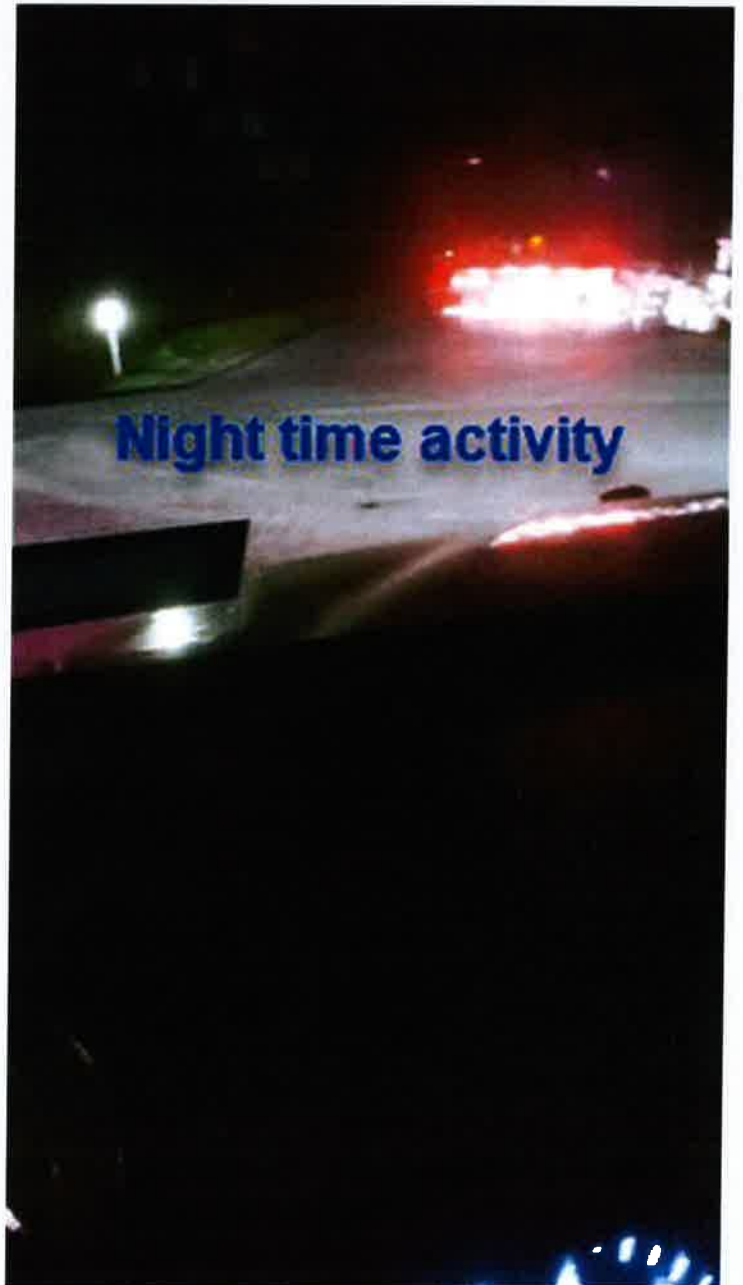


Exhibit J

WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 35
RESOLUTION DESIGNATING LOCATION IN DISTRICT FOR
POSTING NOTICES OF MEETINGS

WHEREAS, in accordance with the provisions of V.T.C.A., Water Code § 49.063 and Chapter 551, Texas Government Code, the Board of Directors of Waller County Municipal Utility District No. 35 (the "District") has been required to post notices of meetings of the Board of Directors within the District, at the administrative office of the District, and at the Waller County courthouse; and

WHEREAS, pursuant to the terms of V.T.C.A., Water Code § 49.063, as amended, notices of meetings of the Board of Directors shall be given as set forth in the open meeting law, Chapter 551, Texas Government Code, except that if the District does not have a meeting place within the District, the District shall post notices of its meetings at a public place within the District specified by the Board of Directors in a written resolution, and said public place is to be a bulletin board or other place within the District which is reasonably available to the public; and

WHEREAS, the District has designated a meeting place within the District and a meeting place outside the District and regularly meets outside the District; and

WHEREAS, by Resolution adopted on August 10, 2021, the Board of Directors of the District designated a location in the District for posting notices of meetings; and

WHEREAS, the Board of Directors of the District now desires to adopt this Resolution designating a different location in the District for posting notices of its meetings;

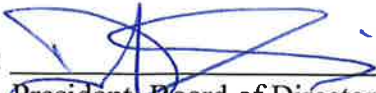
NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Waller County Municipal Utility District No. 35 that the Resolution Designating Location in the District for Posting Notices of Meetings adopted on August 10, 2021, is hereby revoked and that notices of meetings of the Board of Directors of the District shall hereafter be posted at 7532 Bartlett Road, Katy, Texas 77493 within the District, which location is reasonably available to the public; and

BE IT FURTHER RESOLVED that such notices shall be posted at said location for meetings held after the date of this Resolution until such time as this Resolution is amended or revoked by action of the Board of Directors or by operation of law.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED ON THIS 14th day of April, 2025.

WALLER COUNTY MUNICIPAL
UTILITY DISTRICT NO. 35

By: 
President, Board of Directors
Pro-tem

ATTEST:

By: 
Secretary, Board of Directors

