WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 35

Minutes of the Meeting of Board of Directors
August 11, 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 August 11, 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 Ward and Day, who each entered later in the meeting as noted herein, thus constituting a quorum.

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

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

PUBLIC COMMENTS

There were no comments from members of the public.

MINUTES

The Board considered the minutes of its meeting held on July 14, 2025. After discussion, it was moved by Director Feiler, seconded by Director Walker, and unanimously carried, that said minutes be approved, as written.

Director Ward entered the meeting at this time.

AUDIT RELATIVE TO PAYMENT OF PROCEEDS OF THE DISTRICT'S $8,225,000 UNLIMITED TAX BONDS, SERIES 2025 (THE "BONDS")

Ms. Greenwood presented to and reviewed with the Board an Independent Accountant's Report on Applying Agreed-upon Procedures on Amounts Reimbursable to Astro Sunterra, L.P., KB Home Lone Star, Inc., and Brightland Homes, Ltd. (formerly known as Gehan Homes, Ltd.) (the "Series 2025 Bonds Reimbursement Audit") prepared by Forvis, a copy of which Series 2025 Bonds Reimbursement Audit is attached hereto as **Exhibit A**. After discussion, Director Feiler moved that the Series 2025 Bonds Reimbursement Audit be approved and the payment to the developers as reflected in said report, be approved, subject to the District's receipt of Receipts and Indemnities executed by the developers in the forms required by the District and approved by SPH. Director Walker seconded said motion, which unanimously carried.

INTERNAL REVENUE SERVICE FORM 8038-G RELATIVE TO THE BONDS

The Board considered the execution and filing of an Internal Revenue Service reporting form 8038-G relative to the Bonds. Ms. Cole reviewed the form with the Board. After discussion, Director Feiler moved that said reporting form be approved, that the President be authorized to execute same on behalf of the Board and District, and that it be filed with the Internal Revenue Service as required. Director Walker seconded said motion, which carried unanimously.

CORRESPONDENCE FROM BOND COUNSEL

Ms. Cole presented and reviewed correspondence from SPH as Bond Counsel for the issuance of the Bonds, addressed to the Board regarding certain provisions of the federal tax law and regulations of the Internal Revenue Service pertaining to the expenditure and investment of proceeds of the Bonds, a copy of which is attached hereto as **Exhibit B**. Ms. Cole advised the Board that certain periodic reviews and reports are required to monitor compliance with the requirements set forth therein and that arbitrage rebate or yield reduction payments could be required to be made based on said review and reports. Ms. Cole also advised the Board that the District's bookkeepers would monitor investment rates and that the District's financial advisor would review the debt service fund balance and coverage in connection with the annual tax rate recommendation. Ms. Cole advised the Board, however, that compliance with the requirements is the responsibility ultimately of the Board.

OTHER MATTERS IN CONNECTION WITH THE ISSUANCE OF THE BONDS

The Board considered the approval of various documents to be executed by the District in connection with the closing of the sale of the District's Bonds. In that regard, Ms. Cole presented and reviewed various closing documents with the Board, including the No-Litigation Certificate, the Certificate of Official Statement, the District's Receipt, and the Federal Tax Certificate, and advised that the closing is scheduled for Thursday, August 14, 2025, at 10:00 a.m., Houston, Texas time. After further discussion of the closing documents, it was moved by Director Feiler, seconded by Director Walker, and unanimously carried that the above-referenced documents be approved by the Board, that the President and Secretary be authorized to execute same on behalf of the Board and District, and that SPH be authorized to deliver same, as appropriate, upon the closing of the Bonds.

AUDIT RELATIVE TO PAYMENT OF PROCEEDS OF THE DISTRICT'S $4,390,000 UNLIMITED TAX ROAD BONDS, SERIES 2025 (THE "ROAD BONDS")

Ms. Greenwood presented to and reviewed with the Board an Independent Accountant's Report on Applying Agreed-upon Procedures on Amounts Reimbursable to Astro Sunterra, L.P.

(the "Series 2025 Road Bonds Reimbursement Audit") prepared by Forvis, a copy of which Series 2025 Road Bonds Reimbursement Audit is attached hereto as **Exhibit C**. After discussion, Director Feiler moved that the Series 2025 Road Bonds Reimbursement Audit be approved and the payment to Astro Sunterra, L.P. as reflected in said report, be approved, subject to the District's receipt of a Receipt and Indemnity executed by Astro Sunterra, L.P. in the form required by the District and approved by SPH. Director Walker seconded said motion, which unanimously carried.

INTERNAL REVENUE SERVICE FORM 8038-G RELATIVE TO THE ROAD BONDS

The Board considered the execution and filing of an Internal Revenue Service reporting form 8038-G relative to the Road Bonds. Ms. Cole reviewed the form with the Board. After discussion, Director Feiler moved that said reporting form be approved, that the President be authorized to execute same on behalf of the Board and District, and that it be filed with the Internal Revenue Service as required. Director Walker seconded said motion, which carried unanimously.

CORRESPONDENCE FROM BOND COUNSEL

Ms. Cole presented and reviewed correspondence from SPH as Bond Counsel for the issuance of the Road Bonds, addressed to the Board regarding certain provisions of the federal tax law and regulations of the Internal Revenue Service pertaining to the expenditure and investment of proceeds of the Road Bonds, a copy of which is attached hereto as **Exhibit D**. Ms. Cole advised the Board that certain periodic reviews and reports are required to monitor compliance with the requirements set forth therein and that arbitrage rebate or yield reduction payments could be required to be made based on said review and reports. Ms. Cole also advised the Board that the District's bookkeepers would monitor investment rates and that the District's financial advisor would review the debt service fund balance and coverage in connection with the annual tax rate recommendation. Ms. Cole advised the Board, however, that compliance with the requirements is the responsibility ultimately of the Board.

OTHER MATTERS IN CONNECTION WITH THE ISSUANCE OF THE ROAD BONDS

The Board considered the approval of various documents to be executed by the District in connection with the closing of the sale of the District's Road Bonds. In that regard, Ms. Cole presented and reviewed various closing documents with the Board, including the No-Litigation Certificate, the Certificate of Official Statement, the District's Receipt, and the Federal Tax Certificate, and advised that the closing is scheduled for Thursday, August 14, 2025, at 10:00 a.m., Houston, Texas time. After further discussion of the closing documents, it was moved by Director Feiler, seconded by Director Walker, and unanimously carried that the above-referenced documents be approved by the Board, that the President and Secretary be authorized to execute same on behalf of the Board and District, and that SPH be authorized to deliver same, as appropriate, upon the closing of the Road Bonds.

APPROVE AMENDMENT TO DISTRICT INFORMATION FORM

Ms. Cole presented and discussed with the Board an Amendment to the District Information Form ("DIF") relative to the issuance of the Bonds and the Road Bonds. After discussion regarding the amendment to the DIF, Director Feiler moved that the amended DIF be approved and that the Board members present be authorized to execute same on behalf of the Board and the District. Director Ward seconded said motion, which carried unanimously.

Director Day entered the meeting at this time.

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 July 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 E**. After discussion, on motion made by Director Feiler, seconded by Director Ward and unanimously carried, the Board approved the TAC Report and authorized the payments listed therein.

FINANCIAL ADVISOR'S RECOMMENDATION CONCERNING THE DISTRICT'S PROPOSED 2025 TAX RATE

The Board deferred consideration of the financial advisor's recommendation concerning the District's proposed 2025 tax rate until the next meeting.

OPERATOR'S REPORT

Ms. Hollingsworth presented to and reviewed with the Board the Operations Report dated August 11, 2025, a copy of which is attached is attached hereto as **Exhibit F**. Following discussion, Director Ward moved that the Operator's Report be approved, and water service be terminated to those customers who remain delinquent in accordance with the terms of the District's Rate Order. Director Feiler seconded the motion, which unanimously carried.

ENGINEERING REPORT

Mr. Bozoarth next presented to and reviewed with the Board an Engineering Report dated August 11, 2025, a copy of which report is attached hereto as **Exhibit G**, relative to the status of various engineering and construction projects within the District. Upon review, Director Ward moved that the Engineering Report and all actions noted therein be approved as recommended by Quiddity, including acceptance and approval of Quitclaim Conveyance of Utility Facilities (Water, Sanitary and Drainage Facilities to serve Sunterra Sections 65 and 66), Quitclaim Conveyance of Utility Facilities (Water, Sanitary and Drainage Facilities to serve Sunterra Sections 76 and 77), and Quitclaim Conveyance of Utility Facilities (Phase 8 Make-Up Water Line). Director Feiler seconded the motion, which unanimously carried.

BOND APPLICATION REPORT

The Board deferred consideration of the status of the Bond Application Report for the District's proposed 2026 Bonds until the next meeting.

BOOKKEEPER'S REPORT

Ms. Abad presented to and reviewed with the Board the Bookkeeper's Report, dated August 11, 2025, attached hereto as **Exhibit H**, including the disbursements presented for payment, as prepared by MA&C. Ms. After discussion, it was moved by Director Feiler that the Bookkeeper's Report be approved, and that the disbursements identified in the Bookkeeper's Report be authorized for payment. Director Ward seconded said motion, which unanimously carried.

SILT SOLUTIONS, INC.

The Board next considered a report from Silt Solutions, Inc. ("SSI") in connection with storm water pollution and prevention services. Ms. Cole advised that SSI provided a report for the period July 15, 2025 through August 4, 2025, a copy of which is attached hereto as **Exhibit I**.

LANDSCAPE ARCHITECURE 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 J**. Following discussion, Director Feiler moved that K&W's report and all actions noted therein be approved as recommended by K&W. Director Ward seconded the 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 a Security Patrol Report prepared by On-Site Services, LLC for the month of July 2025, a copy of which is attached hereto as **Exhibit K**.

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 Ward, seconded by Director Feiler, and unanimously carried, the meeting was adjourned.

(SEAL)

Asst. Secretary

LIST OF ATTACHMENTS

EXHIBIT A	Series 2025 Bonds Reimbursement Audit
EXHIBIT B	Correspondence from SPH as Bond Counsel (Series 2025 Bonds)
EXHIBIT C	Series 2025 Road Bonds Reimbursement Audit
EXHIBIT D	Correspondence from SPH as Bond Counsel (Series 2025 Road Bonds)
EXHIBIT E	Tax Assessor-Collector's Report
EXHIBIT F	Operations Report
EXHIBIT G	Engineering Report
EXHIBIT H	Bookkeeper's Report
EXHIBIT I	Report provided by Silt Solutions, Inc.
EXHIBIT J	Landscape Architect Report (Kudela & Weinheimer)
EXHIBIT K	Security Patrol Report

Exhibit A

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Waller County Municipal Utility District No. 35

Independent Accountant's Report on Applying Agreed-Upon Procedures on Amounts Reimbursable to Developers

August 11, 2025

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08/08/25

Independent Accountant's Report on Applying Agreed-Upon Procedures

Board of Directors
Waller County Municipal Utility District No. 35
Waller County, Texas

We have performed the procedures enumerated below, with respect to the statements submitted by Astro Sunterra, LP, KB Home Lone Star, Inc., and Brightland Homes, Ltd. (the developers) for costs paid or incurred on behalf of Waller County Municipal Utility District No. 35 (the District). The District is responsible for amounts reimbursable to the developers.

The District has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of assisting in verifying the amounts reimbursable from the proceeds of the District's $8,225,000 Unlimited Tax Bonds, Series 2025, and $60,000 in surplus funds. This report may not be suitable for any other purpose. The procedures performed may not address all of the items of interest to a user of this report and may not meet the needs of all users of this report, and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

Our procedures were as follows:

(A) We vouched copies of checks, invoices and other relevant documents supporting amounts requested for reimbursement by the developers.

(B) We recalculated interest due to be paid to the developers in accordance with Rule 30 TAC, Section 293.50, of the Texas Commission on Environmental Quality (the Commission). Interest was calculated from the dates of payment through five years after payment on construction contracts and related costs or December 16, 2024, for items reimbursed from the District's bond anticipation note proceeds, and August 14, 2025, for items reimbursed from bond proceeds.

(C) The net effective rate used in computing interest on amounts paid from this bond issue was obtained from the Official Statement dated July 14, 2025.

(D) The Commission Order issued June 11, 2025, and the Interoffice Memorandum dated May 29, 2025, were read to determine that funds had been provided in the bond issue for the amounts requested and whether any funds were to be escrowed until released by written order of the Commission.

(E) Estimates of costs remaining to be incurred were obtained through discussion with the District's other consultants.

The results of our procedures are presented in the accompanying schedules. Schedules A through A-3 detail amounts reimbursable to the developers from bond proceeds. Schedule B presents a comparison of actual costs with costs as approved by the Commission.

We were engaged by the District to perform this agreed-upon procedures engagement and conducted our engagement in accordance with attestation standards established by the American Institute of Certified Public Accountants, as required by Rule 30 TAC, Section 293.70, of the Commission "Audit of Payments to Developers." We were not engaged to, and did not, conduct an examination or review engagement, the objective of which would be the expression of an opinion or conclusion, respectively, on the statements submitted by the developers for costs paid or incurred on behalf of the District. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

This report is intended solely for the information and use of the specified parties listed and is not intended to be, and should not be, used by anyone other than these specified parties.

Houston, Texas
August 11, 2025

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Waller County Municipal Utility District No. 35
Recapitulation of Amounts Reimbursable to Developers
Schedule A
August 11, 2025

	Astro Sunterra, LP	
Payee	**Amounts Reimbursable**	**Interest**
TexaSite, LLC	$ 407,861.38	$ 154,765.10
Blazey Construction Services, LLC	450,578.73	168,038.96
Gonzalez Construction Enterprise, Inc.	35,599.79	8,355.93
TexaSite, LLC	-	-
Principal Services, Ltd.	-	-
TexaSite, LLC	-	-
Quiddity Engineering, LLC	164,531.26	68,765.68
Terracon Consultants, Inc.	21,026.42	6,697.65
Storm Water Solutions, LLC	39,263.48	13,049.85
Compliance Resources, Inc.	454.18	138.80
Waller County Municipal Utility District No. 35	-	15,929.05
Total reimbursable amounts	$ 1,119,315.24	$ 435,741.02
Total amounts reimbursable to developers		$ 1,555,056.26

The District is also redeeming its Series 2024 Bond Anticipation Note, plus accrued interest.

KB Home Lone Star, Inc.		Brightland Homes, Ltd.	
Amounts Reimbursable	Interest	Amounts Reimbursable	Interest
$ -	$ -	$ -	$ -
-	-	-	-
-	-	-	-
165,036.71	22,129.28	-	-
-	-	381,861.57	145,619.93
-	-	108,695.55	28,161.55
-	-	-	-
-	-	2,771.40	815.45
-	-	-	-
-	-	-	-
-	-	-	-
$ 165,036.71	$ 22,129.28	$ 493,328.52	$ 174,596.93
	$ 187,165.99		$ 667,925.45

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Waller County Municipal Utility District No. 35
Recapitulation of Amounts Reimbursable to Developers
Schedule A
August 11, 2025

	Total	
	Amounts Reimbursable	Interest
TexaSite, LLC	$ 407,861.38	$ 154,765.10
Blazey Construction Services, LLC	450,578.73	168,038.96
Gonzalez Construction Enterprise, Inc.	35,599.79	8,355.93
TexaSite, LLC	165,036.71	22,129.28
Principal Services, Ltd.	381,861.57	145,619.93
TexaSite, LLC	108,695.55	28,161.55
Quiddity Engineering, LLC	164,531.26	68,765.68
Terracon Consultants, Inc.	23,797.82	7,513.10
Storm Water Solutions, LLC	39,263.48	13,049.85
Compliance Resources, Inc.	454.18	138.80
Waller County Municipal Utility District No. 35	-	15,929.05
Total reimbursable amounts	$ 1,777,680.47	$ 632,467.23
Total amounts reimbursable to developers		$ 2,410,147.70

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Waller County Municipal Utility District No. 35
Recapitulation of Amounts Reimbursable to Developer
Schedule A-1 Astro Sunterra, LP
August 11, 2025

	% Complete Date Complete	Amounts Reimbursable	
TexaSite, LLC			
Construction of water, sewer and drainage	100%		
facilities to serve Sunterra, Section 49	01/23	$ 1,928,422.60	
Less amount reimbursed in prior bond issue		(568,884.67)	
		1,359,537.93	
Less amount previously reimbursed		(951,676.55)	$ 407,861.38
Interest accrued at 5.008381%			154,765.10
Blazey Construction Services, LLC			
Construction of water, sewer and drainage	100%		
facilities to serve Sunterra, Section 50	01/23	1,506,769.10	
Less developer items		(4,840.00)	
		1,501,929.10	
Less amount previously reimbursed		(1,051,350.37)	450,578.73
Interest accrued at 5.008381%			168,038.96
Gonzalez Construction Enterprise, Inc.			
Construction of water, sewer and drainage	100%		
facilities to serve Sunterra, Section 53	12/23	1,249,115.40	
Less amount to be funded in future		(1,130,449.44)	
		118,665.96	
Less amount previously reimbursed		(83,066.17)	35,599.79
Interest accrued at 5.008381%			8,355.93
Quiddity Engineering, LLC			
District's share of engineering fees related to:			
Sunterra, Section 49		324,337.52	
Sunterra, Section 50		224,100.00	
		548,437.52	
Less amount previously reimbursed		(383,906.26)	164,531.26
Interest accrued at 5.008381%			68,765.68
Terracon Consultants, Inc.			
District's share of materials testing fees related to:			
Sunterra, Section 49		38,336.38	
Sunterra, Section 50		31,751.69	
		70,088.07	
Less amount previously reimbursed		(49,061.65)	21,026.42
Interest accrued at 5.008381%			6,697.65

Waller County Municipal Utility District No. 35
Recapitulation of Amounts Reimbursable to Developer
Schedule A-1 Astro Sunterra, LP
August 11, 2025 **(Continued)**

	% Complete Date Complete	Amounts Reimbursable	
Storm Water Solutions, LLC			
District's share of stormwater pollution prevention plan fees related to:			
Sunterra, Section 49		$ 70,988.25	
Sunterra, Section 50		59,890.00	
		130,878.25	
Less amount previously reimbursed		(91,614.77)	$ 39,263.48
Interest accrued at 5.008381%			13,049.85
Compliance Resources, Inc.			
District's share of stormwater pollution prevention plan fees related to:			
Sunterra, Section 49		346.43	
Sunterra, Section 50		1,167.50	
		1,513.93	
Less amount previously reimbursed		(1,059.75)	454.18
Interest accrued at 5.008381%			138.80
Waller County Municipal Utility District No. 35			
Operating advances from March 2022 through December 2022		142,000.00	
Less amount previously reimbursed		(142,000.00)	-
Interest accrued at 5.008381%			15,929.05
Total amounts reimbursable to developer			$ 1,555,056.26

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Waller County Municipal Utility District No. 35
Recapitulation of Amounts Reimbursable to Developer
Schedule A-2 KB Home Lone Star, Inc.
August 11, 2025

	% Complete Date Complete	Amounts Reimbursable	
TexaSite, LLC			
Construction of water, sewer and drainage	100%		
facilities to serve Sunterra, Section 48	03/24	$ 750,508.00	
Less amount to be funded in future		(200,385.64)	
		550,122.36	
Less amount previously reimbursed		(385,085.65)	$ 165,036.71
Interest accrued at 5.008381%			22,129.28
Total amounts reimbursable to developer			$ 187,165.99

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Waller County Municipal Utility District No. 35
Recapitulation of Amounts Reimbursable to Developer
Schedule A-3 Brightland Homes, Ltd.
August 11, 2025

	% Complete Date Complete	Amounts Reimbursable	
Principal Services, Ltd.			
Construction of water, sewer and drainage	100%		
facilities to serve Sunterra, Section 46	03/23	$ 1,471,528.20	
Less amount to be funded in future		(198,656.31)	
		1,272,871.89	
Less amount previously reimbursed		(891,010.32)	$ 381,861.57
Interest accrued at 5.008381%			145,619.93
TexaSite, LLC			
Construction of water, sewer and drainage			
facilities to serve Sunterra, Section 48	100%		
(sanitary trunkline)	05/23	362,318.50	
Less amount previously reimbursed		(253,622.95)	108,695.55
Interest accrued at 5.008381%			28,161.55
Terracon Consultants, Inc.			
District's share of materials testing fees			
related to:			
Sunterra, Section 48 (sanitary trunkline)		9,238.00	
Less amount previously reimbursed		(6,466.60)	2,771.40
Interest accrued at 5.008381%			815.45
Total amounts reimbursable to developer			$ 667,925.45

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Waller County Municipal Utility District No. 35
Comparison of Actual Costs With Cost Summary as Approved by the Texas Commission on Environmental Quality
Schedule B
August 11, 2025

	Amounts Reimbursable to Developers	Amounts Paid Previously by District
Construction Costs		
Developer contribution items:		
Sunterra, Section 49	$ 407,861	$ 951,677
Sunterra, Section 50	450,579	1,051,350
Sunterra, Section 53	35,600	83,066
Sunterra, Section 48	165,036	385,086
Sunterra, Section 46	381,862	891,010
Sunterra, Section 48 - sanitary trunkline	108,696	253,623
Engineering, testing, and stormwater pollution prevention plan	228,047	532,109
Total developer contribution items	1,777,681	4,147,921
Less surplus funds available	-	-
Net construction costs	1,777,681	4,147,921
Nonconstruction Costs		
Legal Fees		
Bond issue	-	-
Bond anticipation note	-	-
Financial Advisor fees		
Bond issue	-	-
Bond anticipation note	-	-
Interest		
Developer interest	632,467	-
Capitalized interest	-	-
Bond anticipation note interest	-	-
Developer advances	-	142,000
Bond discount	-	-
Bond engineering report costs	-	-
Bond issuance costs		
Bond issue	-	-
Bond anticipation note	-	-
Attorney General's fee	-	-
Commission bond issuance fee	-	-
Total nonconstruction costs	632,467	142,000
Total bond issue	$ 2,410,148	$ 4,289,921

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Total Amounts Paid	Projected Amounts	Actual and Estimated	Commission Order and Interoffice Memorandum Total	Variance-Actual Over (Under)
$ 1,359,538	$ -	$ 1,359,538	$ 1,359,538	$ -
1,501,929	-	1,501,929	1,501,929	-
118,666	-	118,666	118,666	-
550,122	-	550,122	550,122	-
1,272,872	-	1,272,872	1,272,872	-
362,319	-	362,319	362,319	-
760,156	-	760,156	760,156	-
5,925,602	-	5,925,602	5,925,602	-
-	(60,000)	(60,000)	(60,000)	-
5,925,602	(60,000)	5,865,602	5,865,602	-
-	215,625	215,625	215,625	-
-	44,000	44,000	44,000	-
-	164,500	164,500	164,500	-
-	44,000	44,000	44,000	-
632,467	-	632,467	678,475	(46,008)
-	401,675	401,675	431,813	(30,138)
-	159,786	159,786	231,000	(71,214)
142,000	-	142,000	142,000	-
-	245,998	245,998	246,750	(752)
-	66,000	66,000	66,000	-
-	44,370	44,370	44,370	-
-	22,077	22,077	22,077	-
-	8,225	8,225	8,225	-
-	20,563	20,563	20,563	-
774,467	1,436,819	2,211,286	2,359,398	(148,112)
$ 6,700,069	$ 1,376,819	$ 8,076,888	$ 8,225,000	$ (148,112)

Exhibit B

SCHWARTZ
PAGE &
HARDING

August 11, 2025

Board of Directors
Waller County Municipal Utility District No. 35
1300 Post Oak Boulevard, Suite 2400
Houston, Texas 77056

Re: Waller County Municipal Utility District No. 35
Unlimited Tax Bonds, Series 2025

Dear Directors:

As you know, the District will issue the captioned bonds (the "Bonds") in order to provide for the acquisition and construction of the project described in the Official Statement distributed in connection with the Bonds. As a result of that issuance, the federal income tax laws impose certain restrictions on the investment and expenditure of amounts to be used for the project or to be deposited to the interest and sinking fund (the "Bond Fund") for the Bonds. The purpose of this letter is to set forth, in somewhat less technical language, those provisions of the tax law which require the timely use of the Bond proceeds and that investment of these amounts be at a yield which is not higher than the yield on the Bonds. Periodically, in order to evidence compliance with federal law, the District will be advised to perform arbitrage compliance audits and, if necessary, will be required to make yield reduction and/or arbitrage rebate payments to the Internal Revenue Service, in order to maintain compliance with the restrictions set forth below.

Generally, the federal tax laws provide that, unless excepted, amounts to be used for the project or to be deposited to the Bond Fund must be invested in obligations the combined yield on which does not exceed the yield on the Bonds. For this purpose, please refer to line 21(e) of the I.R.S. Form 8038-G included in the transcript of proceedings for the yield. Importantly, for purposes of administrative convenience, the Bonds have been structured in such a way as to avoid, for the most part, this restriction on investment yield. As such, for analytical purposes only, we have segregated the Bond Fund into three separate accounts. This does not require that you segregate monies deposited to the Bond Fund into those accounts, but you should keep in mind the limitations imposed on each of those hypothetical accounts. They also contain certain covenants relating to expenditures of proceeds designed to alert you to unintentional failures to comply with the laws affecting expenditures of proceeds and dispositions of property.

First, the sale and investment proceeds to be used for the project may be invested for up to three years without regard to yield. (Such amounts, however, may be subject to rebate.) Thereafter, they must be invested at or below the Bond yield. Importantly, expenditure of these proceeds must be accounted in your books and records. Allocations of these expenditures must occur within 18 months of the later of the date paid or the date the project is completed. The foregoing notwithstanding, the allocation should not occur later than 60 days after the earlier of (1) five years after the delivery date of the Bonds or (2) the date the Bonds are retired unless you obtain an opinion of bond counsel or tax counsel that the tax-exempt status of the Bonds will not be adversely affected.

Second, the Bond Fund is made up of taxes which are levied annually for the payment of current debt service on all the District's outstanding bonds. Any taxes deposited to the Bond Fund which are to be used for the payment of current debt service on the Bonds, or any other outstanding bonds, are not subject to yield restriction. By definition, current debt service refers only to debt service to be paid within one year of the date of receipt of the taxes. For the most part, this would be debt service in the current fiscal year. These amounts deposited to the account for current debt service may be invested without regard to any constraint imposed by the federal income tax laws.

Third, the Bond Fund contains an amount of taxes, which although not expended for debt service within the current year, are necessary to ensure that amounts will be sufficient to pay debt service in the event that taxes are insufficient during that period. This amount, commonly referred to as "coverage," represents a reserve account against periodic fluctuations in the receipt of tax revenues. The Internal Revenue Code permits amounts which are held in reserve for the payment of debt service, in such instances, to be invested without regard to yield restriction if such amounts do not exceed the lesser of (1) 10 percent of the outstanding principal amount of all outstanding bonds, (2) maximum annual debt service on all outstanding bonds, or (3) 125 percent of average annual debt service on all outstanding bonds.

Fourth, a portion of the Bond Fund is permitted to be invested without regard to yield restriction as a "minor portion." The "minor portion" exception is available for de minimis amounts of taxes deposited to the Bond Fund. The maximum amount that may be invested as part of this account may not exceed the lesser of five percent of the principal amount of the Bonds or $100,000.

Accordingly, you should review the current balance in the Bond Fund in order to determine if such balance exceeds the aggregate amount of these three accounts. Additionally, in the future it is important that you be aware of these accounts as additional amounts are deposited to the Bond Fund. The amounts which are subject to yield restriction would only be the amounts which are in excess of the sum of (1) the current debt service account, (2) the reserve account, and (3) the "minor portion" account. Moreover, to the extent that additional bonds are issued by the District, whether for new money projects or for refunding, these amounts will change in their proportion.

Finally, you should note that the Bond Order contains a covenant that limits the ability of the District to sell or otherwise dispose of Bond-financed property for compensation. With respect to the property financed by the Bonds, or in cases in which an issuer elects to apply new private activity bond regulations, such sale or disposition causes the creation of a class of proceeds referred to as "disposition proceeds." Disposition proceeds, like sale proceeds and investment earnings, are tax-restricted funds. Failure to appropriately account, invest or expend such disposition proceeds would adversely affect the tax-exempt status of the Bonds. In the event that you anticipate selling property, even in the ordinary course, please contact us.

Obviously, this letter only presents a fundamental discussion of the yield restriction rules as applied to amounts deposited to the Bond Fund. Moreover, this letter does not address the rebate consequences with respect to the Bond Fund. If you have certain concerns with respect to the matters discussed in this letter or wish to ask additional questions with regard to certain limitations imposed, please feel free to contact our firm.

Very truly yours,

SCHWARTZ, PAGE & HARDING, L.L.P.

By: Christina Cole
Christina Cole

cc: Jennifer Abad
Municipal Accounts & Consulting, L.P.

Exhibit C

ROADS
DRAFT
08/08/25

Waller County Municipal Utility District No. 35

Independent Accountant's Report on Applying Agreed-Upon Procedures on Amounts Reimbursable to Developer

August 11, 2025

Independent Accountant's Report on Applying Agreed-Upon Procedures

Board of Directors
Waller County Municipal Utility District No. 35
Waller County, Texas

We have performed the procedures enumerated below, with respect to the statements submitted by Astro Sunterra, LP (the developer) for costs paid or incurred on behalf of Waller County Municipal Utility District No. 35 (the District). The District is responsible for amounts reimbursable to the developer.

The District has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of assisting in verifying the amounts reimbursable from the proceeds of the District's $4,390,000 Unlimited Tax Road Bonds, Series 2025. This report may not be suitable for any other purpose. The procedures performed may not address all of the items of interest to a user of this report and may not meet the needs of all users of this report, and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

Our procedures were as follows:

(A) We vouched copies of checks, invoices and other relevant documents supporting amounts requested for reimbursement by the developer.

(B) We recalculated interest due to be paid to the developer in accordance with Rule 30 TAC, Section 293.50, of the Texas Commission on Environmental Quality (the Commission). Interest was calculated from the dates of payment through five years after payment on construction contracts and related costs or August 14, 2025, for items reimbursed from bond proceeds.

(C) The net effective rate used in computing interest on amounts paid from this bond issue was taken from the Official Statement dated July 14, 2025.

(D) The Cost Summary was read to determine that funds had been provided in the bond issue for the amounts requested.

(E) Estimates of costs remaining to be incurred were obtained through discussion with the District's other consultants.

The results of our procedures are presented in the accompanying schedules. Schedules A through A-1 detail amounts reimbursable to the developer from bond proceeds. Schedule B presents a comparison of actual costs with costs as approved by the District.

We were engaged by the District to perform this agreed-upon procedures engagement and conducted our engagement in accordance with attestation standards established by the American Institute of Certified Public Accountants, as required by Rule 30 TAC, Section 293.70, of the Commission "Audit of Payments to Developers." We were not engaged to, and did not, conduct an examination or review engagement, the objective of which would be the expression of an opinion or conclusion, respectively, on the statements submitted by the developer for costs paid or incurred on behalf of the District. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

This report is intended solely for the information and use of the specified parties listed and is not intended to be, and should not be, used by anyone other than these specified parties.

Houston, Texas
August 11, 2025

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DRAFT
08/08/25

Waller County Municipal Utility District No. 35
Recapitulation of Amounts Reimbursable to Developer
Schedule A
August 11, 2025

	Astro Sunterra, LP	
Payee	**Amounts Reimbursable**	**Interest**
A&M Contractors, Inc.	$ 334,459.75	$ 16,966.56
Allgood Construction Company, Inc.	1,163,186.40	53,321.94
A&M Contractors, Inc.	1,400,721.00	59,416.87
Daco Paving, Inc.	147,867.47	6,021.74
Quiddity Engineering, LLC	349,121.57	29,918.09
Terracon Consultants, Inc.	79,857.00	4,413.83
Land acquisition	77,247.01	-
Total reimbursable amounts	$ 3,552,460.20	$ 170,059.03
Total amounts reimbursable to developer		$ 3,722,519.23

DRAFT
08/08/25

Waller County Municipal Utility District No. 35
Recapitulation of Amounts Reimbursable to Developer
Schedule A-1
August 11, 2025

	% Complete Date Complete	Amounts Reimbursable	
A&M Contractors, Inc.			
Construction of paving facilities to serve Sunterra,	100%		
Section 55	07/24		$ 334,459.75
Interest accrued at 5.010618%			16,966.56
Allgood Construction Company, Inc.			
Construction of paving facilities to serve Sunterra,	98%		
Sections 65 and Section 66	08/24	$ 1,186,924.90	
Less retainage payable		(23,738.50)	1,163,186.40
Interest accrued at 5.010618%			53,321.94
A&M Contractors, Inc.			
Construction of paving facilities to serve Sunterra,	100%		
Sections 67 and Section 68	10/24		1,400,721.00
Interest accrued at 5.010618%			59,416.87
Daco Paving, Inc.			
Construction of paving facilities to serve Sunterra,	100%		
Section 71	10/24	953,983.70	
Less amount to be funded in future		(806,116.23)	147,867.47
Interest accrued at 5.010618%			6,021.74
Quiddity Engineering, LLC			
District's share of engineering fees related to:			
Sunterra, Section 53		118,487.82	
Sunterra, Section 55		31,231.88	
Sunterra, Sections 65 and 66		93,508.50	
Sunterra, Sections 67 and 68		105,893.37	349,121.57
Interest accrued at 5.010618%			29,918.09
Terracon Consultants, Inc.			
District's share of materials testing fees related to:			
Sunterra, Section 53		23,387.00	
Sunterra, Section 55		6,121.00	
Sunterra, Sections 65 and 66		23,671.00	
Sunterra, Sections 67 and 68		26,678.00	79,857.00
Interest accrued at 5.010618%			4,413.83

Waller County Municipal Utility District No. 35
Recapitulation of Amounts Reimbursable to Developer
Schedule A-1
August 11, 2025 **(Continued)**

	% Complete Date Complete	Amounts Reimbursable	
Land acquisition			
1.31-acre site to serve Sunterra, Section 55		$ 65,948.57	
Interest accrued at 5.010618%		11,298.44	$ 77,247.01
Total amounts reimbursable to developer			$ 3,722,519.23

DRAFT
08/08/25

Waller County Municipal Utility District No. 35
Comparison of Actual Costs With Cost Summary
as Approved by the District
Schedule B
August 11, 2025

	Amounts Reimbursable to Developer	Amounts Paid Previously by District
Construction Costs		
Developer contribution items:		
Sunterra, Section 55	$ 334,460	$ -
Sunterra, Sections 65 and 66	1,163,186	-
Sunterra, Sections 67 and 68	1,400,721	-
Sunterra, Section 71	147,867	-
Engineering and materials testing	428,979	-
Land cost for right of way	77,247	-
Total construction costs	3,552,460	-
Nonconstruction Costs		
Legal fees	-	-
Financial Advisor fees	-	-
Developer interest	170,059	-
Capitalized interest	-	-
Bond discount	-	-
Bond issuance costs	-	-
Engineering fees	-	-
Attorney General's fee	-	-
Total nonconstruction costs	170,059	-
Total bond issue	$ 3,722,519	$ -

Total Amounts Paid	Projected Amounts	Actual and Estimated	Cost Summary Total	Variance-Actual Over (Under)
$ 334,460	$ -	$ 334,460	$ 334,460	$ -
1,163,186	48,236	1,211,422	1,211,422	-
1,400,721		1,400,721	1,400,721	-
147,867		147,867	147,867	-
428,979	955	429,934	429,934	-
77,247		77,247	77,232	15
3,552,460	49,191	3,601,651	3,601,636	15
-	119,750	119,750	119,750	-
-	87,800	87,800	87,800	-
170,059	-	170,059	170,574	(515)
-	214,638	214,638	219,500	(4,862)
-	131,543	131,543	131,700	(157)
-	34,150	34,150	34,150	-
-	20,500	20,500	20,500	-
-	4,390	4,390	4,390	-
170,059	612,771	782,830	788,364	(5,534)
$ 3,722,519	$ 661,962	$ 4,384,481	$ 4,390,000	$ (5,519)

Exhibit D

SCHWARTZ
PAGE &
HARDING

August 11, 2025

Board of Directors
Waller County Municipal Utility District No. 35
1300 Post Oak Boulevard, Suite 2400
Houston, Texas 77056

Re: Waller County Municipal Utility District No. 35
Unlimited Tax Road Bonds, Series 2025

Dear Directors:

As you know, the District will issue the captioned bonds (the "Bonds") in order to provide for the acquisition and construction of the project described in the Official Statement distributed in connection with the Bonds. As a result of that issuance, the federal income tax laws impose certain restrictions on the investment and expenditure of amounts to be used for the project or to be deposited to the interest and sinking fund (the "Bond Fund") for the Bonds. The purpose of this letter is to set forth, in somewhat less technical language, those provisions of the tax law which require the timely use of the Bond proceeds and that investment of these amounts be at a yield which is not higher than the yield on the Bonds. Periodically, in order to evidence compliance with federal law, the District will be advised to perform arbitrage compliance audits and, if necessary, will be required to make yield reduction and/or arbitrage rebate payments to the Internal Revenue Service, in order to maintain compliance with the restrictions set forth below.

Generally, the federal tax laws provide that, unless excepted, amounts to be used for the project or to be deposited to the Bond Fund must be invested in obligations the combined yield on which does not exceed the yield on the Bonds. For this purpose, please refer to line 21(e) of the I.R.S. Form 8038-G included in the transcript of proceedings for the yield. Importantly, for purposes of administrative convenience, the Bonds have been structured in such a way as to avoid, for the most part, this restriction on investment yield. As such, for analytical purposes only, we have segregated the Bond Fund into three separate accounts. This does not require that you segregate monies deposited to the Bond Fund into those accounts, but you should keep in mind the limitations imposed on each of those hypothetical accounts. They also contain certain covenants relating to expenditures of proceeds designed to alert you to unintentional failures to comply with the laws affecting expenditures of proceeds and dispositions of property.

First, the sale and investment proceeds to be used for the project may be invested for up to three years without regard to yield. (Such amounts, however, may be subject to rebate.) Thereafter, they must be invested at or below the Bond yield. Importantly, expenditure of these proceeds must be accounted in your books and records. Allocations of these expenditures must occur within 18 months of the later of the date paid or the date the project is completed. The foregoing notwithstanding, the allocation should not occur later than 60 days after the earlier of (1) five years after the delivery date of the Bonds or (2) the date the Bonds are retired unless you obtain an opinion of bond counsel or tax counsel that the tax-exempt status of the Bonds will not be adversely affected.

Second, the Bond Fund is made up of taxes which are levied annually for the payment of current debt service on all the District's outstanding bonds. Any taxes deposited to the Bond Fund which are to be used for the payment of current debt service on the Bonds, or any other outstanding bonds, are not subject to yield restriction. By definition, current debt service refers only to debt service to be paid within one year of the date of receipt of the taxes. For the most part, this would be debt service in the current fiscal year. These amounts deposited to the account for current debt service may be invested without regard to any constraint imposed by the federal income tax laws.

Third, the Bond Fund contains an amount of taxes, which although not expended for debt service within the current year, are necessary to ensure that amounts will be sufficient to pay debt service in the event that taxes are insufficient during that period. This amount, commonly referred to as "coverage," represents a reserve account against periodic fluctuations in the receipt of tax revenues. The Internal Revenue Code permits amounts which are held in reserve for the payment of debt service, in such instances, to be invested without regard to yield restriction if such amounts do not exceed the lesser of (1) 10 percent of the outstanding principal amount of all outstanding bonds, (2) maximum annual debt service on all outstanding bonds, or (3) 125 percent of average annual debt service on all outstanding bonds.

Fourth, a portion of the Bond Fund is permitted to be invested without regard to yield restriction as a "minor portion." The "minor portion" exception is available for de minimis amounts of taxes deposited to the Bond Fund. The maximum amount that may be invested as part of this account may not exceed the lesser of five percent of the principal amount of the Bonds or $100,000.

Accordingly, you should review the current balance in the Bond Fund in order to determine if such balance exceeds the aggregate amount of these three accounts. Additionally, in the future it is important that you be aware of these accounts as additional amounts are deposited to the Bond Fund. The amounts which are subject to yield restriction would only be the amounts which are in excess of the sum of (1) the current debt service account, (2) the reserve account, and (3) the "minor portion" account. Moreover, to the extent that additional bonds are issued by the District, whether for new money projects or for refunding, these amounts will change in their proportion.

Finally, you should note that the Bond Order contains a covenant that limits the ability of the District to sell or otherwise dispose of Bond-financed property for compensation. With respect to the property financed by the Bonds, or in cases in which an issuer elects to apply new private activity bond regulations, such sale or disposition causes the creation of a class of proceeds referred to as "disposition proceeds." Disposition proceeds, like sale proceeds and investment earnings, are tax-restricted funds. Failure to appropriately account, invest or expend such disposition proceeds would adversely affect the tax-exempt status of the Bonds. In the event that you anticipate selling property, even in the ordinary course, please contact us.

Obviously, this letter only presents a fundamental discussion of the yield restriction rules as applied to amounts deposited to the Bond Fund. Moreover, this letter does not address the rebate consequences with respect to the Bond Fund. If you have certain concerns with respect to the matters discussed in this letter or wish to ask additional questions with regard to certain limitations imposed, please feel free to contact our firm.

Very truly yours,

SCHWARTZ, PAGE & HARDING, L.L.P.

By: Christina Cole
Christina Cole

cc: Jennifer Abad
Municipal Accounts & Consulting, L.P.

Exhibit E

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 6th day of August, 2025.

Michelle Guerrero

NOTARY PUBLIC, STATE OF TEXAS

(SEAL) NOTARY PUBLIC STATE OF TEXAS MICHELLE GUERRERO Notary ID #11179075 My Commission Expires April 10, 2026

Submitted to Taxing Unit's Governing Body on ______________________.

WALLER COUNTY M.U.D. #35

TAX ASSESSOR/COLLECTOR'S REPORT

7/31/2025

Taxes Receivable: 8/31/2024	$	2,032.16		
Reserve for Uncollectables	(	.00)		
Adjustments		196,368.20	$	198,400.36
Original 2024 Tax Levy	$	1,573,575.83		
Adjustments		161,957.98		1,735,533.81
Total Taxes Receivable			**$**	**1,933,934.17**
Prior Years Taxes Collected	$	197,266.06		
2024 Taxes Collected (96.4%)		1,674,100.46		1,871,366.52
Taxes Receivable at: 7/31/2025			**$**	**62,567.65**

2024 Receivables:

Maintenance	27,030.67
Contract	22,935.12
Road Debt	11,467.56

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 7/2025	Fiscal to Date 6/01/2025 - 7/31/2025
Beginning Cash Balance	$ 61,671.30	97,262.93
Receipts:		
Current & Prior Years Taxes	143,930.76	182,887.83
Penalty & Interest	649.10	3,565.04
Additional Collection Penalty	191.16	191.16
Tax Certificates	20.00	20.00
Overpayments	421.80	421.80
TOTAL RECEIPTS	$ 145,212.82	187,085.83
Disbursements:		
Atty's Fees, Delq. collection		226.26
CAD Quarterly Assessment		5,045.50
Refund - due to adjustments		84.24
Transfer to General Fund	17,141.11	65,857.80
Tax Assessor/Collector Fee	653.00	1,306.00
Transfer to Contract Fund	14,543.97	36,427.70
Transfer to Road Debt Fund		497.28
Computer Cost	28.75	28.75
Postage/Deliveries	146.09	266.93
Supplies	78.48	78.48
Records Maintenance	30.00	30.00
Mileage Expense		7.00
Envelopes - May Del Stmts		5.10
Exemption Assistance		200.00
Positive Pay	25.00	50.00
TOTAL DISBURSEMENTS	($ 32,646.40)	(110,111.04)
CASH BALANCE AT: 7/31/2025	$ 174,237.72	174,237.72

WALLER COUNTY M.U.D. #35

Disbursements for month of August, 2025

Check #	Payee		Description	Amount
	W/T General Fund	8/11/25	Transfer to General Fund	$ 73,042.15
	W/T Contract Fund	8/11/25	Transfer to Contract Fund	51,016.77
	W/T Road Debt Fund	8/11/25	Transfer to Road Debt Fund	20,000.00
1068	Loancare Servicing		Refund - due to overpayments	421.80
1069	Bob Leared		Tax Assessor/Collector Fee	1,287.24
TOTAL DISBURSEMENTS				$ 145,767.96
Remaining Cash Balance				$ 28,469.76

Stellar Bank

WALLER COUNTY M.U.D. #35

HISTORICAL COLLECTIONS DATA

Year	Collections Month Of 7/2025	Adjustments To Collections 7/2025	Total Tax Collections at 7/31/2025	Total Taxes Receivable at 7/31/2025	Collection Percentage
2024	106,456.31		1,674,100.46	61,433.35	96.460
2023	18,999.57		649,747.37	1,134.30	99.826
2022	18,474.88		320,004.41		100.000

(Percentage of collections same period last year 99.632)

WALLER COUNTY M.U.D. #35

HISTORICAL TAX DATA

Year	Taxable Value	SR/CR	Tax Rate	Adjustments	Reserve for Uncollectibles	Adjusted Levy
2024	115,702,249	13 / 13	1.500000	161,957.98		1,735,533.81
2023	36,717,809	26 / 26	1.500000	95,270.60		650,881.67
2022	12,010,068	03 / 03	1.500000	137,412.15		317,563.17

WALLER COUNTY M.U.D. #35

TAX RATE COMPONENTS

			Maintenance		Contract		Road Debt	
Year	Rate	Levy	Rate	Levy	Rate	Levy	Rate	Levy
2024		.00	.660000	763,634.88	.560000	647,932.56	.280000	323,966.37
2023		.00	.610000	264,691.90	.890000	386,189.77		.00
2022		.00	1.500000	320,004.41		.00		.00

Notes:

2022	Agriculture Deferment	194,457.31
2023	Agriculture Deferment	198,911.38
2024	Agriculture Deferment	13,784.55
	Total --->	407,153.24

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

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
4/2025	/ CORR 010	137.79-
5/2025	/ CORR 011	169,154.73
7/2025	/ CORR 013	344.82-
TOTAL		161,957.98

WALLER COUNTY M.U.D. #35

Homestead Payment Plans

Account no.	Tax Year	Last Payment Amount	Last Payment Date	Balance Due

*Total Count 0

(I) - BLI Contract (A) - Delinquent Attorney Contract

Standard Payment Plans

Account no.	Tax Year	Last Payment Amount	Last Payment Date	Balance Due

*Total Count 0

Exhibit F

Waller County MUD #35

OPERATIONS REPORT

August 11, 2025

submitted by

mds
Municipal District Services

I. Billing and Collections

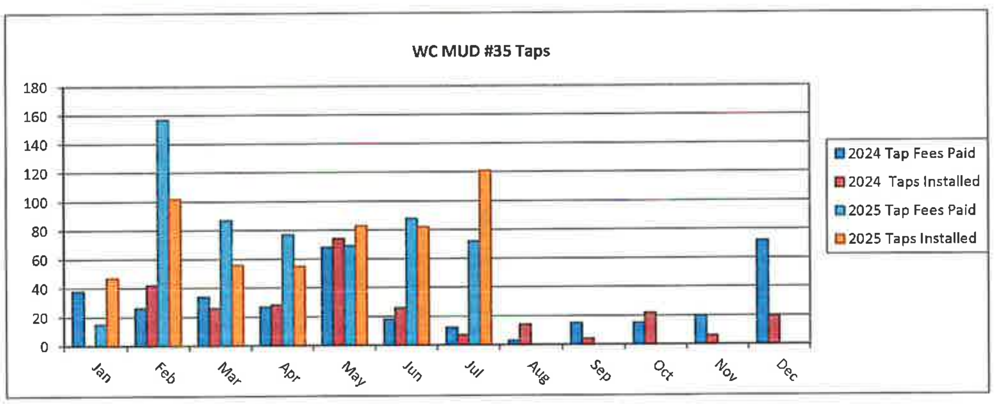
Connections	6/25/2025	Billed Usage	
Residential:	520	Residential:	4.427
Builder:	408	Builder:	1.039
Commercial:	2	Commercial:	0.001
Irrigation:	21	Irrigation:	2.865
Temporary:	5	Temporary:	0.023
Rec Center:	0	Rec Center:	0
Vacant:	12	Vacant:	0
Total Connections:	**968**	Finaled Accounts:	0.279
		Total Billed Usage:	8.634

Collections as of	7/3/2025	Billing as of	6/25/2025
Penalty:	$2,648.38	Penalty:	$2,796.17
Water:	$62,140.74	Water:	$69,924.20
Sewer:	$34,762.74	Sewer:	$41,537.07
Deposit:	$50,296.38	Deposit:	$15,790.00
Backflow Annual Admin Fee	$0.00	Backflow Annual Fee:	$0.00
Back Charge:	$8,526.40	Back Charge:	$1,274.48
Inspection:	$457.55	Inspection:	$0.00
Rental Meter Fee:	$2,557.00	Rental Meter Fee:	$750.00
Returned Payment Fee	$60.00	Transfer Fee:	$2,360.00
Reconnect Fee:	$732.05	Arrears:	$22,232.88
Door Tag Fee:	$237.23	Credits:	($5,941.98)
Deliquent Letter Fee	$728.26	**Net Receivable:**	**$150,722.82**
Transfer Fee:	$1,120.00		
Deposits Applied:	$11,100.00		
Total Collections:	**$175,366.73**		

Customer Aged Receivables	
30 Day:	$15,410.72
60 Day:	$10,144.17
90 Day:	$1,739.93
Overpayments:	($2,265.77)
Total Receivables:	**$25,029.05**

II. Tap Activity

- **Taps fees paid in the month of July:** 72
- **Total tap fees paid to date:** 1141
- **Taps installed in the month of July:** 121
- **Total taps installed to date:** 1033



III. Repairs and Maintenance over $1000

- Restored site following service line leak repairs at 3033 Dawn Sound Dr.
- Restored site following valve repairs at 3000 Pearl Shore Dr.
- Installed hays nut, service line, and U-branch at 4640 Peony Green Dr.
- Repaired service line leak at 3028 Wild Dunes Dr., 3013 Redtop Hill Dr., & 5012 Steady Breeze Dr.
- Lowered and resealed manholes at Eagle Bay Dr & Manet Place Dr.
- Marked area for new water tap in District.

IV. Action Items

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

Sunterra

Count of tap fess paid as of 08/05/25						
	HC569 Total	HWC4 Total	HWC5 Total	WC35 Total	WC37 Total	Grand Total
Builder						
ADAMS HOMES LONE STAR LLC			54			54
ANGLIA HOMES,LP	3		1		47	51
ASHTON WOODS HOMES	57		45		126	228
BEAZER HOMES C/O RADIUSPOINT DEPT 1	143					143
BRIGHTLAND HOMES	52		85	85	29	251
CASTLEROCK COMMUNTIES	7		42		70	119
CENTURY COMMUNITIES INC	20				1	21
CHESMAR HOMES	1		88		50	139
COLINA HOMES			79		8	87
DAVIDSON HOMES LLC	1				96	97
DL MEACHAM CONSTRUCTION			1			1
DR HORTON	279		26	315	129	749
EHT OF TEXAS, LP			70			70
EVERGREEN LIFESTYLES MANAGEMENT/ SU			2	4	6	12
GBFR SUNTERRA LP	1					1
HIGHLAND HOMES			161			161
HISTORY MAKER HOMES	1		107		53	161
KA GREAT MINDS WEST LLC		1				1
KATY 1093 LTD			1			1
KATY INDEPENDENCE SCHOOL DISTRICT					1	1
KB HOMES	1		1	113	139	254
LENNAR HOMES	624		112	498	106	1340
LGI HOMES GROUP LLC	1				48	49
LONG LAKE, LTD	54				79	133
MILLIS DEVELOPMENT & CONSTRUCTION	1					1
NEW HOME CO			36			36
NUWAY HOMES TEXAS LP	98		220	7	27	352
ONM LIVING			114			114
PATRIOT COMMERCIAL				3		3
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 C/O GRANDMANORS	2		4	2	4	12
SUNTERRA POA	15	3	33	30	13	94
TRICOAST HOMES	1			6	39	46
TRIPLE C LANDSCAPES			3			3
UNITED CONSTRUCTORS OF TEXAS				1		1
WESTIN HOMES	2		32	45	73	152
Grand Total	**1425**	**6**	**1769**	**1142**	**1144**	**5486**

Waller County MUD #35

CONFIDENTIAL REPORT

August 11, 2025

submitted by

mds
Municipal District Services

DELINQUENT LETTER ACCOUNTS LISTING - DUE 8/11/2025

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)
020-00746-01	$ 1,657.18	$ 1,657.18	$ 104.50	$ 1,772.68	$ 1,772.68	$ 350.00	4 Renter	$ (1,422.68)
020-00664-01	$ 301.66	$ 301.66	$ 194.80	$ 507.46	$ 507.46	$ 250.00	1 Owner	$ (257.46)
020-00794-02	$ 478.29	$ 478.29	$ 108.80	$ 598.09	$ 598.09	$ 350.00	1 Renter	$ (248.09)
020-01206-01	$ 370.63	$ 370.63	$ 104.50	$ 486.13	$ 486.13	$ 250.00	1 Owner	$ (236.13)
020-02806-01	$ 362.97	$ 362.97	$ 104.50	$ 478.47	$ 478.47	$ 250.00	1 Owner	$ (228.47)
020-00038-05	$ 459.14	$ 459.14	$ 104.50	$ 574.64	$ 574.64	$ 350.00	1 Renter	$ (224.64)
020-01864-01	$ 355.30	$ 355.30	$ 104.50	$ 470.80	$ 470.80	$ 250.00	1 Owner	$ (220.80)
020-01866-01	$ 355.30	$ 355.30	$ 104.50	$ 470.80	$ 470.80	$ 250.00	1 Owner	$ (220.80)
020-01582-01	$ 355.30	$ 355.30	$ 104.50	$ 470.80	$ 470.80	$ 250.00	1 Owner	$ (220.80)
020-01690-01	$ 320.81	$ 320.81	$ 121.70	$ 453.51	$ 453.51	$ 250.00	1 Owner	$ (203.51)
020-01078-02	$ 416.99	$ 416.99	$ 104.50	$ 532.49	$ 532.49	$ 350.00	1 Renter	$ (182.49)
020-00950-02	$ 397.82	$ 397.82	$ 104.50	$ 513.32	$ 513.32	$ 350.00	1 Renter	$ (163.32)
020-00042-01	$ 195.36	$ 195.36	$ 147.50	$ 353.86	$ 353.86	$ 250.00	4 Owner	$ (103.86)
020-00824-01	$ 180.31	$ 180.31	$ 160.40	$ 351.71	$ 351.71	$ 250.00	2 Owner	$ (101.71)
020-00446-01	$ 178.81	$ 178.81	$ 134.60	$ 324.41	$ 324.41	$ 250.00	8 Owner	$ (74.41)
020-00116-01	$ 204.20	$ 204.20	$ 104.50	$ 319.70	$ 319.70	$ 250.00	7 Owner	$ (69.70)
020-01098-01	$ 181.24	$ 181.24	$ 113.10	$ 305.34	$ 305.34	$ 250.00	1 Owner	$ (55.34)
020-00550-01	$ 147.26	$ 147.26	$ 138.90	$ 297.16	$ 297.16	$ 250.00	3 Owner	$ (47.16)
020-00248-01	$ 125.40	$ 125.40	$ 156.10	$ 292.50	$ 292.50	$ 250.00	4 Owner	$ (42.50)
020-00092-01	$ 153.60	$ 153.60	$ 126.00	$ 290.60	$ 290.60	$ 250.00	6 Owner	$ (40.60)
020-01074-02	$ 274.46	$ 274.46	$ 104.50	$ 389.96	$ 389.96	$ 350.00	1 Renter	$ (39.96)
020-00300-01	$ 270.90	$ 270.90	$ 104.50	$ 386.40	$ 386.40	$ 350.00	4 Renter	$ (36.40)
020-00278-01	$ 161.69	$ 161.69	$ 113.10	$ 285.79	$ 285.79	$ 250.00	5 Owner	$ (35.79)
020-00014-01	$ 143.33	$ 143.33	$ 130.30	$ 284.63	$ 284.63	$ 250.00	6 Owner	$ (34.63)
020-00834-01	$ 246.91	$ 246.91	$ 117.40	$ 375.31	$ 375.31	$ 350.00	3 Renter	$ (25.31)
020-00876-01	$ 133.73	$ 133.73	$ 117.40	$ 262.13	$ 262.13	$ 250.00	8 Owner	$ (12.13)
020-00350-01	$ 144.95	$ 144.95	$ 104.50	$ 260.45	$ 260.45	$ 250.00	1 Owner	$ (10.45)
020-00448-01	$ 133.87	$ 133.87	$ 113.10	$ 257.97	$ 257.97	$ 250.00	1 Owner	$ (7.97)
020-00142-01	$ 129.14	$ 129.14	$ 117.40	$ 257.54	$ 257.54	$ 250.00	8 Owner	$ (7.54)
020-00916-01	$ 157.52	$ 157.52	$ 181.90	$ 350.42	$ 350.42	$ 350.00	5 Renter	$ (0.42)
020-01924-01	$ 114.95	$ 114.95	$ 121.70	$ 247.65	$ 247.65	$ 250.00	1 Owner	$ 2.35
020-01228-01	$ 114.95	$ 114.95	$ 121.70	$ 247.65	$ 247.65	$ 250.00	1 Owner	$ 2.35
020-00220-01	$ 130.90	$ 130.90	$ 104.50	$ 246.40	$ 246.40	$ 250.00	7 Owner	$ 3.60
020-00286-01	$ 130.40	$ 130.40	$ 104.50	$ 245.90	$ 245.90	$ 250.00	4 Owner	$ 4.10
020-00682-02	$ 181.17	$ 181.17	$ 151.80	$ 343.97	$ 343.97	$ 350.00	5 Renter	$ 6.03
020-01190-01	$ 119.68	$ 119.68	$ 113.10	$ 243.78	$ 243.78	$ 250.00	4 Owner	$ 6.22
020-01144-01	$ 125.95	$ 125.95	$ 104.50	$ 241.45	$ 241.45	$ 250.00	3 Owner	$ 8.55
020-01060-01	$ 114.95	$ 114.95	$ 108.80	$ 234.75	$ 234.75	$ 250.00	4 Owner	$ 15.25
020-00082-01	$ 114.95	$ 114.95	$ 104.50	$ 230.45	$ 230.45	$ 250.00	6 Owner	$ 19.55
020-00702-01	$ 114.95	$ 114.95	$ 104.50	$ 230.45	$ 230.45	$ 250.00	4 Owner	$ 19.55
020-01178-01	$ 114.95	$ 114.95	$ 104.50	$ 230.45	$ 230.45	$ 250.00	4 Owner	$ 19.55
020-00310-01	$ 114.95	$ 114.95	$ 104.50	$ 230.45	$ 230.45	$ 250.00	4 Owner	$ 19.55
020-00884-01	$ 114.95	$ 114.95	$ 104.50	$ 230.45	$ 230.45	$ 250.00	8 Owner	$ 19.55
020-00984-01	$ 114.95	$ 114.95	$ 104.50	$ 230.45	$ 230.45	$ 250.00	3 Owner	$ 19.55
020-01592-01	$ 114.95	$ 114.95	$ 104.50	$ 230.45	$ 230.45	$ 250.00	1 Owner	$ 19.55
020-00068-01	$ 114.95	$ 114.95	$ 104.50	$ 230.45	$ 230.45	$ 250.00	4 Owner	$ 19.55
020-01256-01	$ 114.95	$ 114.95	$ 104.50	$ 230.45	$ 230.45	$ 250.00	1 Owner	$ 19.55
020-00548-01	$ 114.95	$ 114.95	$ 104.50	$ 230.45	$ 230.45	$ 250.00	2 Owner	$ 19.55
020-01160-02	$ 110.70	$ 110.70	$ 104.50	$ 226.20	$ 226.20	$ 250.00	7 Owner	$ 23.80
020-00226-01	$ 103.45	$ 103.45	$ 104.50	$ 218.95	$ 218.95	$ 250.00	6 Owner	$ 31.05
020-00544-01	$ 59.06	$ 59.06	$ 117.40	$ 187.46	$ 187.46	$ 250.00	3 Owner	$ 62.54
020-01262-01	$ 60.00	$ 60.00	$ 104.50	$ 175.50	$ 175.50	$ 250.00	3 Owner	$ 74.50
020-00208-01	$ 58.67	$ 58.67	$ 104.50	$ 174.17	$ 174.17	$ 250.00	10 Owner	$ 75.83
020-00290-01	$ 141.90	$ 141.90	$ 104.50	$ 257.40	$ 257.40	$ 350.00	7 Renter	$ 92.60
020-00294-01	$ 118.70	$ 118.70	$ 126.00	$ 255.70	$ 255.70	$ 350.00	9 Renter	$ 94.30
020-01196-02	$ 116.32	$ 116.32	$ 126.00	$ 253.32	$ 253.32	$ 350.00	4 Renter	$ 96.68
020-00260-02	$ 135.41	$ 135.41	$ 104.50	$ 250.91	$ 250.91	$ 350.00	13 Renter	$ 99.09
020-00166-01	$ 135.10	$ 135.10	$ 104.50	$ 250.60	$ 250.60	$ 350.00	10 Renter	$ 99.40
020-00098-01	$ 124.23	$ 124.23	$ 104.50	$ 239.73	$ 239.73	$ 350.00	14 Renter	$ 110.27
020-00842-02	$ 120.90	$ 120.90	$ 104.50	$ 236.40	$ 236.40	$ 350.00	6 Renter	$ 113.60
020-00918-02	$ 111.10	$ 111.10	$ 113.10	$ 235.20	$ 235.20	$ 350.00	2 Renter	$ 114.80
020-00978-01	$ 114.95	$ 114.95	$ 104.50	$ 230.45	$ 230.45	$ 350.00	4 Renter	$ 119.55
020-01014-01	$ 114.95	$ 114.95	$ 104.50	$ 230.45	$ 230.45	$ 350.00	2 Renter	$ 119.55
020-00334-02	$ 114.95	$ 114.95	$ 104.50	$ 230.45	$ 230.45	$ 350.00	3 Renter	$ 119.55
020-00066-01	$ 114.95	$ 114.95	$ 104.50	$ 230.45	$ 230.45	$ 350.00	7 Owner	$ 119.55
020-00258-02	$ 114.95	$ 114.95	$ 104.50	$ 230.45	$ 230.45	$ 350.00	2 Renter	$ 119.55
020-00904-01	$ 114.95	$ 114.95	$ 104.50	$ 230.45	$ 230.45	$ 350.00	5 Renter	$ 119.55
020-00866-01	$ 112.89	$ 112.89	$ 104.50	$ 228.39	$ 228.39	$ 350.00	5 Renter	$ 121.61
020-01176-02	$ 101.73	$ 101.73	$ 104.50	$ 217.23	$ 217.23	$ 350.00	1 Renter	$ 132.77
020-00844-02	$ 62.05	$ 62.05	$ 104.50	$ 177.55	$ 177.55	$ 350.00	4 Renter	$ 172.45
	$ 13,538.43	**$ 13,538.43**	**$ 7,990.10**	**$ 22,298.53**	**$ 22,298.53**	**$ 20,200.00**		**$ (2,098.53)**

Items Count: 70

Waller County MUD #35

CONFIDENTIAL REPORT

August 11, 2025

submitted by

mds
Municipal District Services

DELINQUENT LETTER ACCOUNTS LISTING - DUE 8/11/2025

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)
020-00746-01	$ 1,657.18	$ 1,657.18	$ 104.50	$ 1,772.68	$ 1,772.68	$ 350.00	4 Renter	$ (1,422.68)
020-00664-01	$ 301.66	$ 301.66	$ 194.80	$ 507.46	$ 507.46	$ 250.00	1 Owner	$ (257.46)
020-00794-02	$ 478.29	$ 478.29	$ 108.80	$ 598.09	$ 598.09	$ 350.00	1 Renter	$ (248.09)
020-01206-01	$ 370.63	$ 370.63	$ 104.50	$ 486.13	$ 486.13	$ 250.00	1 Owner	$ (236.13)
020-02806-01	$ 362.97	$ 362.97	$ 104.50	$ 478.47	$ 478.47	$ 250.00	1 Owner	$ (228.47)
020-00038-05	$ 459.14	$ 459.14	$ 104.50	$ 574.64	$ 574.64	$ 350.00	1 Renter	$ (224.64)
020-01864-01	$ 355.30	$ 355.30	$ 104.50	$ 470.80	$ 470.80	$ 250.00	1 Owner	$ (220.80)
020-01866-01	$ 355.30	$ 355.30	$ 104.50	$ 470.80	$ 470.80	$ 250.00	1 Owner	$ (220.80)
020-01582-01	$ 355.30	$ 355.30	$ 104.50	$ 470.80	$ 470.80	$ 250.00	1 Owner	$ (220.80)
020-01690-01	$ 320.81	$ 320.81	$ 121.70	$ 453.51	$ 453.51	$ 250.00	1 Owner	$ (203.51)
020-01078-02	$ 416.99	$ 416.99	$ 104.50	$ 532.49	$ 532.49	$ 350.00	1 Renter	$ (182.49)
020-00950-02	$ 397.82	$ 397.82	$ 104.50	$ 513.32	$ 513.32	$ 350.00	1 Renter	$ (163.32)
020-00042-01	$ 195.36	$ 195.36	$ 147.50	$ 353.86	$ 353.86	$ 250.00	4 Owner	$ (103.86)
020-00824-01	$ 180.31	$ 180.31	$ 160.40	$ 351.71	$ 351.71	$ 250.00	2 Owner	$ (101.71)
020-00446-01	$ 178.81	$ 178.81	$ 134.60	$ 324.41	$ 324.41	$ 250.00	8 Owner	$ (74.41)
020-00116-01	$ 204.20	$ 204.20	$ 104.50	$ 319.70	$ 319.70	$ 250.00	7 Owner	$ (69.70)
020-01098-01	$ 181.24	$ 181.24	$ 113.10	$ 305.34	$ 305.34	$ 250.00	1 Owner	$ (55.34)
020-00550-01	$ 147.26	$ 147.26	$ 138.90	$ 297.16	$ 297.16	$ 250.00	3 Owner	$ (47.16)
020-00248-01	$ 125.40	$ 125.40	$ 156.10	$ 292.50	$ 292.50	$ 250.00	4 Owner	$ (42.50)
020-00092-01	$ 153.60	$ 153.60	$ 126.00	$ 290.60	$ 290.60	$ 250.00	6 Owner	$ (40.60)
020-01074-02	$ 274.46	$ 274.46	$ 104.50	$ 389.96	$ 389.96	$ 350.00	1 Renter	$ (39.96)
020-00300-01	$ 270.90	$ 270.90	$ 104.50	$ 386.40	$ 386.40	$ 350.00	4 Renter	$ (36.40)
020-00278-01	$ 161.69	$ 161.69	$ 113.10	$ 285.79	$ 285.79	$ 250.00	5 Owner	$ (35.79)
020-00014-01	$ 143.33	$ 143.33	$ 130.30	$ 284.63	$ 284.63	$ 250.00	6 Owner	$ (34.63)
020-00834-01	$ 246.91	$ 246.91	$ 117.40	$ 375.31	$ 375.31	$ 350.00	3 Renter	$ (25.31)
020-00876-01	$ 133.73	$ 133.73	$ 117.40	$ 262.13	$ 262.13	$ 250.00	8 Owner	$ (12.13)
020-00350-01	$ 144.95	$ 144.95	$ 104.50	$ 260.45	$ 260.45	$ 250.00	1 Owner	$ (10.45)
020-00448-01	$ 133.87	$ 133.87	$ 113.10	$ 257.97	$ 257.97	$ 250.00	1 Owner	$ (7.97)
020-00142-01	$ 129.14	$ 129.14	$ 117.40	$ 257.54	$ 257.54	$ 250.00	8 Owner	$ (7.54)
020-00916-01	$ 157.52	$ 157.52	$ 181.90	$ 350.42	$ 350.42	$ 350.00	5 Renter	$ (0.42)
020-01924-01	$ 114.95	$ 114.95	$ 121.70	$ 247.65	$ 247.65	$ 250.00	1 Owner	$ 2.35
020-01228-01	$ 114.95	$ 114.95	$ 121.70	$ 247.65	$ 247.65	$ 250.00	1 Owner	$ 2.35
020-00220-01	$ 130.90	$ 130.90	$ 104.50	$ 246.40	$ 246.40	$ 250.00	7 Owner	$ 3.60
020-00286-01	$ 130.40	$ 130.40	$ 104.50	$ 245.90	$ 245.90	$ 250.00	4 Owner	$ 4.10
020-00682-02	$ 181.17	$ 181.17	$ 151.80	$ 343.97	$ 343.97	$ 350.00	5 Renter	$ 6.03
020-01190-01	$ 119.68	$ 119.68	$ 113.10	$ 243.78	$ 243.78	$ 250.00	4 Owner	$ 6.22
020-01144-01	$ 125.95	$ 125.95	$ 104.50	$ 241.45	$ 241.45	$ 250.00	3 Owner	$ 8.55
020-01060-01	$ 114.95	$ 114.95	$ 108.80	$ 234.75	$ 234.75	$ 250.00	4 Owner	$ 15.25
020-00082-01	$ 114.95	$ 114.95	$ 104.50	$ 230.45	$ 230.45	$ 250.00	6 Owner	$ 19.55
020-00702-01	$ 114.95	$ 114.95	$ 104.50	$ 230.45	$ 230.45	$ 250.00	4 Owner	$ 19.55
020-01178-01	$ 114.95	$ 114.95	$ 104.50	$ 230.45	$ 230.45	$ 250.00	4 Owner	$ 19.55
020-00310-01	$ 114.95	$ 114.95	$ 104.50	$ 230.45	$ 230.45	$ 250.00	4 Owner	$ 19.55
020-00884-01	$ 114.95	$ 114.95	$ 104.50	$ 230.45	$ 230.45	$ 250.00	8 Owner	$ 19.55
020-00984-01	$ 114.95	$ 114.95	$ 104.50	$ 230.45	$ 230.45	$ 250.00	3 Owner	$ 19.55
020-01592-01	$ 114.95	$ 114.95	$ 104.50	$ 230.45	$ 230.45	$ 250.00	1 Owner	$ 19.55
020-00068-01	$ 114.95	$ 114.95	$ 104.50	$ 230.45	$ 230.45	$ 250.00	4 Owner	$ 19.55
020-01256-01	$ 114.95	$ 114.95	$ 104.50	$ 230.45	$ 230.45	$ 250.00	1 Owner	$ 19.55
020-00548-01	$ 114.95	$ 114.95	$ 104.50	$ 230.45	$ 230.45	$ 250.00	2 Owner	$ 19.55
020-01160-02	$ 110.70	$ 110.70	$ 104.50	$ 226.20	$ 226.20	$ 250.00	7 Owner	$ 23.80
020-00226-01	$ 103.45	$ 103.45	$ 104.50	$ 218.95	$ 218.95	$ 250.00	6 Owner	$ 31.05
020-00544-01	$ 59.06	$ 59.06	$ 117.40	$ 187.46	$ 187.46	$ 250.00	3 Owner	$ 62.54
020-01262-01	$ 60.00	$ 60.00	$ 104.50	$ 175.50	$ 175.50	$ 250.00	3 Owner	$ 74.50
020-00208-01	$ 58.67	$ 58.67	$ 104.50	$ 174.17	$ 174.17	$ 250.00	10 Owner	$ 75.83
020-00290-01	$ 141.90	$ 141.90	$ 104.50	$ 257.40	$ 257.40	$ 350.00	7 Renter	$ 92.60
020-00294-01	$ 118.70	$ 118.70	$ 126.00	$ 255.70	$ 255.70	$ 350.00	9 Renter	$ 94.30
020-01196-02	$ 116.32	$ 116.32	$ 126.00	$ 253.32	$ 253.32	$ 350.00	4 Renter	$ 96.68
020-00260-02	$ 135.41	$ 135.41	$ 104.50	$ 250.91	$ 250.91	$ 350.00	13 Renter	$ 99.09
020-00166-01	$ 135.10	$ 135.10	$ 104.50	$ 250.60	$ 250.60	$ 350.00	10 Renter	$ 99.40
020-00098-01	$ 124.23	$ 124.23	$ 104.50	$ 239.73	$ 239.73	$ 350.00	14 Renter	$ 110.27
020-00842-02	$ 120.90	$ 120.90	$ 104.50	$ 236.40	$ 236.40	$ 350.00	6 Renter	$ 113.60
020-00918-02	$ 111.10	$ 111.10	$ 113.10	$ 235.20	$ 235.20	$ 350.00	2 Renter	$ 114.80
020-00978-01	$ 114.95	$ 114.95	$ 104.50	$ 230.45	$ 230.45	$ 350.00	4 Renter	$ 119.55
020-01014-01	$ 114.95	$ 114.95	$ 104.50	$ 230.45	$ 230.45	$ 350.00	2 Renter	$ 119.55
020-00334-02	$ 114.95	$ 114.95	$ 104.50	$ 230.45	$ 230.45	$ 350.00	3 Renter	$ 119.55
020-00066-01	$ 114.95	$ 114.95	$ 104.50	$ 230.45	$ 230.45	$ 350.00	7 Owner	$ 119.55
020-00258-02	$ 114.95	$ 114.95	$ 104.50	$ 230.45	$ 230.45	$ 350.00	2 Renter	$ 119.55
020-00904-01	$ 114.95	$ 114.95	$ 104.50	$ 230.45	$ 230.45	$ 350.00	5 Renter	$ 119.55
020-00866-01	$ 112.89	$ 112.89	$ 104.50	$ 228.39	$ 228.39	$ 350.00	5 Renter	$ 121.61
020-01176-02	$ 101.73	$ 101.73	$ 104.50	$ 217.23	$ 217.23	$ 350.00	1 Renter	$ 132.77
020-00844-02	$ 62.05	$ 62.05	$ 104.50	$ 177.55	$ 177.55	$ 350.00	4 Renter	$ 172.45
	$ 13,538.43	**$ 13,538.43**	**$ 7,990.10**	**$ 22,298.53**	**$ 22,298.53**	**$ 20,200.00**		**$ (2,098.53)**

Items Count: 70

Exhibit G

QUIDDITY

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

August 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 July 14, 2025

Dear Directors:

This report summarizes our activities during the past month:

9a. 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 Non-Potable Irrigation Pump Station & Site Work and Distribution

i. We are finishing the design and working on approvals.

ii. We received two (2) bids on April 22, 2025 and are working with the Developer on how they would like to proceed with the project.

b) Sunterra Non-Potable Irrigation Distribution

i. We received three (3) bids on July 31, 2025 and are working with the Developer on how they would like to proceed with the project.

9b. Status of construction contracts, including the approval of any pay estimates, change orders and/or acceptance of facilities for operation and maintenance purposes, and authorize acceptance of TEC Form 1295:

a) Sunterra Sec 49:

Original Contract Amount - $55,500.00 — Pay Estimate No. 1: $
Revised Contract Amount – $134,875.00 — CO No. 1: $79,375.00
Contractor: Infrastructure Construction Services

i. Contractor is complete and the project was accepted.

ii. We received Pay Estimate No. 1 in the amount of $121,387.50 for the Board's approval. We will have the final pay estimate to present next month.

iii. A Geotechnical proposal in the amount of $10,665.00 was approved by the Board in May. The second invoice of $1,371.00 was submitted for the Board's approval.

Action Item: Approval of Pay Estimate No. 1 and to pay Geotech Engineering & Testing invoice.

QUIDDITY

9c. Acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District:

a) **Quitclaim Conveyance of Utility Facilities – Water, sanitary sewer, and drainage facilities serving Sunterra Section 65 & 66 (Principal Services, Ltd.)**

b) **Quitclaim Conveyance of Utility Facilities – Water, sanitary sewer, and drainage facilities serving Sunterra Section 76 & 77 (Blazey Construction Services, LLC)**

c) **Quitclaim Conveyance of Utility Facilities – Phase 8 Make-up Waterline (Lonnie Lischka Companies, LP)**

9d. Review and approval of Stormwater Quality Management Plans related to construction Contracts.

a) **None at this time.**

9e. Status of acceptance by Waller County of Streets for maintenance; authorize any action required in connection therewith.

a) **Sunterra Sec 53:** The 1-year inspection was held on April 30, 2025. We are working with the contractor on a schedule for the repairs and cost for non-warranty items. about 60K in damage caused by utility contractor

b) **Sunterra Sec 48:** The 1-year inspection was held on July 9, 2025. The contractor is addressing the punchlist.

c) **Sunterra Sec 55:** The 1-year inspection will be held on August 13, 2025.

9f. Status of the Summary of Costs for Series 2026 WS&D Bonds and BAN.

a) **2026 WS&D Bond:** We have begun preparing the draft summary of cost. We will present a draft at the September board meeting. Estimated amount to be $13,550,000 with a BAN included.

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\08 - August\WALLER COUNTY MUD NO. 35 ENGINEERING REPORT.docx

Exhibit H

MUNICIPAL ACCOUNTS & CONSULTING, L.P.

Bookkeeper's Report I August 11, 2025

Waller County Municipal Utility District No. 35

WEBSITE
www.municipalaccounts.com

ADDRESS
1281 Brittmoore Road
Houston, Texas 77043

CONTACT
Phone: 713.623.4539
Fax: 713.629.6859

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Waller County Municipal Utility District No. 35

BOOKKEEPER'S REPORT | 08/11/2025

Spotlight On Your Maintenance & Operations Tax Rate

Special Purpose Districts have the power to levy a Maintenance & Operations tax in order to support and fund the operations of the District. As Districts age and become established, the M&O tax is one of the main revenue streams you can utilize to cover the yearly expenses in the General Operating Fund. The dashboard below illustrates what a $0.01 to $0.05 increase could potentially generate in operating revenue.

*Calculations are based on your latest Taxable Value divided by 100 and multiplied by the M&O rate.

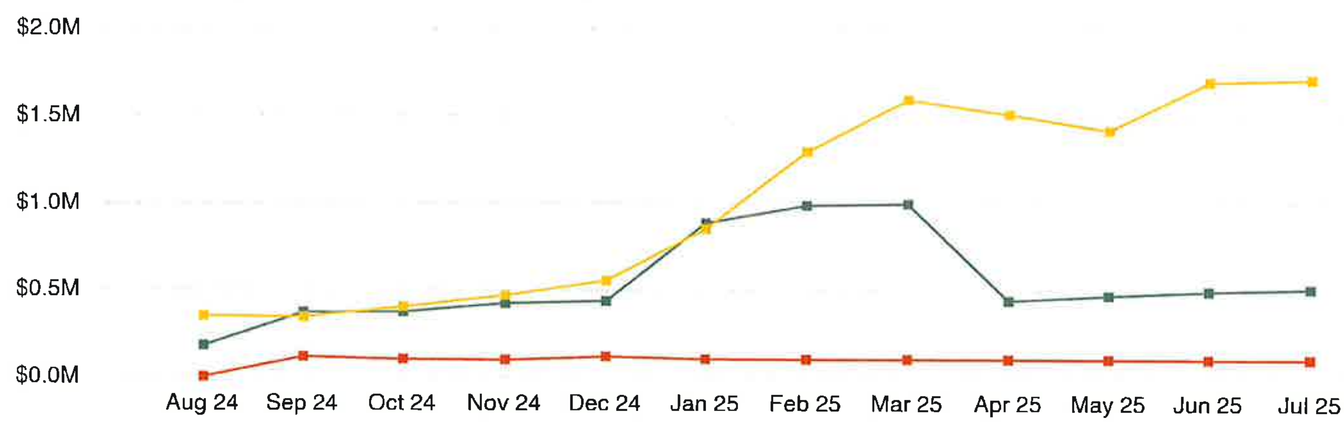
Increase By	M&O Rate $0.61	M&O Revenue $222,816	Taxable Value $36,777,706
+ $0.01	+ $0.62	$228,022	
+ $0.02	+ $0.63	$231,700	
+ $0.03	+ $0.64	$235,377	
+ $0.04	+ $0.65	$239,055	
+ $0.05	+ $0.66	$242,733	

Account Balance | As of 08/11/2025

General Operating	Capital Projects	Debt Service
$1,409,982	$101,150	$509,442

Total For All Accounts: $2,020,575

Account Balance By Month | August 2024 - July 2025

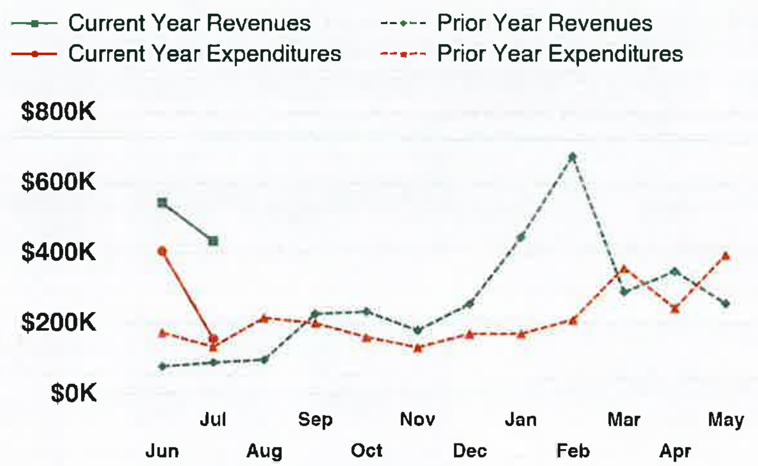


Monthly Financial Summary - General Operating Fund
Waller County MUD No. 35 - GOF

Account Balance Summary

Balance as of 07/15/2025	**$1,309,573**
Receipts	1,106,187
Disbursements	(1,005,778)
Balance as of 08/11/2025	**$1,409,982**

Overall Revenues & Expenditures
By Month (Year to Date)



July 2025

Revenues

Actual	Budget	Over/(Under)
$434,674	$201,773	$232,900

Expenditures

Actual	Budget	Over/(Under)
$156,510	$261,626	($105,116)

June 2025 - July 2025 (Year to Date)

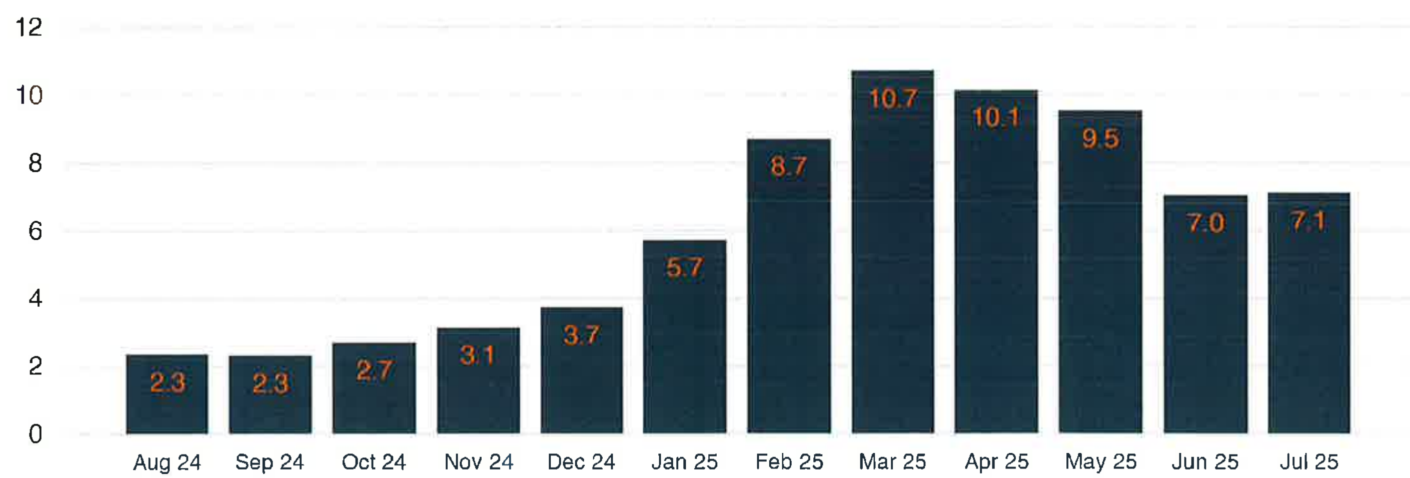
Revenues

Actual	Budget	Over/(Under)
$977,970	$403,547	$574,424

Expenditures

Actual	Budget	Over/(Under)
$562,545	$525,911	$36,634

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 07/15/2025				**$5,068.30**
Receipts				
	Transfer from Operator Account		504,027.77	
	Interest Earned on Checking		193.27	
Total Receipts				**$504,221.04**
Disbursements				
1429	Best Trash	Garbage Expense	(13,187.20)	
1430	Envirodyne Labs, Inc	Laboratory Expense	(760.00)	
1431	Harris-Waller Co. MUD 4	Connection Fees & Mowing Expense	(139,104.19)	
1432	Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	(6,764.60)	
1433	Municipal District Services, LLC	Maintenance & Repairs	(104,255.69)	
1434	On-Site Protection, LLC	Security Expense	(5,935.05)	
1435	Quiddity Engineering, LLC	Engineering Fees	(11,261.25)	
1436	Schwartz, Page & Harding, L.L.P.	Legal Fees	(11,887.19)	
1437	Silt Solutions, Inc.	Inspection Expense	(9,790.00)	
1438	Water Utility Services Inc.	Laboratory Expense	(97.00)	
1439	Carolina Nagel	Customer Refund	(222.13)	
1440	Castro Teobaldo Nunez	Customer Refund	(322.13)	
1441	Kim Phan	Customer Refund	(116.52)	
1442	Kyle Fredricks	Customer Refund	(250.00)	
1443	Mona Wilson	Customer Refund	(218.65)	
1444	Timothy Chu	Customer Refund	(222.13)	
Fees	Central Bank	Service Fee	(65.00)	
HR&P	Victoria Battistini.	Fees of Office 07/14/2025	(239.20)	
HR&P	Jaclyn Day.	Fees of Office 07/14/2025	(234.90)	
HR&P	Tiffani Walker.	Fees of Office 07/14/2025	(232.10)	
HR&P	Daniel Feiler.	Fees of Office 07/14/2025	(218.10)	
HR&P	United States Treasury	Payroll Taxes	(135.20)	
HR&P	HR&P	Payroll Adminstration Fee	(50.00)	
Wire	Waller County MUD No. 35 - GOF	Transfer to Money Market	(195,000.00)	
Total Disbursements				**($500,568.23)**
Balance as of 08/11/2025				**$8,721.11**

Cash Flow Report - Operator Account
Waller County MUD No. 35 - GOF

Number	Name	Memo	Amount	Balance
Balance as of 07/15/2025				**$173,163.22**
Receipts				
	Accounts Receivable		96,208.70	
	Tap Connections		15,325.00	
	Tap Connections		48,697.00	
	Tap Connections		49,947.00	
	Tap Connections		139,165.00	
	Tap Connections		9,353.00	
	Accounts Receivable		26,982.95	
Total Receipts				**$385,678.65**
Disbursements				
Fees	Central Bank	Service Fee	(5.00)	
Rtn Cks	Central Bank	Returned Customer Payment (4)	(1,176.95)	
Sweep	Central Bank	Transfer to Checking Account	(504,027.77)	
Total Disbursements				**($505,209.72)**
Balance as of 08/11/2025				**$53,632.15**

	July 2025			June 2025 - July 2025			
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	Annual Budget
Revenues							
Water Revenue							
14101 Water- Customer Service Revenue	95,527	77,940	17,587	169,938	155,880	14,058	649,500
14106 Transfer Fees	3,380	1,442	1,938	6,600	2,883	3,717	17,300
Total Water Revenue	98,907	79,382	19,525	176,538	158,763	17,775	666,800
Wastewater Revenue							
14201 Wastewater-Customer Service Rev	41,800	41,275	525	86,823	82,550	4,273	495,300
Total Wastewater Revenue	41,800	41,275	525	86,823	82,550	4,273	495,300
Property Tax Revenue							
14301 Maintenance Tax Collections	17,141	0	17,141	65,858	0	65,858	1,050,000
Total Property Tax Revenue	17,141	0	17,141	65,858	0	65,858	1,050,000
Tap Connection Revenue							
14501 Tap Connections	262,487	60,025	202,462	568,962	120,050	448,912	720,300
14502 Inspection Fees	1,612	10,500	(8,888)	54,280	21,000	33,280	126,000
Total Tap Connection Revenue	264,099	70,525	193,574	623,242	141,050	482,192	846,300
Administrative Revenue							
14702 Penalties & Interest	3,388	2,192	1,196	7,149	4,383	2,766	26,300
Total Administrative Revenue	3,388	2,192	1,196	7,149	4,383	2,766	26,300
Interest Revenue							
14801 Interest Earned on Checking	193	42	152	326	83	243	500
14802 Interest Earned on Temp. Invest	4,146	3,358	788	8,035	6,717	1,318	40,300
Total Interest Revenue	4,339	3,400	939	8,361	6,800	1,561	40,800
Other Revenue							
15802 Sunterra POA Contribution	5,000	5,000	0	10,000	10,000	0	60,000
Total Other Revenue	5,000	5,000	0	10,000	10,000	0	60,000
Total Revenues	434,674	201,773	232,900	977,970	403,547	574,424	3,185,500
Expenditures							
Water Service							
16102 Operations - Water	1,352	1,667	(315)	3,975	3,333	641	20,000
16104 Purchase Water / JWP	0	71,784	(71,784)	54,371	143,568	(89,197)	598,200
16105 Maintenance & Repairs - Water	31,506	10,517	20,989	54,427	21,033	33,394	126,200
16108 Laboratory Expense - Water	0	175	(175)	97	350	(253)	2,100
16111 Reconnection Expense	310	100	210	1,073	200	873	1,200
16112 Disconnection Expense	1,844	967	877	3,495	1,933	1,561	11,600
16113 Transfer Expense	2,948	2,308	640	5,897	4,617	1,280	27,700

	July 2025			June 2025 - July 2025			
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	Annual Budget
Expenditures							
Water Service							
16116 Permit Expense - Water	0	0	0	0	0	0	200
16117 TCEQ Regulatory Expense - Water	0	0	0	0	0	0	2,900
Total Water Service	37,960	87,517	(49,557)	123,334	175,035	(51,701)	790,100
Wastewater Service							
16202 Operations - Wastewater	1,016	1,250	(234)	2,032	2,500	(468)	15,000
16203 Wastewater Inspection Expense	0	1,442	(1,442)	0	2,883	(2,883)	17,300
16204 Purchase Wastewater Service	0	49,850	(49,850)	54,371	99,700	(45,329)	598,200
16205 Maint & Repairs - Wastewater	4,468	18,500	(14,032)	12,025	37,000	(24,975)	222,000
16217 TCEQ Regulatory Exp-Wastewater	0	0	0	0	0	0	2,900
Total Wastewater Service	5,484	71,042	(65,557)	68,428	142,083	(73,655)	855,400
Garbage Service							
16301 Garbage Expense	13,187	23,025	(9,838)	25,132	46,050	(20,918)	276,300
Total Garbage Service	13,187	23,025	(9,838)	25,132	46,050	(20,918)	276,300
Storm Water Quality							
16401 SWQ Management	9,790	3,333	6,457	21,680	6,667	15,013	40,000
16403 Detention Pond Maintenance	0	18,725	(18,725)	30,362	37,450	(7,088)	224,700
Total Storm Water Quality	9,790	22,058	(12,268)	52,042	44,117	7,926	264,700
Tap Connection							
16501 Tap Connection Expense	35,565	23,625	11,940	198,561	47,250	151,311	283,500
16502 Inspection Expense	23,269	7,000	16,269	39,632	14,000	25,632	84,000
Total Tap Connection	58,834	30,625	28,209	238,192	61,250	176,942	367,500
Administrative Service							
16703 Legal Fees	9,562	8,333	1,229	15,701	16,667	(966)	100,000
16705 Auditing Fees	0	0	0	0	0	0	17,500
16706 Engineering Fees	4,761	4,167	595	10,269	8,333	1,936	50,000
16709 Election Expense	0	0	0	0	0	0	10,000
16711 Insurance & Surety Bond	0	0	0	0	2,660	(2,660)	5,900
16712 Bookkeeping Fees	6,413	6,600	(187)	10,377	13,200	(2,823)	60,000
16713 Legal Notices & Other Publ	131	83	47	272	167	105	1,000
16714 Printing & Office Supplies	803	675	128	1,513	1,350	163	8,100
16716 Delivery Expense	18	92	(74)	57	183	(126)	1,100
16717 Postage	531	375	156	1,031	750	281	4,500
16718 Meeting Expense	582	450	132	808	900	(92)	5,400
16722 Bank Service Charge	130	92	38	200	183	17	1,100
16723 Travel Expense	122	100	22	299	200	99	1,200
16728 Record Storage Fees	32	33	(1)	64	67	(3)	400

Actual vs. Budget Comparison
Waller County MUD No. 35 - GOF

	July 2025			June 2025 - July 2025			
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	Annual Budget
Expenditures							
Total Administrative Service	23,084	21,000	2,084	40,591	44,660	(4,069)	266,200
Security Service							
16801 Security Expense	5,935	5,000	935	11,113	10,000	1,113	60,000
Total Security Service	5,935	5,000	935	11,113	10,000	1,113	60,000
Payroll Expense							
17101 Payroll Expenses	884	1,108	(224)	2,210	2,217	(7)	13,300
17102 Payroll Administration	50	50	0	100	100	0	600
17103 Payroll Tax Expense	68	83	(16)	169	167	2	1,000
Total Payroll Expense	1,002	1,242	(240)	2,479	2,483	(4)	14,900
Other Expense							
17802 Miscellaneous Expense	1,234	117	1,117	1,234	233	1,001	1,400
Total Other Expense	1,234	117	1,117	1,234	233	1,001	1,400
Total Expenditures	156,510	261,626	(105,116)	562,545	525,911	36,634	2,896,500
Total Revenues (Expenditures)	**278,164**	**(59,852)**	**338,016**	**415,425**	**(122,365)**	**537,790**	**289,000**
Other Revenues							
Extra Ordinary Revenue							
15902 Transfer From Capital Projects	0	0	0	0	0	0	82,200
Total Extra Ordinary Revenue	0	0	0	0	0	0	82,200
Total Other Revenues	0	0	0	0	0	0	82,200
Total Other Revenues (Expenditures)	**0**	**0**	**0**	**0**	**0**	**0**	**82,200**
Excess Revenues (Expenditures)	**278,164**	**(59,852)**	**338,016**	**415,425**	**(122,365)**	**537,790**	**371,200**

Balance Sheet as of 07/31/2025

Waller County MUD No. 35 - GOF

Assets	
Bank	
11101 Cash in Bank	$508,115
11102 Operator	53,632
Total Bank	$561,747
Investments	
11201 Time Deposits	$1,152,629
Total Investments	$1,152,629
Receivables	
11301 Accounts Receivable	$196,738
11303 Maintenance Tax Receivable	117,827
11306 Due From Others	9,671
Total Receivables	$324,235
Interfund Receivables	
11401 Due From Capital Projects	$31,225
11403 Due From Tax Account	47,930
11406 Due from Sunterra POA	20,000
Total Interfund Receivables	$99,155
Total Assets	**$2,137,767**
Liabilities & Equity	
Liabilities	
Accounts Payable	
12101 Accounts Payable	$303,042
Total Accounts Payable	$303,042
Other Current Liabilities	
12202 Due To TCEQ	$1,685
Total Other Current Liabilities	$1,685
Interfund Payables	
12403 Due To Tax Account	$8,316
Total Interfund Payables	$8,316
Deferrals	
12501 Tap Connection Fees Advance	$137,545
12502 Deferred Inflows Property Taxes	117,827
Total Deferrals	$255,372
Deposits	
12601 Customer Meter Deposits	$447,509
Total Deposits	$447,509
Total Liabilities	$1,015,924

Balance Sheet as of 07/31/2025

Waller County MUD No. 35 - GOF

Liabilities & Equity	
Equity	
Unassigned Fund Balance	
13101 Unassigned Fund Balance	$706,417
Total Unassigned Fund Balance	$706,417
Net Income	$415,425
Total Equity	$1,121,843
Total Liabilities & Equity	**$2,137,767**

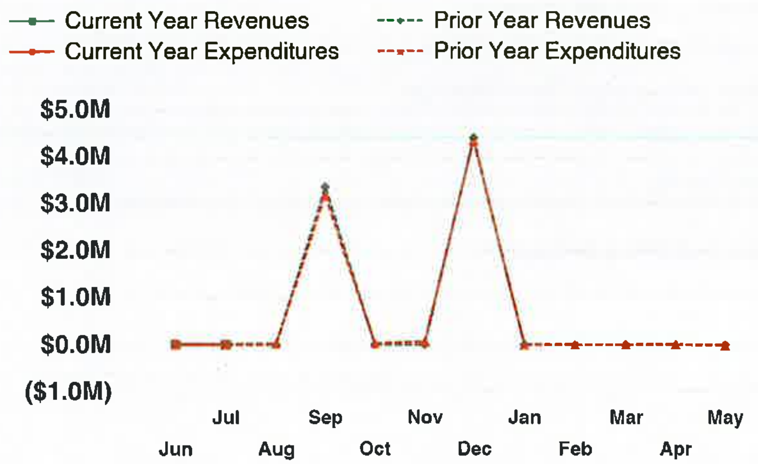
Monthly Financial Summary - Capital Projects Fund

Waller County MUD No. 35 - CPF

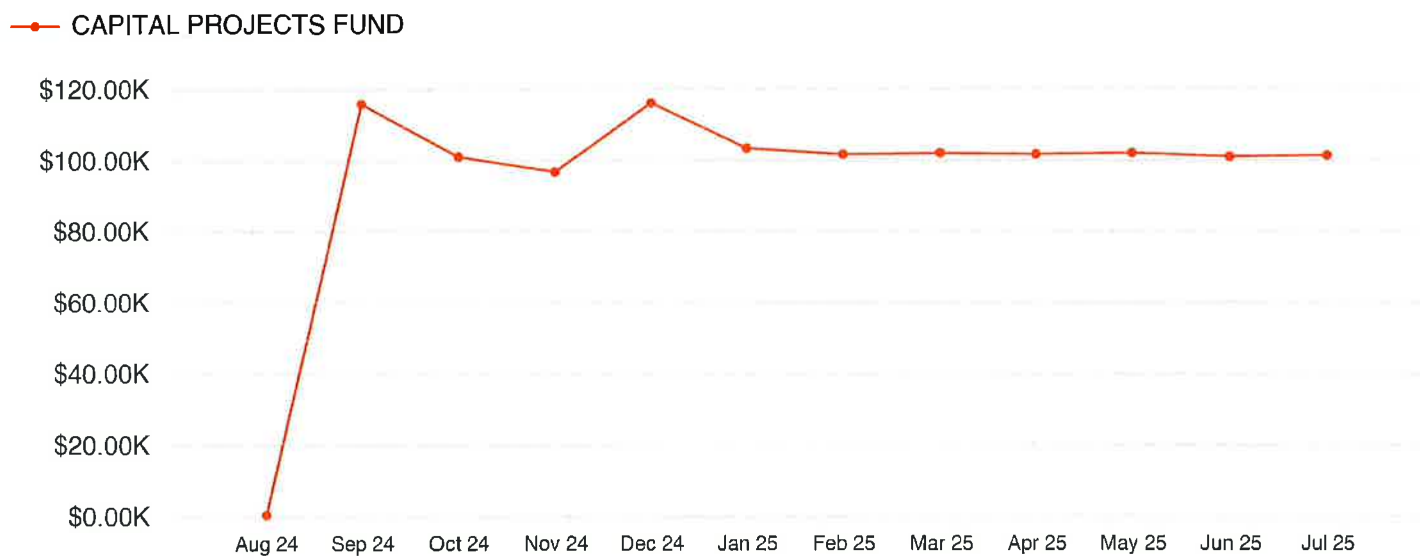
Account Balance Summary

Balance as of 07/15/2025	**$101,048**
Receipts	627
Disbursements	(525)
Balance as of 08/11/2025	**$101,150**

Overall Revenues & Expenditures
By Month (Year to Date)



Account Balance By Month | August 2024 - July 2025



Cash Flow Report - Checking Account
Waller County MUD No. 35 - CPF

Number	Name	Memo	Amount	Balance
Balance as of 07/15/2025				**$171.27**
Receipts				
	Transfer from Money Market - Series 2024		250.00	
Total Receipts				**$250.00**
Disbursements				
1034	Schwartz Page & Harding LLP	Legal Fees - Road Construction	(250.00)	
Fee	Central Bank	Service Fee	(25.00)	
Total Disbursements				**($275.00)**
Balance as of 08/11/2025				**$146.27**

Waller County MUD No. 35 - CPF

Cash Flow Report - Bond Funding

As of August 14, 2025

Num	Name	Memo	Amount
21101 · Cash in Bank			
1035	Bob Leared Interests	Series 2025 & Series 2025 Road Bond - Tax Assessor Fee	(5,000.00)
1036	Houston Chronicle	Series 2025 Bond - Publication Expense	(1,919.64)
Wire	Waller County MUD No. 35 - CPF	Transfer from Money Market - Series 2025	3,000.00
Wire	Waller County MUD No. 35 - CPF	Transfer from Money Market - Series 2025 Road	4,419.64
Total 21101 · Cash in Bank			500.00
21201 · Time Deposits			
Wire	Waller County MUD No. 35 - CPF	Transfer to Checking	(3,000.00)
Wire	Waller County MUD No. 35 - CPF	Transfer to Checking	(4,419.64)
Wire	Waller County MUD No. 35 - GOF	Series 2025 Road Bond - Issue Costs Reimbursement	(39,197.00)
Wire	Waller County MUD No. 35 - GOF	Series 2025 Bond - Issue Costs Reimbursement	(82,605.36)
S2025	Waller County MUD No. 35 - CPF	Series 2025 Bond Proceeds	2,599,199.85
S2025	Waller County MUD No. 35 - CPF	Series 2025 Bond - Costs of Issuance	418,340.84
S2025 Rd	Waller County MUD No. 35 - CPF	Series 2025 Road Bond Proceeds	3,819,192.49
S2025 Rd	Waller County MUD No. 35 - CPF	Series 2025 Road Bond - Costs of Issuance	224,626.41
Wire	Astro Sunterra, L.P.	Series 2025 Bond - Developer Reimbursement	(1,555,056.26)
Wire	McCall, Parkhurst & Horton LLP	Series 2025 & Series 2025 Road - Disclosure Counsel Fees	(20,000.00)
Wire	Municipal Accounts & Consulting, L.P.	Series 2025 & Series 2025 Road - Bookkeeping Fees	(8,000.00)
Wire	MuniHub	Series 2025 & Series 2025 Road Bond - Electronic Distribution Services	(1,000.00)
Wire	Schwartz Page & Harding LLP	Series 2025 & Series Road Bond - Legal Fees	(336,166.74)
Wire	Texas Commission on Environmental Quality	Series 2025 Bond - TCEQ Fee	(20,562.50)
Wire	The Bank of New York	Series 2025 & Series 2025 Road - Paying Agent Fees	(1,500.00)
Wire	Base Fund LLC	Series 2025 & Series Road Bond - Bond Issuance Costs	(1,000.00)
Wire	Robert W. Baird & Co.	Series 2025 & Series 2025 Road - Financial Advisory Fees	(254,738.01)
Wire	Astro Sunterra, L.P.	Series 2025 Road Bond - Developer Reimbursement	(3,722,519.23)
Wire	Brightland Homes, Ltd.	Series 2025 Bond - Developer Reimbursement	(667,925.45)
Wire	KB Homes	Series 2025 Bond - Developer Reimbursement	(187,165.99)
Total 21201 · Time Deposits			156,503.41
TOTAL			**157,003.41**

District Debt Summary as of 08/11/2025

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	$6.60M	N/A
Yrs to Mat 25 / **Rating** AA	**$ Available To Issue**	**$ Available To Issue**	**$ Available To Issue**
	$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 08/11/2025

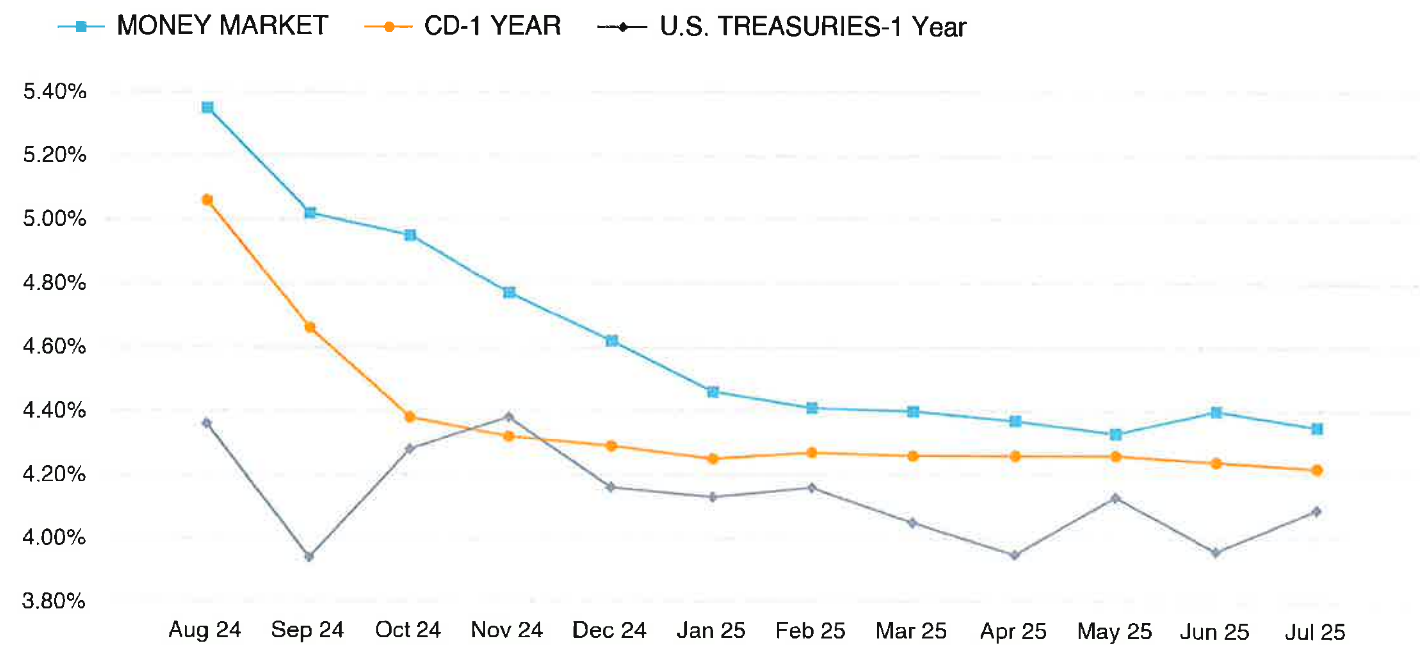
Waller County MUD No. 35

General Operating Fund	Capital Projects Fund	Debt Service Fund	Other Funds
Funds Available to Invest	**Funds Available to Invest**	**Funds Available to Invest**	**Funds Available to Invest**
$1,409,982	$101,150	$509,442	N/A
Funds Invested	**Funds Invested**	**Funds Invested**	**Funds Invested**
$1,347,629	$101,004	$509,442	N/A
Percent Invested	**Percent Invested**	**Percent Invested**	**Percent Invested**
96%	99%	100%	N/A

Term	Money Market	Term	Certificate of Deposit	Term	U.S. Treasuries
On Demand	4.37%	180 Days	4.32%	180 Days	4.27%
		270 Days	4.25%	270 Days	4.27%
		1 Yr	4.22%	1 Yr	4.09%
		13 Mo	2.49%	13 Mo	N/A
		18 Mo	3.45%	18 Mo	4.09%
		2 Yr	2.46%	2 Yr	3.93%

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

Investment Rates Over Time (By Month) | August 2024 - July 2025



Account Balance as of 08/11/2025

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		4.42%	1,347,628.78	
Checking Account(s)					
CENTRAL BANK - CHECKING (XXXX3679)			0.00%	8,721.11	Checking Account
CENTRAL BANK - CHECKING (XXXX8697)			0.00%	53,632.15	Operator
Totals for General Operating Fund				**$1,409,982.04**	

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		4.42%	60,441.17	Series 2024
TEXAS CLASS (XXXX0008)	08/06/2024		4.42%	32,904.02	Series 2024 Road
TEXAS CLASS (XXXX0010)	11/05/2024		4.42%	7,656.69	Series 2024 BAN
TEXAS CLASS (XXXX0011)	01/07/2025		4.42%	1.24	Series 2025
TEXAS CLASS (XXXX0012)	06/30/2025		4.42%	0.99	Series 2025 Road
Checking Account(s)					
CENTRAL BANK (XXXX2120)			0.00%	146.27	Cash In Bank
Totals for Capital Projects Fund				**$101,150.38**	

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		4.42%	68,392.83	Contract Tax
TEXAS CLASS (XXXX0006)	11/30/2023		4.42%	383,343.78	Road
TEXAS CLASS (XXXX0009)	08/06/2024		4.42%	57,705.52	WSD
Totals for Debt Service Fund				**$509,442.13**	

Grand Total for Waller County MUD No. 35 :	**$2,020,574.55**

Capital Projects Fund Breakdown

WALLER COUNTY MUD 35

As of 8/11/2025

Balances by Bond Series

Bond Proceeds - Series 2024	$60,441.17
Bond Proceeds - Series 2024 Road	33,050.29
Bond Proceeds - Series 2024 BAN	7,656.69
Bond Proceeds - Series 2025	1.24
Bond Proceeds - Series 2025	0.99
Total Cash Balance	**$101,150.38**

Remaining Costs/Surplus By Bond Series

Remaining Costs - Series 2024 Road	$33,000.00
Remaining Costs - Series 2024	60,000.00
Total Amount in Remaining Costs	**$93,000.00**
Surplus & Interest - Series 2024 Road	50.29
Surplus & Interest - Series 2024 BAN	7,656.69
Surplus & Interest - Series 2025	1.24
Surplus & Interest - Series 2025 Road	0.99
Total Surplus & Interest Balance	**$8,150.38**
Total Remaining Costs/Surplus	**$101,150.38**

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	39,114.02	0.00	0.00	1,383.98
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**	**$431,672.70**	**$111,781.00**	**$60,000.00**	**($2,338.70)**
TOTAL BOND ISSUE REQUIREMENT	**$1,170,000.00**	**$602,338.10**	**$510,000.00**	**$60,000.00**	**($2,338.10)**
				Interest Earned	$2,779.27
				Total Surplus & Interest	$441.17
				Total Remaining Funds	**$60,441.17**

Cost Comparison - $2,385,000 - Series 2024 Road

WALLER COUNTY MUD 35

	USE OF PROCEEDS	ACTUAL COSTS	REMAINING COSTS	VARIANCE (OVER)/UNDER
CONSTRUCTION COSTS				
Developer Items				
Sunterra, Section 50	$405,264.00	$405,868.34	$0.00	($604.34)
Sunterra, Section 53	1,119,741.00	1,119,740.71	0.00	0.29
Engineering and materials testing	97,533.00	97,532.75	0.00	0.25
Land cost for right of way	304,635.00	299,588.83	0.00	5,046.17
Subtotal Developer Items	**$1,927,173.00**	**$1,922,730.63**	**$0.00**	**$4,442.37**
TOTAL CONSTRUCTION COSTS	**$1,927,173.00**	**$1,922,730.63**	**$0.00**	**$4,442.37**
NON-CONSTRUCTION COSTS				
Legal Fees	$69,625.00	$69,625.00	$0.00	$0.00
Fiscal Agent Fees	47,700.00	47,700.00	0.00	0.00
Developer Interest	103,160.00	80,253.36	0.00	22,906.64
Capitalized interest	113,288.00	108,037.50	0.00	5,250.50
Bond Discount	71,550.00	71,550.00	0.00	0.00
Bond Issuance Expenses	29,619.00	37,695.33	0.00	(8,076.33)
Bond Application Report Cost	20,500.00	15,175.00	0.00	5,325.00
Attorney General Fee	2,385.00	2,385.00	0.00	0.00
Surplus Funds Projects - Sunterra, Section 49	0.00	0.00	33,000.00	(33,000.00)
TOTAL NON-CONSTRUCTION COSTS	**$457,827.00**	**$432,421.19**	**$33,000.00**	**($7,594.19)**
TOTAL BOND ISSUE REQUIREMENT	**$2,385,000.00**	**$2,355,151.82**	**$33,000.00**	**($3,151.82)**
			Interest Earned	$3,202.11
			Total Surplus & Interest	$50.29
			Total Remaining Funds	**$33,050.29**

Exhibit I

SWPPP Inspections Waller County MUD 35

Sunterra Subdivision

Inspection Photo's

August 2025 MUD Meeting

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

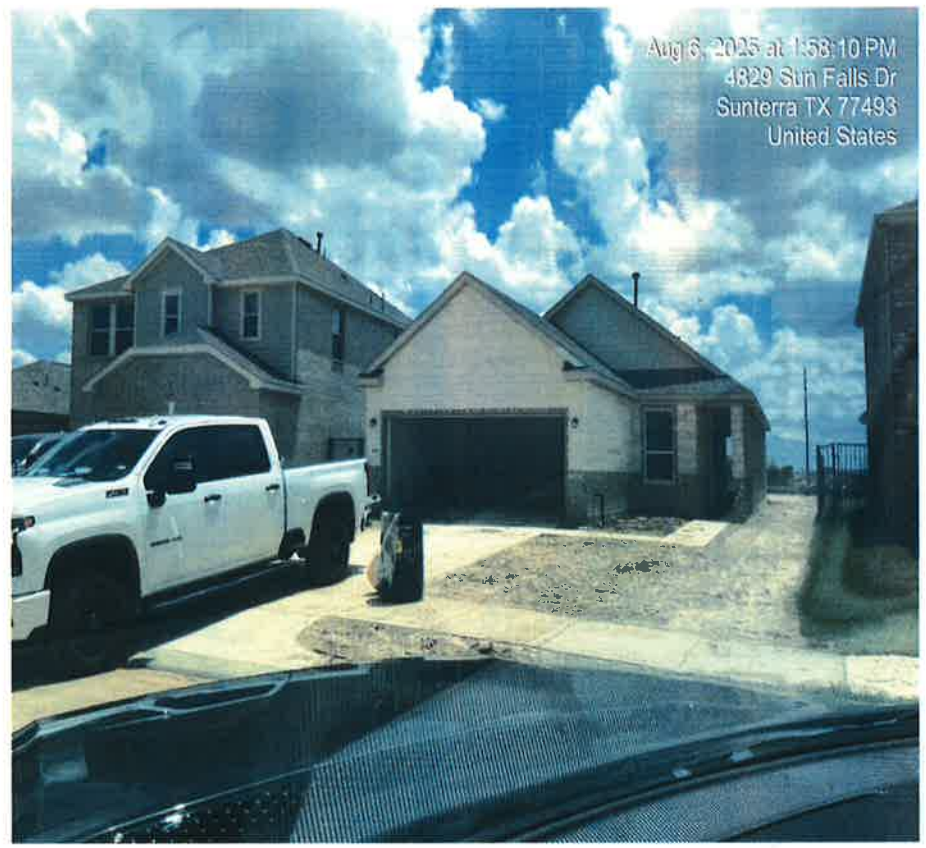
SILT SOLUTIONS, INC. Turn-Key Stormwater Management

Waller County MUD No. 35

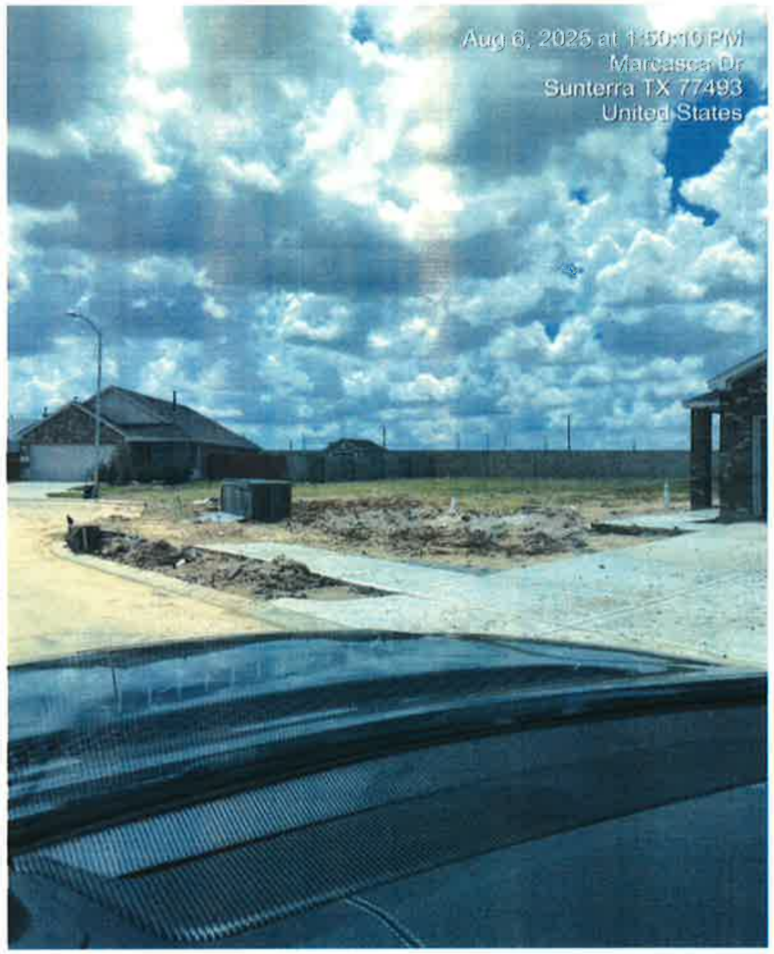
Inspection Date	Section #	Total Inspected	Total Out of Compliance	Builders Out of Compliance per Section
7/15/2025	46	11	2	Gehan (2)
7/22/2025	46	10	1	Gehan (1)
7/28/2025	46	10	3	Gehan (3)
8/4/2025	46	9	4	Gehan (4)
7/15/2025	48	2	2	Davidson (2)
7/22/2025	48	2	1	Davidson (1)
7/28/2025	48	2	0	
8/4/2025	48	2	0	
7/15/2025	50	19	0	
7/22/2025	50	11	4	Westin (3) Nuway (1)
7/28/2025	50	11	6	Westin (3) Nuway (3)
8/4/2025	50	8	0	
7/15/2025	56	39	8	Davidson (8)
7/22/2025	56	38	8	Davidson (8)
7/28/2025	56	32	21	Davidson (21)
8/4/2025	56	32	18	Davisdon (18)
7/15/2025	65	0	0	OPEN LOTS
7/22/2025	65	9	4	DR Horton (4)
7/28/2025	65	9	9	DR Horton (9)
8/4/2025	65	9	0	
7/15/2025	66	0	0	OPEN LOTS
7/22/2025	66	51	4	DR Horton (4)
7/28/2025	66	51	36	DR Horton (36)
8/4/2025	66	49	33	DR Horton **(33)**
7/15/2025	67	37	4	Lennar (4)
7/22/2025	67	25	10	Lennar (10)
7/28/2025	67	24	18	Lennar (18)
8/4/2025	67	24	2	Lennar **(2)**
7/15/2025	68	18	8	Lennar (8)
7/22/2025	68	16	0	
7/28/2025	68	16	10	Lennar (10)
8/4/2025	68	16	**9**	Lennar (9)
7/15/2025	71	40	12	Lennar (12)
7/21/2025	71	36	12	Lennar (12)
7/28/2025	71	32	0	
8/4/2025	71	**32**	**19**	Lennar (19)
7/15/2025	72	53	3	Lennar (3)
7/22/2025	72	43	18	Lennar (18)
7/28/2025	72	41	20	Lennar (20)
8/4/2025	72	**44**	**24**	Lennar (24)
7/15/2025	73	85	9	Lennar (9)
7/22/2025	73	70	27	Lennar (27)
7/28/2025	73	66	46	**Lennar (46)**
8/4/2025	73	**66**	**3**	Lennar (3)
7/15/2025	74	47	8	Lennar (8)
7/22/2025	74	48	19	**Lennar (19)**
7/28/2025	74	41	0	
8/4/2025	74	39	15	Lennar (15)

Sec 46 Blk 2 Lot 34

Sec 48 Blk 2 Lot 13



Sec 50 Blk 2 Lot 31



Sec 54 Blk 1 Lot 2

Sec 56 Blk 1 Lot 31

Sec 65 Blk 2 Lot 9

Sec 65 Blk 2 Lot 1

Sec 66 Blk 1 Lot 25

Sec 66 Blk 1 Lot 18

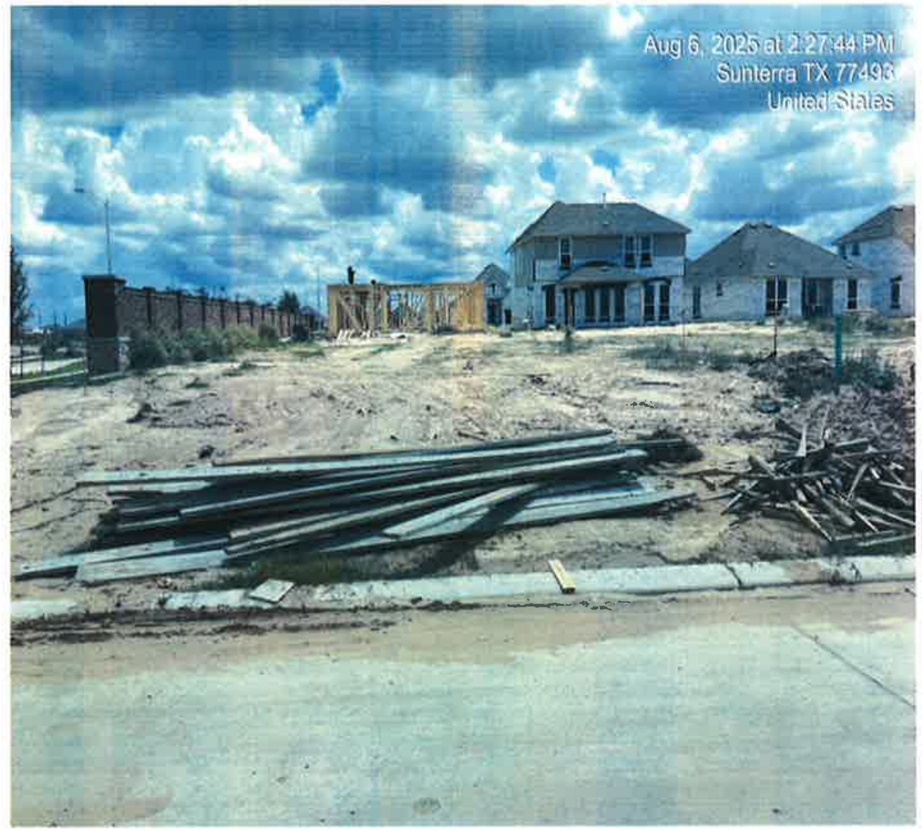
Sec 67 Blk 1 Lot 51

Sec 68 Blk 4 Lot 4

Sec 71 Blk 3 Lot 9

Sec 72 Blk 1 Lot 1

Sec 73 Blk 1 Lot 1



Sec 73 Blk 4 Lot 30

Sec 74 Blk 1 Lot 15

Exhibit J

LANDSCAPE ARCHITECTS

Waller County Municipal Utility District No. 35
Landscape Architect's Report
Sunterra
August 11, 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. **None**

C. Review bids and award contracts, as appropriate, for the following construction projects:
   i. **None**

D. Approve Pay Estimates, change orders, and/or final acceptance, as appropriate, for the following construction projects:

- Phase 6 Pkg 2: Section 35-36 & 44 Landscape Improvements – Hardscape. Project was awarded 10/25/2023 to DL Meachum. MUD contract executed 12/15/2023, NTP issued 1/30/24. **No action.**

Item	Amount	Notes
Original Contract	*$ 355,826.75*	*Comment(s)*
Change Order #1	$ 1,832.00	2/16/24
Pay Application #1	$ 247,430.83	2/28/24
Change Order #2	$ 31,872.80	03/18/2024
Pay Application #2	$ 42,809.64	03/25/2024
Pay Application #3	$ 24,658.02	04/24/2024
Change Order #3	$ 2,650.50	04/05/2024
Change Order #4	$ 29,686.00	04/29/2024
Pay Application #4	$ 16,069.35	04/27/2024
Change Order #4	$ (16,163.00)	07/24/2024
Pay Application #5	$ 7,449.30	08/20/2024
Pay Application #6	$ 37,601.91	06/24/2025
Current Contract Value	$ 376,019.05	
Balance to Finish	$ *0.00*	

- 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. Package scope complete. **No Action.**

- 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. Package scope complete. **No Action.**

- 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. Package scope complete. **No Action.**

- 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. Package scope complete. **No Action.**

- 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. **No Action.**

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
Change Order #2 (additional water meters)	$ 25,500.00	03/31/2025
Change Order #3 (Hand water due to low water pressure)	$ 6,480.00	05/02/2025
Pay Application #6	$ 28,782.00	05/07/2025
Pay Application #7	$ 2,227.50	06/10/2025
Pay Application #8	$ 49,591.90	06/30/2025
Current Contract Value	$ 484,443.95	
Balance to Finish	$ 0.00	

- 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. Package scope complete. **No Action.**

- 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 Application #3.**

Item	Amount	Notes
Original Contract	*$ 315,170.77*	*Comment(s)*
Change Order #1	$ -42,953.86	02/24/2025
Change Order #2 (Street Boring@ Barlett & Tantra Bend Dr.)	$ 4,960.00	01/17/2025
Pay Application #1	$ 243,724.42	03/10/2025
Change Order #3 (weekly hand watering)	$ -3,000.00	03/10/2025
Pay Application #2	$ 2,700.00	05/08/2025
Pay Application #3	**$** 1,296.00	**07/09/2025**
Current Contract Value	$ 269,244.91	
Balance to Finish	$ 27,524.49	

- Phase 6 Package 7: Hardscape and Softscape. (Sections 47 and 56). Project was awarded 03/26/2025 to Silversand Services, Inc. MUD contract executed 06/25/2025, NTP issued 06/25/2025. **No Action.**

Item	Amount	Notes
Original Contract	*$ 279,855.05*	*Comment(s)*
Pay Application #1	$ X.XX	XX/XX/2025
Current Contract Value	$ 279,855.05	
Balance to Finish	$ *279,855.05*	

- Mid Slope Rotors Ponds – O, P, U, V, W. (Phase 6: Additional irrigation in ponds; Located 85% in Waller County: $115,332.71 of $135,673.78). Project was awarded 09/26/2024 to Silversand Services, Inc. MUD contract executed 02/21/2025, NTP issued 04/03/2025. **No Action.**

Item	Amount	Notes
Original Contract	*$ 135,673.78*	*Original Contract*
Pay Application #1	$ 91,859.06	05/06/2025
Pay Application #2	$ 30,247.34	06/10/2025
Pay Application #3	$ 13,567.38	06/30/2025
Current Contract Value	$ 135,673.78	
Balance to Finish	$ *0.00*	

AUSTIN
2400 E. Cesar Chavez Street
Suite 214
Austin, TX 78702
512.351.4097

HOUSTON
6925 Portwest Drive,
Suite 100
Houston, TX 77024
713.869.6987

SAN ANTONIO
4039 Broadway Street
San Antonio, TX 78232
210.349.3500

- Phase 7 Package 3A: Softscape & Hardscape. (Sections 65 and 66). Project was awarded to 10/31/2024 Earth First Landscapes, LLC. MUD contract executed 02/06/2025, NTP issued 03/06/2025. **Approve Pay App #3.**

Item	Amount	Notes
Original Contract	*$ 275,515.35*	*Comment(s)*
Pay Application #1	$ 125,827.20	02/24/2025
Pay Application #2	$ 26,100.00	05/07/2025
Pay Application #3	$ 6,286.50	06/10/2025
Current Contract Value	$ 275,515.35	
Balance to Finish	$ 117,301.65	

- Phase 7 Package 3B: Softscape & Hardscape. (Sections 65 and 66). Project was awarded to 11/11/2024 JBM Landscape & Irrigation, LLC. MUD contract executed 02/06/2025, NTP issued XX/XX/2025. **No Action.**

Item	Amount	Notes
Original Contract	*$ 263,582.25*	*Comment(s)*
Pay Application #X	$ 0.00	XX/XX/2025
Current Contract Value	$ 263,582.25	
Balance to Finish	$ 263,582.25	

- Phase 7 Package 5: Hardscape and Softscape. (Sections 67 and 68). Project was awarded 03/24/2025 to Earth First Landscapes, LLC. MUD contract executed 04/11/2025, NTP issued 04/24/2025. **Approve Pay App #2.**

Item	Amount	Notes
Original Contract	*$ 670,596.00*	*Comment(s)*
Pay Application #1	$ 10,971.00	06/10/2025
Pay Application #2	**$ 116,603.10**	**07/09/2025**
Current Contract Value	$ 670,596.00	
Balance to Finish	$ *543,021.90*	

LANDSCAPE ARCHITECTS

Proposed Action Items:

- 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 Application #3.**

- Phase 7 Package 3A: Softscape & Hardscape. (Sections 65 and 66). Project was awarded to 10/31/2024 Earth First Landscapes, LLC. MUD contract executed 02/06/2025, NTP issued 03/06/2025. **Approve Pay App #3.**

- Phase 7 Package 5: Hardscape and Softscape. (Sections 67 and 68). Project was awarded 03/24/2025 to Earth First Landscapes, LLC. MUD contract executed 04/11/2025, NTP issued 04/24/2025. **Approve Pay App #2.**

Sincerely,

Luke D. Anderson

LUKE ANDERSON, ASLA, PLA, LI
Project Manager

Direct: 210.469.3510
Email: landerson@kwtexas.com

4039 Broadway Street, San Antonio, TX,78209

EXHIBIT K

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

July 2025

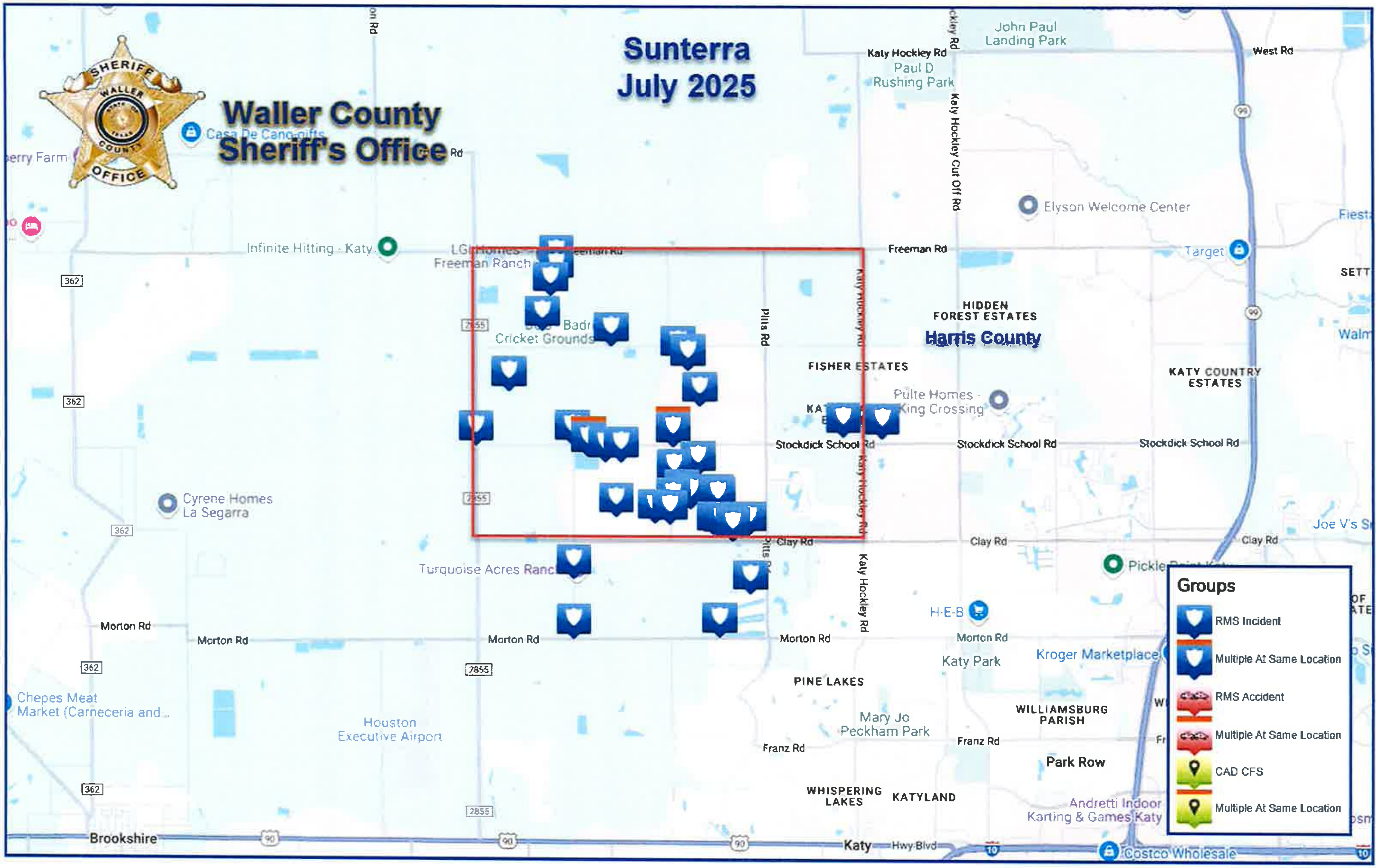
- The Sheriff's office has been chosen to provide a county contract for patrol services. The Constable's office declined to attend a meeting for a presentation.

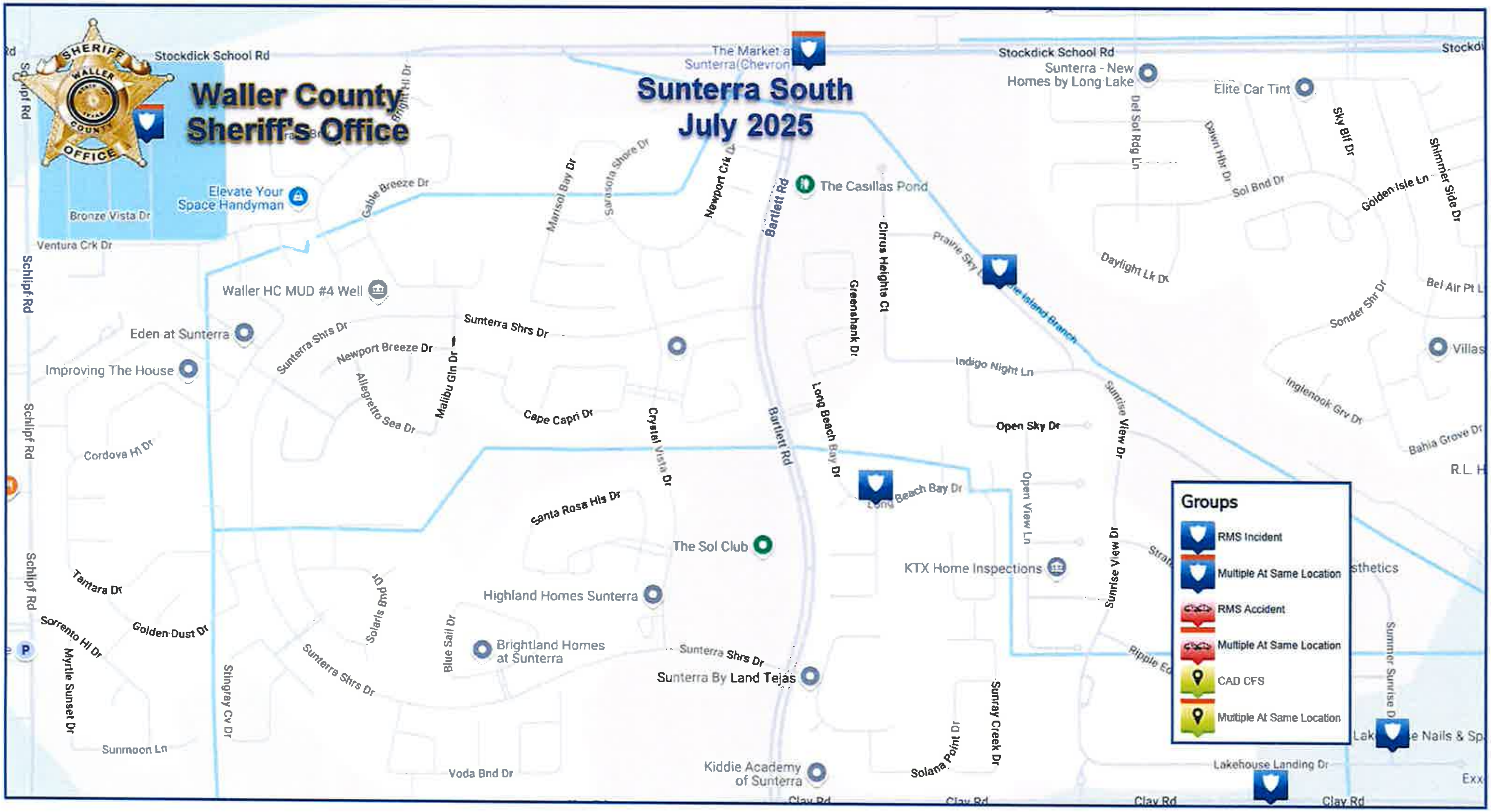
- There has been an increase in criminal activity during the day and night, multiple vehicles have been stopped at night for verification. **(See photos)**

- Overall, crime has slightly increased in the Sunterra development. Juvenile disturbances have also increased.

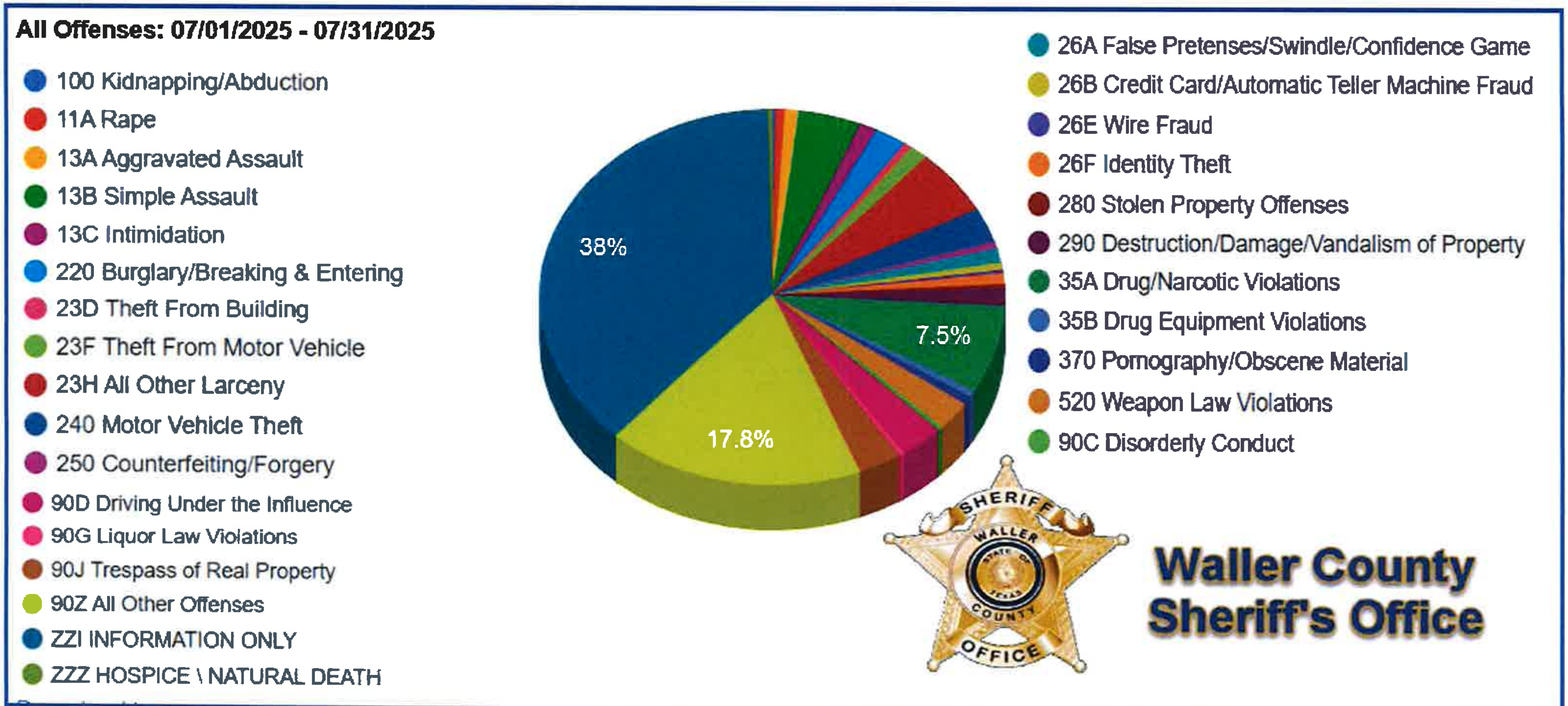
- Unknown suspects lit a fire in the bathroom causing damage. This incident is under investigation by the Waller County Fire Marshal's office. **(See photos)**

- The new Lagoon is still open, additional police are still being assigned to maintain control along with the security guards at both the community center "Lazy River" and the "Lagoon".

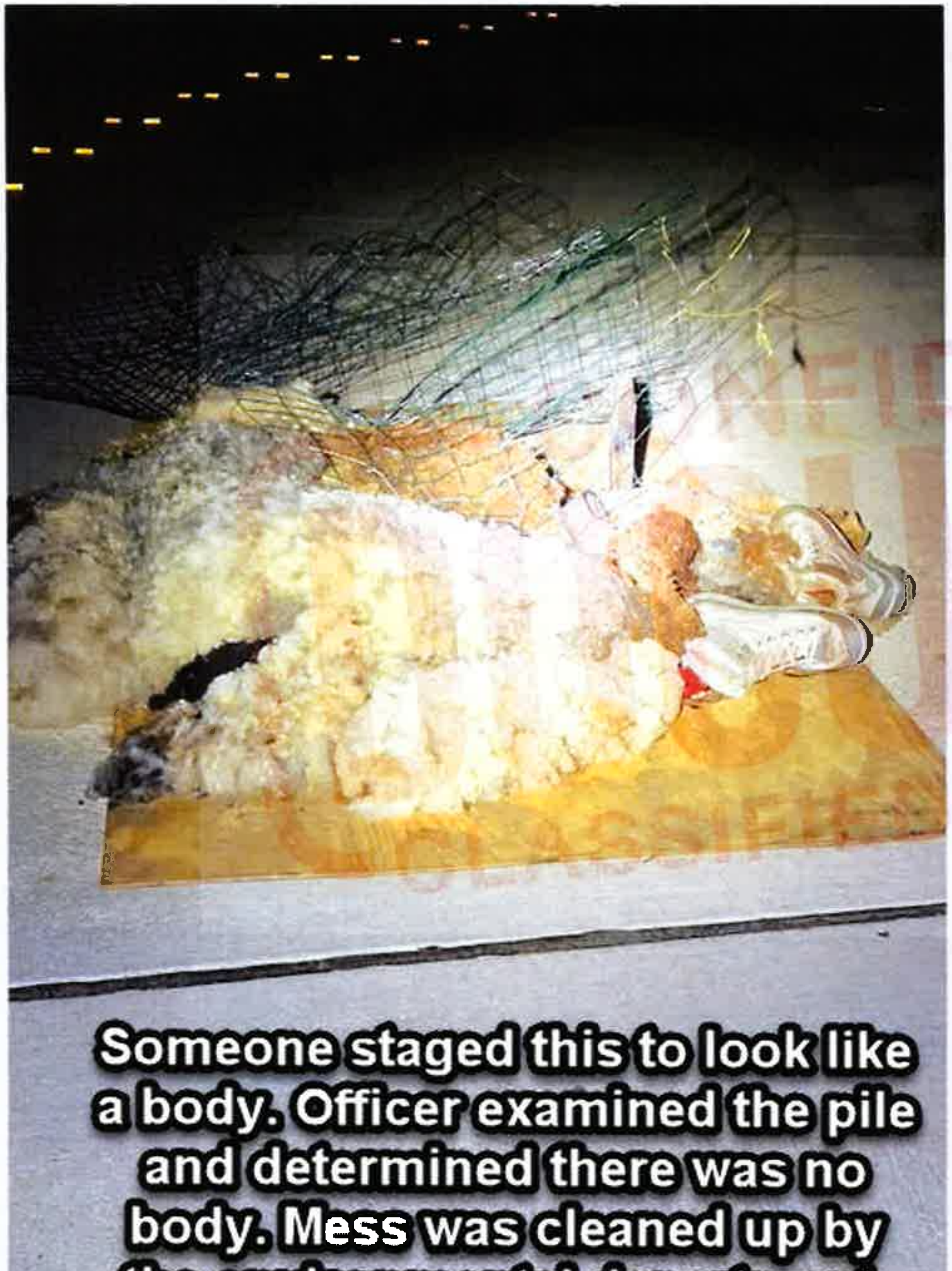

Sunterra
July 2025
Waller County
Sheriff's Office
Groups
RMS Incident
Multiple At Same Location
RMS Accident
Multiple At Same Location
CAD CFS
Multiple At Same Location
Harris County
HIDDEN FOREST ESTATES
FISHER ESTATES
KATY COUNTRY ESTATES
PINE LAKES
WILLIAMSBURG PARISH
WHISPERING LAKES
KATYLAND
Park Row
Katy Hockley Rd
Katy Hockley Cut Off Rd
Freeman Rd
Pitts Rd
Stockdick School Rd
Clay Rd
Morton Rd
Franz Rd
West Rd
John Paul Landing Park
Paul D Rushing Park
Elyson Welcome Center
Target
Infinite Hitting - Katy
Freeman Ranch
Cricket Grounds
Pulte Homes - King Crossing
Cyrene Homes La Segarra
Turquoise Acres Ranc
H-E-B
Katy Park
Kroger Marketplace
Mary Jo Peckham Park
Houston Executive Airport
Chepes Meat Market (Carneceria and ...
Andretti Indoor Karting & Games Katy
Costco Wholesale
Joe V's S
Brookshire
Katy
Hwy Blvd



Waller County Sheriff's Office
Sunterra South
July 2025
Groups
RMS Incident
Multiple At Same Location
RMS Accident
Multiple At Same Location
CAD CFS
Multiple At Same Location
Stockdick School Rd
Bartlett Rd
Schlipf Rd
Clay Rd
The Casillas Pond
The Sol Club
KTX Home Inspections
Highland Homes Sunterra
Brightland Homes at Sunterra
Sunterra By Land Tejas
Kiddie Academy of Sunterra
Waller HC MUD #4 Well
Eden at Sunterra
Improving The House
Elevate Your Space Handyman
Elite Car Tint
Sunterra - New Homes by Long Lake
The Market at Sunterra (Chevron)


All Offenses: 07/01/2025 - 07/31/2025
100 Kidnapping/Abduction
11A Rape
13A Aggravated Assault
13B Simple Assault
13C Intimidation
220 Burglary/Breaking & Entering
23D Theft From Building
23F Theft From Motor Vehicle
23H All Other Larceny
240 Motor Vehicle Theft
250 Counterfeiting/Forgery
90D Driving Under the Influence
90G Liquor Law Violations
90J Trespass of Real Property
90Z All Other Offenses
ZZI INFORMATION ONLY
ZZZ HOSPICE \ NATURAL DEATH
38%
17.8%
7.5%
26A False Pretenses/Swindle/Confidence Game
26B Credit Card/Automatic Teller Machine Fraud
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
90C Disorderly Conduct
Waller County
Sheriff's Office


Suspicious vehicles
approached by officer.



Someone staged this to look like a body. Officer examined the pile and determined there was no body. Mess was cleaned up by the environmental department.


Materials left out in
the open.


Fire department conducting their drill training.

Waller County Fire Marshal's Office

Wanted-Arson

On July 25, 2025 at 4:54 pm, The Waller County Fire Marshal's Office investigated a fire at the Sunterra bathrooms located at the corner of Sunterra Shores and Crystal Vista near the pickle ball courts.

If you have any information or TIPS that can lead investigators to any person(s) involved you can receive up to a $5000 reward from

Waller County Crime Stoppers *979-826-8266*.

WALLER COUNTY CRIME STOPPERS

Waller County Fire Marshal's Office – 979-826-7785 – 27392 Field Store Rd. Waller, Texas 77484