

**WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 35
NOTICE OF PUBLIC MEETING**

Notice is hereby given to all interested members of the public that the Board of Directors of the above captioned District will hold a regular meeting at 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas 77056, said address being a meeting place of the District.

The meeting will be held on **Monday, May 11, 2026, at 12:00 noon.**

The Board shall consider and discuss the following matters and take any action appropriate with respect to such matters:

1. Public Comments;
2. Review and approve minutes of the April 13, 2026, Board of Directors meeting;
3. Acceptance of Qualification Statements, Bonds, Oaths of Office, Affidavits of Current Director, and Elections Not to Disclose Certain Information for Directors Day and Walker;
4. Election of officers of Board of Directors;
5. Approval of District Registration Form relative to election of Directors;
6. Authorize preparation and maintenance of a local government officers list in connection with conflict of interest disclosure requirements;
7. Engagement of auditor to audit the District's financial statements and prepare the District's audit report for fiscal year ending May 31, 2026, and authorize acceptance of related Texas Ethics Commission ("TEC") Form 1295;
8. Tax Assessor-Collector Report;
9. Operator's Report, including:
 - a. Authorize the repair and maintenance of District facilities;
 - b. Appeal of District charges and customer complaints, and status of collections of the District's delinquent water and sewer accounts; refer accounts for collections and approve write-off of uncollectible accounts;
 - c. Compliance with permit and regulatory requirements, including discussion of any violations of same and review of notices of violation, self-reporting of any violations as required, responses to notices and remedial action taken, self-reporting forms as required, and correspondence to and from regulatory agencies regarding same; and
 - d. Ratify prior approval of the Consumer Confidence Report and authorizing the distribution of same to District customers;

10. Engineering Report, including:
 - a. Authorizing the design, advertisement for bids and/or award of construction contracts or concurrence in the award of contracts for the construction of water, sanitary sewer, drainage and/or paving facilities within the District, and authorize acceptance of TEC Form 1295;
 - b. Status of construction contracts, including the approval of any pay estimates and/or change orders, and authorize acceptance of TEC Form 1295;
 - c. Acceptance of sites and/or easement conveyances for facilities constructed or to be constructed for the District, and acceptance of facilities for operation and maintenance purposes;
 - d. Review and approval of Stormwater Quality Management Plans related to construction contracts; and
 - e. Status of acceptance by Waller County of streets for maintenance; authorize any action required in connection therewith;

11. Silt Solutions, Inc.'s Report; authorize any action in connection therewith, including review of builder stormwater controls and issuance of fines and penalties for non-compliance;

12. Landscape Architect Reports, including:
 - a. Authorizing or ratifying the design, advertisement for bids and/or award of construction contracts or concurrence in the award of contracts of facilities within the District, and authorize acceptance of TEC Form 1295, including:
 - (i) Sunterra Phase 8 – Hardscape, Landscape, and Irrigation (Sunterra Sections 70-76);
 - (ii) Sunterra Phase 8 – Hardscape, Landscape, and Irrigation (Sunterra Sections 77-78);
 - (iii) Sunterra Phase 8 – Hardscape, Landscape, and Irrigation (Beckendorff Road);
 - (iv) Sunterra Phase 8 – Landscape and Irrigation (North Pond);
 - (v) Sunterra Phase 6 – Hardscape, Landscape, and Irrigation (Parks); and
 - (vi) Sunterra Phase 6 - Hardscape, Landscape, and Irrigation (Sunterra Section 55);
 - b. Status of construction contracts, including the approval of any pay estimates and/or change orders and authorize acceptance of TEC Form 1295, including:
 - (i) Landscape Improvements (Sunterra Sections 35, 36 and 44) – Hardscape (Phase 6 Package 2) (DL Meachum);
 - (ii) Landscape Improvements (Sunterra Sections 35, 36 and 44) – Softscape (Phase 6 Package 2) (Stricksapes);
 - (iii) Landscape Improvements (Sunterra Sections 45 & 51-52) – Softscape and Hardscape (Stricksapes);
 - (iv) Landscape Improvements (Sunterra Section 46) – Hardscape (Oak Forest Construction);
 - (v) Landscape Improvements (Sunterra Section 46) – Softscape (Silversand Services);

- (vi) Sunterra Phase 6 - Landscape Improvements (Sunterra Sections 47 and 56) (Phase 6 Package 7 Hardscape and Softscape) (Siversand Services, Inc.);
 - (vii) Landscape Improvements (Sunterra Sections 53 and 54) – Softscape (Phase 6 Package 5) (Zodega/Siversand Services);
 - (viii) Landscape Improvements (Sunterra Sections 53 and 54) - Hardscape (Phase 6 Package 5) (DL Meachum);
 - (ix) Sunterra Phase 6 – Landscape Improvements (Sunterra Section 48) – Softscape (Phase 6 Package 6) (PGS Landscaping);
 - (x) Sunterra Phase 6 – Landscape Improvements (Sunterra Section 48) – Hardscape (Phase 6 Package 6) (Strickscapes);
 - (xi) Sunterra Phase 7 Package 3A – Landscape Improvements (Sunterra Sections 65 and 66) – Hardscape and Softscape (Phase 7 Package 3A) (Earth First);
 - (xii) Sunterra Phase 7 Package 3B – Landscape Improvements (Sunterra Sections 65 and 66) – Hardscape and Softscape (Phase 7 Package 3B) (JBM Landscape & Irrigation);
 - (xiii) Sunterra Phase 7 - Landscape Improvements (Sunterra Sections 67 and 68) (Phase 7 Package 5 Hardscape and Softscape) (Earth First Landscapes, LLC);
 - (xiv) Sunterra Phase 8 - Landscape and Irrigation (East Pond) (Triple E);
 - (xv) Sunterra Phase 8 - Hardscape, Landscape, and Irrigation (Parks) (DL Meacham);
 - (xvi) Sunterra Phase 8 – Hardscape, Landscape, and Irrigation (Sunterra Section 69) (Triple E);
 - (xvii) Sunterra Phase 8 - Hardscape, Landscape, and Irrigation (Sunterra Sections 71-73) (Triple E);
 - (xviii) Sunterra Phase 8 - Hardscape, Landscape, and Irrigation (Sunterra Sections 74-75) (JBM Landscapes);
 - (xix) Sunterra Phase 8 - Hardscape, Landscape, and Irrigation (Stockdick Road) (Silver Sand Services);
 - (xx) Sunterra Phase 8 - Landscape and Irrigation (West and South Ponds) (Silver Sand Services);
 - (xxi) Sunterra Phase 8 – Landscape and Irrigation (North Pond) (Triple E);
 - (xxii) Sunterra Phase 8- Hardscape, Landscape, and Irrigation (Sunterra Sections 70-76) (Platinum Grass Services);
 - (xxiii) Sunterra Phase 8 – Hardscape, Landscape, and Irrigation (Sunterra Sections 77-78) (Platinum Grass Services);
 - (xxiv) Sunterra Phase 8 – Hardscape, Landscape, and Irrigation (Beckendorff Road Section 6) (Siversand Services);
 - (xxv) Sunterra Sections 27 and 40 Park Enhancements (DL Meacham); and
 - (xxvi) Mid Slope Rotors Ponds – O, P, U, V, W (Phase 6) (Siversand Services, Inc.);
- c. Acceptance of sites and/or easement conveyances for facilities constructed or to be constructed for the District and acceptance of facilities for operation and maintenance purpose;

13. Bookkeeper's Report and authorizing the payment of invoices presented;
14. Adoption of operating budget for fiscal year ending May 31, 2027 pursuant to Exhibits A and B attached hereto;
15. Approval of Unclaimed Property Report(s) as of March 1, 2026 and authorize bookkeeper and tax assessor-collector to file Report(s) with State Comptroller prior to July 1, 2026;
16. Developer's Report;
17. Discuss changes to cybersecurity and artificial intelligence training requirements applicable to directors of the district;
18. Security Patrol Report;
19. Attorney's report; and
20. Matters for possible placement on future agendas.



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

By: Christina Cole
Christina Cole
Attorneys for the District

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (713) 623-4531 at least three business days prior to the meeting so that appropriate arrangements can be made.

Exhibit A

Proposed Budget

Waller County MUD No. 35 - Fiscal Year Ending May 31, 2027

	Nine Months Actuals 06/2025 - 02/2026	Twelve Months Annualized FYE 05/2026	Approved 2026 Budget	Proposed 2027 Budget
Revenues				
14101 · Water- Customer Service Revenue	\$1,000,979	\$1,231,365	\$649,500	\$1,243,700
14106 · Transfer Fees	34,132	45,510	17,300	46,000
14201 · Wastewater-Customer Service Rev	577,452	759,433	495,300	767,000
14301 · Maintenance Tax Collections	1,123,706	1,226,044	1,050,000	1,089,800
14501 · Tap Connections	1,315,327	1,358,712	720,300	644,000
14502 · Inspection Fees	200,447	207,925	126,000	207,900
14702 · Penalties & Interest	61,098	81,463	26,300	82,300
14801 · Interest Earned on Checking	713	951	500	1,000
14802 · Interest Earned on Temp. Invest	37,133	49,510	40,300	71,200
15802 · Sunterra POA Contribution	45,000	55,000	60,000	60,000
Total Revenues	\$4,395,987	\$5,015,914	\$3,185,500	\$4,212,900
Expenditures				
16102 · Operations - Water	\$19,628	\$26,171	\$20,000	\$26,400
16104 · Purchase Water / JWP	629,190	838,920	598,200	1,325,686
16105 · Maintenance & Repairs - Water	217,536	290,048	126,200	292,900
16108 · Laboratory Expense - Water	1,560	2,080	2,100	2,100
16111 · Reconnection Expense	3,661	4,881	1,200	4,900
16112 · Disconnection Expense	25,415	33,887	11,600	34,200
16113 · Transfer Expense	43,403	57,871	27,700	58,400
16116 · Permit Expense - Water	200	200	200	200
16117 · TCEQ Regulatory Expense - Water	2,128	4,977	2,900	5,000
16202 · Operations - Wastewater	13,136	17,515	15,000	17,700
16203 · Wastewater Inspection Expense	0	0	17,300	0
16204 · Purchase Wastewater Service	629,190	838,920	598,200	1,325,686
16205 · Maint & Repairs - Wastewater	148,272	197,695	222,000	199,700
16217 · TCEQ Regulatory Exp-Wastewater	2,128	4,977	2,900	5,000
16301 · Garbage Expense	169,231	250,237	276,300	341,700
16401 · SWQ Management	78,300	104,400	40,000	107,500
16403 · Detention Pond Maintenance	204,525	272,700	224,700	295,000
16501 · Tap Connection Expense	622,166	652,789	283,500	652,800
16502 · Inspection Expense	163,703	163,703	84,000	163,700
16703 · Legal Fees	71,060	94,747	100,000	100,000
16705 · Auditing Fees	20,500	20,500	17,500	22,000
16706 · Engineering Fees	46,151	61,535	50,000	65,000

Proposed Budget

Waller County MUD No. 35 - Fiscal Year Ending May 31, 2027

	Nine Months Actuals 06/2025 - 02/2026	Twelve Months Annualized FYE 05/2026	Approved 2026 Budget	Proposed 2027 Budget
16709 · Election Expense	165	165	10,000	0
16711 · Insurance & Surety Bond	0	3,126	5,900	5,900
16712 · Bookkeeping Fees	45,104	60,139	60,000	60,000
16713 · Legal Notices & Publication	1,890	2,803	1,000	3,000
16714 · Printing & Office Supplies	8,515	11,354	8,100	11,900
16716 · Delivery Expense	525	700	1,100	700
16717 · Postage	6,814	9,085	4,500	9,500
16718 · Meeting Expense	3,671	4,895	5,400	5,100
16722 · Bank Service Charge	1,155	2,085	1,100	2,200
16723 · Travel Expense	974	1,298	1,200	1,400
16728 · Record Storage Fees	289	385	400	400
16801 · Security Expense	54,112	72,149	60,000	75,800
17101 · Payroll Expenses	8,398	11,713	13,300	13,300
17102 · Payroll Administration	450	600	600	600
17103 · Payroll Tax Expense	642	896	1,000	1,000
17802 · Miscellaneous Expense	1,640	1,640	1,400	1,700
Total Expenditures	\$3,245,427	\$4,121,786	\$2,896,500	\$5,238,071
Other Revenues				
15901 · Transfer from Operating Reserves	\$0	\$0	\$0	1,025,171.00
15902 · Transfer from Capital Projects	102,682	102,682	82,200	0
Total Other Revenues	\$102,682	\$102,682	\$82,200	\$1,025,171
Capital Outlay				
17901 · Capital Outlay	\$103,246	\$103,246	\$0	\$0
Total Capital Outlay	\$103,246	\$103,246	\$0	\$0
Net Excess Revenues <Expenditures>	\$1,149,996	\$893,565	\$371,200	\$0

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

Exhibit B
Taxpayer Impact Statement

	Current Budget Fiscal Year Ending** May 2026	Proposed Budget Fiscal Year Ending** May 2027	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$2,226.74	\$1,619.45	\$2,226.74

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.66 per \$100 of assessed value. Average homestead values are determined by the county appraisal district. All estimates above were prepared utilizing the average resident homestead value as of the time that the District's most recent Truth in Taxation worksheet was prepared in accordance with the Texas Water Code.

**Average tax bill estimates for the current and proposed budgets reflect those taxes necessary to fund the operation and maintenance tax revenues stated in the applicable budget.

***This column estimates the operations and maintenance taxes to be paid on the average homestead if the proposed budget generates the same amount of operations and maintenance tax revenues as the current budget.