

**WOOD TRACE MUNICIPAL UTILITY DISTRICT NO. 1,
OF MONTGOMERY COUNTY, TEXAS
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 public 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 **Wednesday, August 12, 2026, at 1:00 p.m.**

The Board shall consider and/or act on the following matters:

1. Public comments;
2. Approval of minutes of the meeting of the Board of Directors held July 8, 2026;
3. Bookkeeper's Report, including financial investment reports and authorizing the payment of invoices presented;
4. Adoption of general operating budget for the District's fiscal year ending August 31, 2027, in accordance with Exhibit A attached hereto;
5. Engagement of auditor relative to preparation of an audit report for the District's fiscal year ending August 31, 2026;
6. Tax Assessor-Collector's Report, including authorizing payment of invoices presented and approving moving of accounts to uncollectible roll;
7. Review and approval of Amended and Restated Agreement for Services with BLICO, Inc. d/b/a Bob Leared Interests; authorize acceptance of related TEC Form 1295;
8. Report and legal action taken by the District's delinquent tax collections attorney, including authorizing foreclosure proceedings, installment agreements, and the filing of proofs of claim;
9. Receive the Financial Advisor's recommendation concerning the District's proposed 2026 tax rate, determine intended tax rate, and authorize:
 - (a) The required notice that the Board will consider adoption of a tax rate; and
 - (b) The means of providing such notice;
10. Engineering Report, including:
 - (a) Authorizing the design, advertisement for bids and/or award of construction contracts or concurrence in the award of a contract for the construction of facilities within the District, and/or ratification of same, and authorize acceptance of TEC Form 1295, including:
 - i) Water Supply Plant No. 1 Electrical System Improvements;

- (b) Status of construction contracts, including the approval of any pay estimates, change orders and/or acceptance of facilities for operation and maintenance purposes, including:
 - i) Water Supply Plant No. 1 Phase 4 by Gilleland Smith Construction, Inc.; and
 - ii) Sidewalk project by A Group Construction, LLC;
 - (c) Acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District;
 - (d) Acceptance of conveyances of facilities;
 - (e) Status of Decker Lake Dam, Decker Dry Detention Dam and Goodson Branch Dam safety repairs pursuant to TCEQ Dam Safety Inspection Reports and authorize any action necessary in connection with same, including:
 - i) Status of Emergency Action Plan and Operation and Maintenance Plan for Decker Lake Dam filed with the TCEQ on behalf of the District;
 - (f) Discussion regarding Capital Improvement Plan;
 - (g) Status of GIS for the District;
 - (h) Status of renewal of Wastewater Treatment Plant Permit; and
 - (i) Requests for utility commitments, out-of-district service, and/or annexation;
11. Storm Water Management Program;
 12. Report from Environmental Allies, including authorizing the repair and maintenance of District facilities;
 13. Operator's Report, including:
 - (a) Authorizing the repair and maintenance of District facilities;
 - (b) Compliance with District's water and waste discharge permits;
 - (c) Appeals of District charges; and
 - (d) Refer accounts for collection and approve write-offs;
 14. Homeowner Association matters;
 15. Issuance of utility commitments;
 16. Status of compliance with annual cybersecurity training as required by Chapters 2054 and 2063, Texas Government Code;
 17. Authorize filing of Local Government Bond, Tax, and Project Database report with Texas Comptroller of Public Accounts pursuant to Section 403.702, Gov't Code;
 18. Attorney's Report; and

19. Matters for possible placement on future agendas.



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

By: _____

Heather Kelly

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

Wood Trace MUD No. 1 - 08/2027

	Ten Month Actuals 09/2025 - 06/2026	Twelve Months Annualized FYE 08/2026	Amended 2026 Budget	Proposed 2027 Budget
Revenues				
14101 · Water- Customer Service Revenue	307,377	397,377	400,100	401,400
14102 · Regional Water Authority Rev	349,411	449,411	441,400	453,900
14106 · Reconnections/Connect	3,635	4,362	2,600	4,400
14201 · Wastewater-Customer Service Rev	461,834	557,834	556,500	569,000
14301 · Maintenance Tax Collections	1,641,436	1,647,954	1,560,800	1,592,000
14702 · Penalties and Interest	5,250	6,301	9,500	6,400
14801 · Interest Earned on Checking	235	241	1,000	50
14802 · Interest Earned on Temp Invest	163,904	203,788	207,700	217,300
15801 · Miscellaneous Income	0	0	100	0
Total Revenues	\$2,933,084	\$3,267,267	\$3,179,700	\$3,244,450
Expenditures				
16101 · Billing Service Fees - Water	21,002	25,202	25,100	30,000
16105 · Maintenance & Repairs - Water	159,380	191,256	142,600	197,000
16107 · Chemicals - Water	9,458	11,350	20,400	11,700
16108 · Laboratory Fees - Water	3,908	4,689	4,800	4,800
16109 · Mowing - Water	27,998	28,922	3,300	16,200
16110 · Utilities - Water	55,389	66,467	64,800	68,500
16111 · Reconnections	1,201	1,441	1,900	1,500
16112 · Disconnection Expense	8,621	10,346	10,000	10,700
16114 · Telephone Expense - Water	625	750	800	800
16116 · Permit Fees - Water	22,509	22,509	22,000	23,200
16117 · TCEQ Regulatory Expense - Water	896	2,388	2,392	2,426
16118 · Regional Water Authority Fees	350,368	449,411	441,400	453,900
16201 · Billing Service Fees-Wastewater	21,002	25,202	25,100	30,000
16205 · Maint & Repairs - Wastewater	84,990	101,988	69,600	105,000
16206 · Chemicals - Wastewater	12,429	16,572	9,500	17,100
16207 · Laboratory Fees -Wastewater	12,682	15,219	13,700	15,700
16208 · Maint & Repairs - Lift Station	22,699	27,239	30,000	28,100
16209 · Mowing - Wastewater	27,998	28,922	3,300	16,200
16210 · Utilities - Wastewater	30,794	36,953	36,200	38,100
16211 · Utilities - Lift Station	5,330	6,396	6,000	6,600
16212 · Sludge Removal	17,222	17,222	29,300	17,700
16214 · Telephone Expense -Lift Station	625	750	800	800
16216 · Permit Expense - Wastewater	19,851	19,851	26,000	20,400

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16217 · TCEQ Regulatory Exp-Wastewater	896	2,388	2,392	2,426
16219 · Sanitary Sewer Televising	0	0	65,000	65,000
16301 · Garbage Expense	300,227	363,027	364,300	383,100
16402 · Small MS4 Compliance	16,000	16,000	32,000	20,000
16405 · Dry Basin Maintenance	50,641	67,706	62,000	62,000
16603 · Utilities - Street Lights	69,853	83,824	57,500	86,300
16701 · Administrative Expense	27,685	33,222	28,200	34,200
16703 · Legal Fees	82,043	98,451	125,000	125,000
16705 · Auditing Fee	26,600	26,600	28,000	28,000
16706 · Engineering Fees	54,248	65,097	85,000	85,000
16707 · Engineering Fees - GIS Services	5,979	6,579	3,600	6,600
16709 · Election Expense	841	841	10,000	0
16711 · Arbitrage Expense	2,950	2,950	5,600	3,425
16712 · Bookkeeping Fees	53,894	68,734	81,200	81,200
16713 · Legal Notices & Other Pub.	2,747	2,747	500	500
16714 · Printing & Office Supplies	5,752	6,902	4,600	7,100
16715 · Filing Fees	1,608	1,930	100	2,000
16716 · Delivery Expense	829	889	400	900
16717 · Postage	178	214	200	250
16718 · Insurance & Surety Bond	32,017	32,017	34,000	34,000
16719 · AWBD / Travel Expense	3,497	5,991	10,000	10,000
16721 · Meeting Expense	4,709	5,650	6,000	5,800
16722 · Bank Service Charge	475	595	200	800
16728 · Record Storage Fees	2,011	2,250	2,000	2,300
16729 · Senate Bill 625	700	700	600	700
17101 · Director Fees	9,503	15,028	18,800	19,900
17102 · Payroll Administration	150	525	0	600
17103 · Payroll Tax Expense	727	1,150	1,400	1,500
17802 · Miscellaneous Expense	0	0	500	0
Total Expenditures	\$1,673,738	\$2,023,052	\$2,018,083	\$2,185,027
Other Revenues				
15901 · Assigned Surplus	0	0	0	1,290,796
15902 · Transfer From Capital Projects	60,577	60,577	60,000	0

Proposed Budget

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	Ten Month Actuals 09/2025 - 06/2026	Twelve Months Annualized FYE 08/2026	Amended 2026 Budget	Proposed 2027 Budget
Total Other Revenues	\$0	\$0	\$0	\$1,290,796
Capital Outlay				
17901 · Capital Outlay	43,143	61,873	60,000	100,000
17902 · CO - Roadway Maintenance	36,065	36,065	175,000	188,935
17903 · CO - Dam Maintenance	0	0	83,200	100,787
17911 · CO - Water Supply Phase 4	80,843	80,843	301,117	262,200
17912 · CO - Outfall Improvements	56,703	56,703	200,000	143,297
17913 · CO- WWTP Rehab	0	0	75,000	75,000
17914 · CO - Sanitary Sewer Improvements	0	0	250,000	250,000
17924 · CO - Water Supply Plant Improvements	0	0	0	580,000
17925 · CO - GST Replacement	0	0	0	650,000
Total Capital Outlay	\$216,754	\$235,484	\$1,144,317	\$2,350,219
Net Excess Revenues <Expenditures>	\$1,042,592	\$1,008,732	\$17,300	\$0

Maintenance Tax Calculation: $\$541,485,248 / 100 \times \$.30 \times 98\%$

Exhibit B
Taxpayer Impact Statement

	Current Budget Fiscal Year Ending** <i>August 2026</i>	Proposed Budget Fiscal Year Ending** <i>August 2027</i>	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$1,742.09	\$1,685.90	\$1,742.09

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.31 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.