

AMENDED

LAKE VIEW MANAGEMENT AND DEVELOPMENT DISTRICT

TO: THE BOARD OF DIRECTORS OF LAKE VIEW MANAGEMENT AND DEVELOPMENT DISTRICT AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given pursuant to V.T.C.A., Government Code §551, that the Board of Directors of Lake View Management and Development District (the "District") will hold a special meeting on **Monday, August 3, 2026 at 10:00 a.m. at 3899 Maple Avenue, Suite 300, (Potomac Room) Dallas, Texas 75201** for the following purpose:

1. Call to order;
2. Public communications and comments;
3. Review and approve minutes of June 12, 2026, Board of Directors meeting;
4. Confirm receipt of 2026 certified tax roll prepared by Henderson County Central Appraisal District; review tax rate recommendation from Financial Advisor; approve proposed tax rate for 2026; adopt Notice of Water District Hearing on Tax Rate; and authorize publication of same;
5. Hear update from developer/general manager and take any action as may be necessary;
6. Hear operator's report and take any action as may be necessary;
7. Hear fire department report and take any action as may be necessary;
8. Hear engineer's report and take any action as may be necessary in connection with:
 - a. Status of construction projects within the District;
 - b. Authorizing preparation of construction plans/specifications;
 - c. Approval/ratification of construction plans and specifications;
 - d. Approval/ratification of advertising for bids for contracts;
 - e. Approval/ratification of District purchases and award of construction contracts;
 - f. Approval/ratification of contractor pay estimates, change orders; and
 - g. Acceptance of certificate of completion; authorize final acceptance of facilities.
9. Review and approve bookkeeping and tax collection reports, and take any action on bookkeeping related matters including quarterly investment reports; investment recommendations; new account related matters; updated list of designated banks; revisions to engagement letter for bookkeeping services; and authorize release of checks as noted on report;
10. Discussion regarding operating and debt service budgets for fiscal year ending June 30, 2027, and consider approving Resolution(s) adopting the budgets;

11. Consider discussion of Cause No. DC-23-07715; 298th Judicial District Court, Dallas County, Texas (Long Cove Development, Inc. and Lake View Management and Development District v. Drewery Construction Co., Inc.), and take any action as may be necessary;
12. Discuss date of next Board meeting; and
13. Adjournment.

EXECUTED this 28th day of July, 2026.



LAKE VIEW MANAGEMENT AND
DEVELOPMENT DISTRICT

A handwritten signature in blue ink, appearing to read "Ross S. Martin", is written over a light blue rectangular background.

Ross S. Martin, Attorney for the District

The Board of Directors may enter into Executive Session, if necessary and appropriate, pursuant to the applicable section of Subchapter D, Chapter 551, Texas Government Code Annotated, the Texas Open Meetings Act, on any matter that may come before the Board. No action, decision or vote on any subject or matter may be taken unless specifically listed on the agenda for this meeting.

2027 Operating
DRAFT 7/27/26

Lake View Management and Development District 2027 Operating Budget

	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27	2027 Total	2026 Budget	2027 to 2026 Delta
Revenue															
Property Tax Revenue	-	-	-	31,747	634,932	634,932	158,733	126,986	-	-	-	-	1,587,330	1,694,005	(106,675)
Fire - Builder	2,700	5,400	2,700	5,400	5,400	2,700	5,400	2,700	5,400	5,400	2,700	5,400	51,300	27,000	24,300
Fire - Resident	35,550	35,850	36,000	36,300	36,600	36,750	37,050	37,200	37,500	37,800	37,950	38,250	442,800	375,839	66,961
TCEQ Revenue	136	137	138	139	140	141	142	143	144	145	145	147	1,697	1,650	47
Water Revenue	14,931	15,057	15,120	15,246	15,372	15,435	15,561	15,624	15,750	15,876	15,939	16,065	185,976	180,747	5,229
Sewer Revenue	12,324	12,428	12,480	12,584	12,688	12,740	12,844	12,896	13,000	13,104	13,156	13,260	153,504	149,188	4,316
Trash Revenue	7,750	7,815	7,848	7,913	7,979	8,012	8,077	8,110	8,175	8,240	8,273	8,339	96,530	93,816	2,714
Misc Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Grinder Pumps	-	-	-	-	-	-	-	-	-	-	-	-	-	45,000	(45,000)
WW Impact Fee	20,000	40,000	20,000	40,000	40,000	20,000	40,000	20,000	40,000	40,000	20,000	40,000	380,000	-	380,000
Homeowner Rpr Rev	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	54,000	44,000	10,000
Interest Revenue	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000	18,000	-
Total Revenue	99,391	122,688	100,286	155,329	759,111	736,709	283,807	229,659	125,969	126,565	104,164	127,460	2,971,138	2,629,245	341,893
Expenses															
Operators Expense	35,000	35,000	35,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	375,000	308,400	66,600
Billing Fees	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000	12,000	12,000
Water Chemicals	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000	15,000	-
Water Testing	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000	9,557	2,443
Water System R&M	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	48,000	24,000	24,000
WWTP Chemicals	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000	-	18,000
WWTP Testing	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000	-	12,000
WWTP R&M	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	48,000	27,000	21,000
Trash Expense	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	102,000	90,000	12,000
Parts Inventory	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	264,000	20,000	244,000
Alarm Boxes	-	-	-	-	-	-	-	-	-	-	-	-	-	40,000	(40,000)
R&M Labor	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	90,000	-	90,000
Tarrant Reg Water	9,000	6,000	6,000	4,000	3,000	3,000	3,000	5,000	5,000	5,000	8,000	9,000	66,000	48,078	17,922
Utilities	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	60,000	40,800	19,200
R&M - Landscaping	58,000	58,000	58,000	58,000	58,000	58,000	58,000	58,000	58,000	58,000	58,000	58,000	696,000	696,000	-
R&M - Drainage	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000	42,000	(12,000)
R&M - Road	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	120,000	240,000	(120,000)

2027 Operating
DRAFT 7/27/26

Lake View Management and Development District 2027 Operating Budget

	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27	2027 Total	2026 Budget	2027 to 2026 Delta
R&M - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	156,000	(156,000)
R&M - Irrigation	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	132,000	156,000	(24,000)
Fire Protection	44,438	44,813	45,000	45,375	45,750	45,938	46,313	46,500	46,875	47,250	47,438	47,813	553,500	561,800	(8,300)
Meter Sets/Readings	350	350	350	350	350	350	350	350	350	350	350	350	4,200	6,720	(2,520)
Accounting	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	43,200	43,200	-
Bank Charges	-	-	-	-	-	-	-	-	-	-	-	-	-	60	(60)
Audit	-	-	11,000	-	7,500	-	-	-	-	-	-	-	18,500	18,500	-
Office Expense	180	-	-	-	-	-	-	-	-	-	-	-	180	180	-
Delivery/Courier	120	120	120	120	120	120	120	120	120	120	120	120	1,440	1,440	-
Directors' Fees	600	600	600	600	600	600	600	600	600	600	600	600	7,200	7,200	-
Engineering	8,000	8,000	8,000	8,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	80,000	60,000	20,000
Inspections	-	-	-	-	-	-	-	-	-	-	-	-	-	18,000	(18,000)
Insurance	-	-	-	-	-	-	-	21,177	-	-	-	-	21,177	21,117	60
Legal	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	96,000	96,000	-
Legal - Litigation	-	-	-	-	-	-	-	-	-	-	-	-	-	60,000	(60,000)
Cont Disclosure	-	-	-	-	-	-	-	-	-	-	3,500	-	3,500	3,500	-
Publishing Notices	-	-	-	-	-	-	-	450	-	-	-	-	450	450	-
TCEQ Expense	136	137	138	139	140	141	142	143	144	145	145	147	1,697	1,650	47
Total Expense	248,674	245,870	257,058	239,434	244,310	236,998	237,375	261,190	239,939	240,315	247,003	244,879	2,943,044	2,824,652	118,392
Net Revenue	(149,283)	(123,182)	(156,772)	(84,105)	514,801	499,711	46,432	(31,531)	(113,970)	(113,750)	(142,839)	(117,419)	28,093	(195,407)	223,500

*Property tax revenue is based on 2026 certified values with an O&M rate of 0.2437%; deduction for 50% of possible loss from value of property under protest.

*As of 7/31/26 there are \$940,000 in operating funds (this includes bill payment through 8/3/26).

2027 DS - \$0.6585

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Lake View Management and Development District
2027 Debt Service

	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27	2027 Total	2026 Budget
Revenue														
Property Tax Revenue	-	-	-	92,009	1,840,182	1,840,182	460,046	368,036	-	-	-	-	4,600,455	3,826,766
Interest Revenue	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	96,000	96,000
Total Revenue	8,000	8,000	8,000	100,009	1,848,182	1,848,182	468,046	376,036	8,000	8,000	8,000	8,000	4,696,455	3,922,766
Expenses														
Appraisal Dist Fees	-	15,000	-	-	15,000	-	-	15,000	-	-	15,000	-	60,000	115,254
Tax Assessor/Coll	-	-	-	-	4,695	-	-	-	-	-	-	-	4,695	4,695
Paying Agent Fees	1,050	-	-	-	-	-	1,050	-	-	-	-	-	2,100	1,050
Arbitrage Compliance	-	-	-	-	-	-	-	3,500	-	-	-	-	3,500	3,500
Truth in Taxation	-	-	-	-	-	3,500	-	-	-	-	-	-	3,500	3,500
Debt Service Interest	1,548,319	-	-	-	-	-	1,548,319	-	-	-	-	-	3,096,638	3,136,838
Debt Service Principal	-	-	-	-	-	-	1,435,000	-	-	-	-	-	1,435,000	1,040,000
Total Expense	1,549,369	15,000	-	-	19,695	3,500	2,984,369	18,500	-	-	15,000	-	4,605,433	4,304,837
Net Revenue	(1,541,369)	(7,000)	8,000	100,009	1,828,487	1,844,682	(2,516,323)	357,536	8,000	8,000	(7,000)	8,000	91,023	(382,071)

*Property tax revenue is based on 2026 certified values with a total DS rate of 0.7063%; deduction for 50% of possible loss from value of property under protest.

*As of 6/30/26 there is \$3,670,000 in debt service funds (this includes debt service payments through 8/15/26).

**LAKE VIEW MANAGEMENT AND DEVELOPMENT DISTRICT
("LVMDD")**

**TAXPAYER IMPACT STATEMENT
PER TEXAS GOV'T CODE §551.043(c)(2)**

LVMDD Property tax bill for the median-valued homestead for current fiscal year:	\$27,215.19
LVMDD Estimated property tax bill for the median-valued homestead* for the upcoming fiscal year if the proposed budget is adopted:	\$28,495.45