

CROSSWINDS MUNICIPAL UTILITY DISTRICT

TO: THE BOARD OF DIRECTORS OF CROSSWINDS MUNICIPAL UTILITY DISTRICT
AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given, pursuant to Section 551 of the Texas Government Code, that the Board of Directors of Crosswinds Municipal Utility District will hold a regular Board meeting at **1:00 p.m.** on **Wednesday, September 9, 2026** at **5701 West William Cannon Drive, Austin, Texas 78749** for the following purposes:

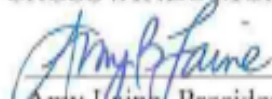
1. Hear public communications and comments;
2. Review and approve minutes of August 12, 2026, Regular Board meeting;
3. Conduct Public Hearing on 2026 Tax Rate;
4. Review and approve Resolution Adopting Operating Budget;
5. Review and approve Resolution Adopting Debt Service Budget;
6. Consider and adopt Order Setting Tax Rates for 2026 and authorize filing and posting of same;
7. Discuss and, if appropriate, consider approval of updated engagement letter with Bott & Douthitt, PLLC and associated rate increase, and take any necessary action related thereto;
8. Hear report from developer and take any necessary action with regard to existing developer reimbursement agreement, or any needed amendments or assignments thereof, as well as any related resolutions approving same;
9. Hear report from engineer, review of any bids received and recommendation letter from engineer as to award of contract, status of contract awards, authorizations for additional contract advertisements, review and approvals of any needed plat approvals, pay applications or change orders under existing contracts, partial or final acceptance of any projects, approve any necessary assignment of easements or conveyance of facilities, review and approve any recommendations for maintenance and improvement projects and related matters and take necessary action with respect thereto;
10. Hear report from consultants regarding proposed 2026 Utility Bond Application;
11. Hear report from District's attorney as to any additional water and sewer related agreements, status of negotiations with regard to existing service rates and amendments to such agreements, status of conveyances to the City or other related matters as well as items related to public financing, including but not limited to, the issuance of any bonds, bond anticipation notes and address builder fines, as appropriate, or related matters, and authorize any necessary actions, as appropriate;
12. Review Accounting Report including payment of District routine operating expenses, tax collections, fund transfers and bond payments, and approve any additional authorizations, as may be needed, regarding bookkeeping matters, including but not limited to, approval of any collateral related agreements or the opening of any new accounts;
13. Hear report from Sunscape Landscaping and take any necessary action with respect thereto;
14. Hear Operations Report and take any necessary action with respect thereto;
15. Adjourn to Executive Session to consult with attorney regarding pending litigation matters, contemplated litigation matters, and other legal matters relating to agenda items in accordance with Texas Government Code § 551.071;
16. If necessary, reopen meeting and take any necessary action with regard to matters discussed in Executive Session;
17. Discuss timing of next regular meeting and any additional proposed special meetings; and
18. Adjournment.

The Board of Directors will go 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.



EXECUTED this the 27th day of August 2026.

CROSSWINDS MUNICIPAL UTILITY DISTRICT


Amy Laine, President

CROSSWINDS MUNICIPAL UTILITY DISTRICT

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

Crosswinds Municipal Utility District property tax bill for the median-valued homestead for current fiscal year:	\$3,096.59
Crosswinds Municipal Utility District estimated property tax bill for the median-valued homestead* for the upcoming fiscal year if the proposed budget* is adopted:	\$3,463.58

** The proposed budget is attached to the notice of meeting posted pursuant to Section 551.043(a), Texas Govt. Code.*

[Proposed Budget Attached]

Crosswinds MUD
Proposed Budget
Fiscal Year 2026 - 2027

	Approved FY 25-26	Expected FY 25-26	Proposed FY 26-27
Revenues:			
Property Tax Revenue	\$ 877,296	\$ 873,236	\$ 737,352
Interest Income	60,000	101,966	60,000
Total Revenues	937,296	975,202	797,352
Expenses:			
District Facilities			
Utilities	24,000	24,249	26,400
Irrigation Water	45,000	129,803	60,000
Mowing Services	162,000	163,807	162,000
Base Fee Operations	24,000	22,000	24,000
District Maintenance Expense	36,000	79,407	80,000
Drainage Maintenance	42,000	14,000	42,000
Irrigation Maintenance	18,000	42,673	48,000
Total District Facilities	351,000	475,939	442,400
Administrative Expenses			
Director Fees	15,912	13,865	15,912
Payroll Taxes	1,200	1,026	1,200
Tax Appraisal/Collection Fees	12,000	14,253	12,000
Insurance	13,000	13,000	13,000
Public Notices	1,000	1,000	1,000
Other / Miscellaneous	3,000	2,508	3,000
Total Administrative Expenses	46,112	45,652	46,112
Professional Fees			
Legal Fees	126,000	109,762	126,000
Accounting Fees	28,800	24,700	28,800
Engineering Fees	18,000	16,010	18,000
Financial Advisor Fees	1,500	907	2,000
Audit Fees	18,000	18,500	19,000
Other Consulting Fees	6,000	2,500	6,000
Total Professional Fees	198,300	172,379	199,800
Total Expenses	595,412	693,970	688,312
Excess/(Deficiency)	\$ 341,884	\$ 281,232	\$ 109,040

Budget Highlights:

• Assessed Valuation =	\$ 396,000,000
• Tax Rate - Operations/Maintenance	\$ 0.19
• Tax Rate - Utility Debt Service	\$ 0.40
• Tax Rate - Road Debt Service	\$ 0.31
• Tax Rate - Total	\$ 0.90
• Collection Percentage	98%