

EAST WALLER COUNTY MANAGEMENT DISTRICT

TO: THE BOARD OF DIRECTORS OF EAST WALLER COUNTY MANAGEMENT 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 East Waller County Management District (“District”) will hold a Special Meeting on August 10, 2026 at 2:00 p.m. at Doré Rothberg Law, P.C., 16225 Park Ten Place Dr., Suite 700, Houston, Texas 77084, for the following purposes:

1. Public communication and comments;
2. Review and approve Minutes of April 30, 2026 Board of Directors’ meeting;
3. Review and approve Order Appointing Debbie Slack, confirm receipt of Statement of Officer forms and administer Oath of Office;
4. Elect Board officers;
5. Update, discuss, review and approve Order Adopting Service Rate Order;
6. If timely, review and discuss proposed budget for the upcoming fiscal year of October 1, 2026 through September 30, 2027 and take any necessary action with respect thereto;
7. Confirm engagement of McCall, Gibson as auditor for the District;
8. Confirm receipt from the Waller Central Appraisal District of the District’s certified tax roll for 2026;
9. Review the financial advisor’s Tax Rate Study and tax rate recommendation for 2026;
10. Review TNT worksheet and authorize publication of same;
11. Review and approve proposed Notice of Public Hearing to set Tax Rate, vote on the proposed total tax rate and authorize publication of final Notice and necessary publications/postings of such Notice;
12. Review and discuss Notice to Purchaser and take any necessary action with respect thereto;
13. Update and discuss the Best Trash, LLC agreement for trash services in the District and take any necessary action with respect thereto;
14. Hear engineer's report, review any needed plat approvals, pay applications or change orders under existing contracts, and if timely, take any necessary actions with respect to any plan or plat approvals, authorize any additional formal bidding for construction contracts for additional phases of development, subject to receipt of necessary approvals, review of bids received and recommendation letters from engineer as to award of contracts, award of contracts and authorize notice to proceed, authorize partial or final acceptance of any projects and action with regard to substantial completion or final completion of any on-going contracts, general discussions with regard to construction and bond services and take any necessary action with respect thereto;
15. Discussion regarding litigation between developer and previous engineer and take any necessary action related thereto;
16. Update from the developer as it relates to the status of development within the District;
17. SAP Update;
18. If timely, hear report from MuniCap, Inc. and take any necessary action with respect thereto;
19. Consider approval/ratification of draws or disbursements on Special Assessment Revenue Bonds, Series 2025 (Sofi Lakes Sections 1 and 2 Project);
20. Review and approve Cash Activity Report and related payments, approve necessary fund transfers, and take further action with regard to any additional reporting or budget related matters. In addition, if time, approve administrative bookkeeping items, including opening and closing of accounts, approval of new signature cards and such other bookkeeping and financial items as are recommended for approval by the District’s bookkeepers;
21. Discuss the next proposed meeting date; and

22. 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 4th day of August 2026.



EAST WALLER COUNTY MANAGEMENT DISTRICT

A handwritten signature in blue ink, appearing to read "Matt McPhail", is written over a horizontal line.

Matt McPhail, Attorney for the District
East Waller County Management District

EAST WALLER COUNTY MANAGEMENT DISTRICT (“EWCMD”)

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

EWCMD Property tax bill for the median-valued homestead* for current fiscal year:	N/A
EWCMD Estimated property tax bill for the median-valued homestead* for the upcoming fiscal year if the proposed budget is adopted:	N/A

** The calculations above are based on “average” homestead values because the Appraisal District does not report “median” homestead values.*

[Proposed Budget Attached]

East Waller County Management District
Proposed Budget - General Fund
Fiscal Year 2026-2027

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues:													
Property Taxes	\$ -	\$ -	\$ -	\$ 287,387	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 287,387
Total Revenues	<u>-</u>	<u>-</u>	<u>-</u>	<u>287,387</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>287,387</u>
Expenses:													
Administrative Expenses													
Director Fees	1,105	-	-	1,105	-	-	1,105	-	1,105	-	1,105	1,105	6,630
Payroll Taxes	100	-	-	100	-	-	100	-	100	-	100	100	600
Director Reimbursements	50	-	-	50	-	-	50	-	50	-	50	50	300
Insurance	-	4,000	-	-	-	-	-	-	-	-	-	-	4,000
Tax Collection/Appraisal Fees	-	-	1,000	-	-	1,000	-	-	1,000	-	-	1,000	4,000
Other / Miscellaneous	75	75	75	75	75	75	75	75	75	75	75	75	900
Total Admin Exp	<u>1,330</u>	<u>4,075</u>	<u>1,075</u>	<u>1,330</u>	<u>75</u>	<u>1,075</u>	<u>1,330</u>	<u>75</u>	<u>2,330</u>	<u>75</u>	<u>1,330</u>	<u>2,330</u>	<u>16,430</u>
Professional Fees													
Legal Fees	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	180,000
Accounting 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
Audit Fees	-	-	-	15,000	-	-	-	-	-	-	-	-	15,000
Engineering Fees	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
Financial Advisor Fees	1,500	-	-	-	-	-	-	-	-	-	-	-	1,500
Total Professional Fees	<u>20,000</u>	<u>18,500</u>	<u>18,500</u>	<u>33,500</u>	<u>18,500</u>	<u>18,500</u>	<u>18,500</u>	<u>18,500</u>	<u>18,500</u>	<u>18,500</u>	<u>18,500</u>	<u>18,500</u>	<u>238,500</u>
Total Expenses	<u>21,330</u>	<u>22,575</u>	<u>19,575</u>	<u>34,830</u>	<u>18,575</u>	<u>19,575</u>	<u>19,830</u>	<u>18,575</u>	<u>20,830</u>	<u>18,575</u>	<u>19,830</u>	<u>20,830</u>	<u>254,930</u>
Excess/(Deficiency)	<u>\$ (21,330)</u>	<u>\$ (22,575)</u>	<u>\$ (19,575)</u>	<u>\$ 252,557</u>	<u>\$ (18,575)</u>	<u>\$ (19,575)</u>	<u>\$ (19,830)</u>	<u>\$ (18,575)</u>	<u>\$ (20,830)</u>	<u>\$ (18,575)</u>	<u>\$ (19,830)</u>	<u>\$ (20,830)</u>	<u>\$ 32,457</u>

* Assessed Valuation - \$19,159,130
 * Tax Rate - \$1.50 / \$100 valuation