

GARFIELD MUNICIPAL UTILITY DISTRICT NO. 1

TO: THE BOARD OF DIRECTORS OF GARFIELD MUNICIPAL UTILITY DISTRICT NO. 1 AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given pursuant to Texas Government Code, Section 551, that the Board of Directors of Garfield Municipal Utility District No. 1 will hold a regular meeting on Thursday, August 20, 2026, at 3:00 p.m. at 600 W. 5th Street, Suite 900, Austin, Texas 78701 for the following purposes:

1. Public communication and comments;
2. Review and approve Minutes of July 23, 2026, Board of Directors Meeting;
3. Discussion and possible action regarding upcoming election matters, including consideration and possible action to cancel the election in Travis County and Bastrop County and authorize any notices, filings, and other actions related thereto;
4. Hear Overview of the District and report on the status of the proposed development;
5. Review and approve bookkeeping report and authorize the release of checks and payments included in such, authorize the opening of any new accounts, funds transfers or collateral agreements, as may be necessary, and approve any additional financial reporting or investment report related matters, if applicable, and take any necessary action with respect thereto;
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. Authorize preparation, execution, and filing of annual financial report with the Texas Commission on Environmental Quality within forty-five (45) days of the District's September 30 fiscal year end;
8. Consider review and acceptance of engineer's report, and take any action necessary or appropriate;
 - a) Status of construction projects within the District;
 - b) Consider authorizing preparation of construction plans/specifications for water, sewer, paving and recreational facilities or repair/modification of existing facilities;
 - c) Consider approval/ratification of construction plans and specifications;
 - d) Consider approval/ratification of advertising for bids for contract(s);
 - e) Consider approval/ratification of award of construction contract(s);
 - f) Consider approval/ratification of contractor pay estimates, change orders and engineering fee statements;
 - g) Consider approval/ratification of purchase or conveyance of easements and rights-of-way, and any and all documents related to same; and
 - h) Consider acceptance of certificate of completion and authorize final acceptance of facilities;

9. Authorizing any and all filings to be made with the County, the TCEQ, the Public Utility Corporation, and the Lost Pines Groundwater Conservation District relating to the District's anticipated water and wastewater facilities and authorize the Board to execute documents in connection with same;
10. Consider cancellation of the November 3, 2026, Confirmation, Directors, Utility Bond Election, Utility Refunding Bond Election, Road Bond Election, Road Refunding Bond Election, and Maintenance Tax Election; consider, review, and adopt Order Cancelling Election; and authorization of required notice of same;
11. Attorney's Report;
12. Discuss the next proposed meeting date; and
13. Adjournment.

EXECUTED this 13th day of August, 2026.

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.

GARFIELD MUNICIPAL UTILITY
DISTRICT NO. 1

[DISTRICT SEAL]



Justin R. Cox, Attorney for the District



Garfield Municipal Utility District No. 1

OPERATING BUDGET

10/1/2026 - 09/30/2027

	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
REVENUE:													
5397 Developer Advance	50,000	-	-	50,000	-	-	-	50,000	-	-	50,000	-	200,000
TOTAL REVENUE	50,000	-	-	50,000	-	-	-	50,000	-	-	50,000	-	200,000
EXPENSES:													
6200 Payroll Administration	295	295	295	295	295	295	295	295	295	295	295	295	3,540
6201 Payroll Tax Expenses	254	118	118	118	85	85	85	85	85	85	85	85	1,285
6310 Director Fees	3,317	1,547	1,547	1,547	1,105	1,105	1,105	1,105	1,105	1,105	1,105	1,105	16,798
6320 Legal Fees - General	12,000	6,500	6,500	12,000	6,500	6,500	6,500	12,000	6,500	6,500	12,000	6,500	100,000
6322 Engineering Services	7,000	3,500	5,000	3,000	3,000	5,000	3,000	7,000	3,000	5,000	3,000	2,500	50,000
6333 Bookkeeping	3,050	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	19,550
6340 Printing/Office Supplies	105	105	105	105	105	105	105	105	105	105	105	105	1,260
6350 Postage	27	25	25	25	25	25	25	25	25	25	25	27	304
6353 Insurance	3,663	-	-	-	-	-	-	-	-	-	-	-	3,663
6354 Travel & Expenses	250	250	250	250	250	250	250	250	250	250	250	250	3,000
6359 Other Expenses	50	50	50	50	50	50	50	50	50	50	50	50	600
TOTAL EXPENSES	30,011	13,890	15,390	18,890	12,915	14,915	12,915	22,415	12,915	14,915	18,415	12,417	200,000
SURPLUS/(DEFICIT)	19,989	(13,890)	(15,390)	31,110	(12,915)	(14,915)	(12,915)	27,585	(12,915)	(14,915)	31,585	(12,417)	(0)

Notes:

Assumes Monthly Meetings

Presented DRAFT 1: 8/20/2026

Adopted DRAFT 1: 8/20/2026

Prepared By:

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

Property tax bill for the median-valued homestead* for current fiscal year:	\$N/A
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.*

*** The proposed budget is attached to the notice of meeting posted pursuant to Section 551.043(a), Texas Govt. Code, or on the governmental body's Internet website pursuant to Section 551.043(c)(1), Texas Govt. Code.*