

LA CIMA MUNICIPAL MANAGEMENT DISTRICT NO. 1

TO: THE BOARD OF DIRECTORS OF LA CIMA MUNICIPAL MANAGEMENT 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 La Cima Municipal Management District No. 1 will hold a special Board Meeting on **Wednesday, August 12, 2026**, at **9:30 a.m.** at **Bowman Office, 807 Las Cimas Pkwy, Las Cimas Bldg II, Suite 350, Austin, TX 78746** which is outside the boundaries of La Cima Municipal Management District No. 1 (the "District") for the following purposes:

1. Public communications and comments;
2. Review and approve minutes of the Board of Director meeting on July 8, 2026 and August 4, 2026;
3. Confirm receipt from the Hays Central Appraisal District ("HCAD") of the District's certified tax roll for 2026;
4. Review the financial advisor's Tax Rate Study and tax rate recommendation for 2026;
5. Review Truth-in-Taxation worksheet and authorize publication of same;
6. Review initial draft of proposed Operations Budget for the upcoming fiscal year of October 1, 2026 to September 30, 2027;
7. Review tax rate worksheet and proposed Notice of Tax Rate Hearing, vote on the proposed total tax rate and authorize publication of final Notice and any necessary filings thereof;
8. 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, approval of any TxDOT required agreements and related resolutions, including any Local On-System or Donation Agreements, partial or final acceptance of any projects, approve any necessary easements, assignment of easements, encroachment agreements or assignments thereof, or conveyance of facilities, review and approve any recommendations for maintenance and improvement projects and related matters and take necessary action with respect thereto;
9. Hear report from developer on status of development, and if necessary, take action on any additional amendments or assignments of the existing Agreement for the Construction and Purchase of Facilities and Reimbursement for Costs, as may be necessary, as well as any related resolutions approving same;
10. Hear report from attorney for the District as to any additional water and sewer related agreements, easements, assignments, rights-of-way, related cost sharing agreements, or matters related to public financing, including but not limited to, the issuance of any bonds, bond anticipation notes or related matters, and authorize any necessary actions, as appropriate;
11. 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 budget related matters and take any additional action as may be necessary;
12. Discuss and confirm tentative next meeting date; and
13. 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.

<https://www.winsteadspecialdistricts.com/hays-county/lasalle-municipal-utility-district-no-1/>

EXECUTED this the 6th day of August 2026.

[DISTRICT SEAL]

LA CIMA MUNICIPAL MANAGEMENT DISTRICT
NO. 1



KEVIN POGUE, President
Board of Directors

La Cima MUD No. 1
Proposed Budget
Fiscal Year 2026-2027

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	2026-2027 Budget
Revenues:													
Property Tax Revenue	\$ -	\$ -	\$ -	\$ 545	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 545
Developer Advances	32,500	-	-	32,500	-	-	32,500	-	-	-	32,500	-	130,000
Total Revenues	32,500	-	-	33,045	-	-	32,500	-	-	-	32,500	-	130,545
Expenses:													
Administrative Expenses -													
Director Fees	1,105	1,105	1,105	1,105	1,105	1,105	1,105	1,105	1,105	1,105	1,105	1,105	13,260
Payroll Taxes	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Mileage Reimbursements	75	75	75	75	75	75	75	75	75	75	75	75	900
Tax Appraisal/Collection Fees	500	-	-	500	-	-	500	-	-	500	-	-	2,000
Insurance	3,500	-	-	-	-	-	-	-	-	-	-	-	3,500
Miscellaneous	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Total Administrative Expenses	5,380	1,380	1,380	1,880	1,380	1,380	1,880	1,380	1,380	1,880	1,380	1,380	22,060
Professional Fees -													
Legal Fees	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	50,000
Financial Advisor Fees	-	-	-	-	-	-	-	-	-	-	-	-	3,500
Accounting Fees	750	750	2,250	750	750	2,250	750	750	2,250	750	750	2,250	15,000
Engineering Fees	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	36,000
Total Professional Fees	7,917	7,917	9,417	7,917	7,917	9,417	7,917	7,917	9,417	7,917	7,917	12,917	104,500
Total Expenses	13,297	9,297	10,797	9,797	9,297	10,797	9,797	9,297	10,797	9,797	9,297	14,297	126,560
Excess/(Deficiency)	\$ 19,203	\$ (9,297)	\$ (10,797)	\$ 23,248	\$ (9,297)	\$ (10,797)	\$ 22,703	\$ (9,297)	\$ (10,797)	\$ (9,797)	\$ 23,203	\$ (14,297)	\$ 3,985

Assumptions:
* Assessed Valuation of \$64,100
* Tax Rate of \$0.85 (all O&M)

**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.*