

ENSENADAS MUNICIPAL UTILITY DISTRICT OF TRAVIS COUNTY

TO: THE BOARD OF DIRECTORS OF ENSENADAS MUNICIPAL UTILITY DISTRICT OF TRAVIS COUNTY AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given pursuant to Texas Government Code, Section 551, that the Board of Directors of Ensenadas Municipal Utility District of Travis County will hold a special meeting on Thursday, September 17, 2026, at 12:00 p.m. at 600 W. 5th Street, Suite 900, Austin, TX 78701 for the following purposes:

1. Public communication and comments;
2. Review and approve Minutes of May 11, 2026, Board of Directors Special Meeting;
3. Hear report from developer on status of development;
 - a) Consider and approve the Construction, Financing, and Acquisition Agreement with Johnson-Tauch, LLC;
4. 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;
5. Review budget and approve Resolution Adopting Operating Budget for September 30, 2027, fiscal year end;
6. Consider and adopt an Order Adopting an Investment Policy and Appointing an Investment Officer;
7. Authorize President to execute insurance policy renewal and authorize any action as necessary;
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. 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;

10. 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;
11. Hear report relating to water and sewer related agreements, easements, or assignments with the City of Lago Vista, Caelum Capital LLC, Travis County, and/or other water and wastewater service providers, matters related to public financing, and if timely, take any necessary action;
12. Consider and take action regarding annual eminent domain report and authorize filing of same;
13. Attorney's Report;
14. Discuss the next proposed meeting date; and
15. 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.

Required Notice for District's First Meeting of the Calendar Year

The Board of Directors of Ensenadas Municipal Utility District of Travis County conducts its regular and special Board Meetings at a designated meeting location outside the boundaries of the District. Qualified resident electors of the District may request that the Board designate a meeting location within the District. For more information, please refer to Chapter 49 of the Texas Water Code, Section 49.062 (c).

EXECUTED this 11th day of September, 2026.

ENSENADAS MUNICIPAL UTILITY DISTRICT OF
TRAVIS COUNTY



Justin R. Cox, Attorney for the District

ENSENADAS MUNICIPAL UTILITY DISTRICT OF TRAVIS COUNTY

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

Ensenadas Municipal Utility District of Travis County Property tax bill for the median-valued homestead* for current fiscal year:	N/A
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Ensenadas Municipal Utility District of Travis County Estimated property tax bill for the median-valued homestead* for the upcoming fiscal year if the proposed budget** is adopted:	N/A
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** 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.*

[Proposed Budget Attached]

Ensenadas Municipal Utility District

OPERATING BUDGET

10/1/2026 - 9/30/2027

Draft: 9/17/2026

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	TOTAL
REVENUE:													
5397 Developer Advance	42,600	-	-	42,600	-	-	-	42,000	-	-	43,474		170,674
TOTAL REVENUE	42,600	-	-	42,600	-	-	-	42,000	-	-	43,474	-	170,674
EXPENSES:													
6200 Payroll Administration	295	295	295	295	295	295	295	295	295	295	295	295	3,540
6201 Payroll Tax Expenses	85	85	85	85	85	85	85	85	85	85	85	85	1,014
6310 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
6320 Legal Fees - General	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
6322 Engineering Services	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	35,000
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	27	27	27	27	27	27	27	27	27	27	27	324
6353 Insurance	3,126	-	-	-	-	-	-	-	-	-	-	-	3,126
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	18,509	13,833	13,833	13,833	13,833	13,833	13,833	13,833	13,833	13,833	13,833	13,833	170,674
NET REVENUES/LOSS	24,091	(13,833)	(13,833)	28,767	(13,833)	(13,833)	(13,833)	28,167	(13,833)	(13,833)	29,641	(13,833)	(0)

Notes:

Assumes Monthly Meetings

Presented DRAFT 1: 9/17/2026

Adopted DRAFT 1:

Prepared By:

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