MINUTES OF THE MEETING
OF THE
BOARD OF SUPERVISORS

THE STATE OF TEXAS §

COUNTY OF KAUFMAN §

WALDEN POND FRESH WATER SUPPLY DISTRICT OF KAUFMAN COUNTY §

The Board of Supervisors (the "Board") of Walden Pond Fresh Water Supply District of Kaufman County (the "District") met in regular session, open to the public, at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, outside the boundaries of the District, on August 20, 2026, and the roll was called of the members of the Board, to-wit:

Linda Patman	President
Blake Beecroft	Vice President
Yvette Hodges	Secretary
Sharon Kline	Assistant Secretary
Clinton Wheeler	Assistant Secretary

All members of the Board were present at the commencement of the meeting with the exception of Supervisor Hodges who arrived later, as noted. Also present were Mr. Andre Ayala of Hilltop Securities, Inc.; Mr. Donny Wiziniak and Mr. Christopher Cole of Inframark LLC; Ms. Meghan Rahlfs, E.I.T. of Barraza Consulting Group, LLC; Ms. Wendy Randall of Dye & Tovery LLC; Ms. Taylor Elliott, attorney, and Ms. Genny Lutzel, paralegal, each of Winstead PC.

The meeting was called to order at 12:07 p.m.

1. The Board called for public communication and comments. Hearing none, Supervisor Beecroft moved that the Board close the public comment session. Director Patman seconded said motion, which carried unanimously.

2. Consideration was next given to the draft Minutes of the July 16, 2026, meeting of the Board of Supervisors. Following a discussion, Supervisor Wheeler moved that the Board approve the Minutes as presented. Supervisor Beecroft seconded said motion, which carried unanimously.

3. Consideration was next given to the (i) 2026 certified tax roll prepared by Kaufman Central Appraisal District ("KCAD"); (ii) tax rate recommendation from Financial Advisor; and (iii) adoption of Notice of Water District Hearing on Tax Rate form for publication. Mr. Ayala confirmed receipt of the 2026 tax roll prepared by KCAD. He then confirmed that the District is classified as a developing water district pursuant to Texas Water Code Section 49.23603, and Hilltop Securities, Inc. is authorized to perform tax rate calculations on behalf of the District. The Board next reviewed the proposed tax rate for 2026, a copy of which is

attached hereto as Exhibit "A". The total tax rate recommendation is $1.00 per $100 of net taxable value composed of a maintenance tax rate of $0.1919 per $100 of assessed valuation, and a debt service tax rate of $0.8081 per $100 of assessed valuation. Following a discussion, Supervisor Beecroft moved that the Board (i) acknowledge receipt of the 2026 Tax Roll; (ii) set the public hearing on the proposed 2026 tax rate for Tuesday, September 15, 2026, at 12:00 noon; and (iii) authorize publication of a Notice of Public Hearing on Tax Rate. Supervisor Wheeler seconded said motion, which carried unanimously.

Supervisor Hodges entered the meeting at this time.

4. Consideration was next given to the developer's report. Hearing none, no formal action was taken by the Board.

5. Consideration was next given to the operator's report, a copy of which is attached hereto as Exhibit "B". Mr. Cole provided a summary of accounts and updated the Board with respect to water distribution, wastewater collection, and water accountability matters. Following a discussion, Supervisor Wheeler moved that the Board accept the operator's report. Supervisor Beecroft seconded said motion, which carried unanimously.

6. Consideration was next given to the engineer's report. Ms. Rahlfs reviewed the report with the Board, a copy of which is attached hereto as Exhibit "C". Following a summary of construction projects currently underway within the District, Ms. Rahlfs presented the following pay applications and change orders for approval: (a) Pay Application No. 7 in the amount of $45,738.00 from Moss Utilities for grading improvements; (b) Change Order No. 3R in the amount of $35,571.00 (to correct contract amount with Moss Utilities for utility improvements); and (c) Pay Application No. 6 in the amount of $382,819.50 from RPMx Construction for paving improvements.

The Board next considered the ratification and approval of a "Will-Serve Letter" from the District to RSK Real Estate Walden Pond BTR, LP for the provision of 120 equivalent single-family wastewater service connections for the proposed Arbor and Stone at Walden Pond duplex project. Following a discussion, Supervisor Beecroft moved that the Board approve (i) the engineer's report; (ii) approve both pay applications and one change order as presented; and (iii) ratify and approve the Will-Serve Letter as discussed in the report. Supervisor Wheeler seconded said motion, which carried unanimously.

7. Consideration was next given to the review and approval of an engagement agreement with Tovery Accounting Consultants, LLC (formerly Dye & Tovery, LLC), a copy of which is attached hereto as Exhibit "D". Ms. Randall reviewed the proposed agreement with the Board to memorialize a name change from Dye & Tovery, LLC to Tovery Accounting Consultants, LLC. She next summarized limited changes to the fees for service. Following a discussion, Supervisor Wheeler moved that the Board approve the engagement letter with Tovery Accounting Consultants, LLC as presented. Supervisor Kline seconded said motion, which carried unanimously.

8. Consideration was next given to the bookkeeper's report, a copy of which is attached hereto as Exhibit "E". Ms. Randall reviewed the report with the Board including the

summary of operating funds, capital project funds, and debt service fund. She next reviewed the Budget versus Actual Analysis report from July 2025 through June 2026. Following a discussion, Supervisor Wheeler moved that the Board approve the bookkeeper report and authorize disbursements listed thereon. Supervisor Kline seconded said motion, which carried unanimously.

There being no further business to come before the Board, upon motion by Supervisor Beecroft, seconded by Supervisor Wheeler, and unanimously carried, the meeting was adjourned at 12:25 p.m. until further call.

[Signature page follows]

APPROVED AND ADOPTED this 15th day of September, 2026.

Yvette Hodges, Secretary
Board of Supervisors
Walden Pond Fresh Water Supply District of
Kaufman County

(DISTRICT SEAL)

