NOTICE OF MEETING
TAKE NOTICE THAT A REGULAR MEETING OF
the Board of Directors of
SENNA HILLS MUNICIPAL UTILITY DISTRICT
Will be held at the offices of Willatt & Flickinger, PLLC,
12912 Hill Country Boulevard, Suite F-232, Austin, Texas 78738
commencing at 7:10 a.m. on August 28, 2026 to consider and act upon the following:

PLEASE NOTE: THIS MEETING WILL BE HELD IN PERSON AT THE ABOVE LOCATION AND AT LEAST THREE DIRECTORS WILL BE PHYSICALLY PRESENT AT THE ABOVE LOCATION. ANY PERSON IS WELCOME AT THE MEETING LOCATION. HOWEVER, AS AN OPTION, MEMBERS OF THE PUBLIC MAY ACCESS THIS MEETING BY TELEPHONE AND PARTICIPATE IN THE MEETING BY CALLING ONE OF THE FOLLOWING TOLL-FREE NUMBERS: (877) 853-5247 OR (888) 788-0099 AND ENTERING THE FOLLOWING INFORMATION: MEETING ID: 816 7234 9616 AND PASSWORD: 158202. USING THE ZOOM APP YOU CAN ALSO ACCESS THE MEETING ON YOUR SMART PHONE OR COMPUTER BY ENTERING THE FOREGOING MEETING ID AND PASSWORD.

AGENDA

1. Call to Order.

2. Roll Call of Directors.

3. Public Comments.

   This is an opportunity for members of the public to address the Board of Directors concerning any issue that is not on the agenda. The response of the Board to any comment under this heading is limited to making a statement of specific factual information in response to the inquiry, or, reciting existing policy in response to the inquiry. Any deliberation of the issues is limited to a proposal to place it on the agenda for a later meeting. Each speaker shall be limited to 3 minutes, unless more than 10 members of the public wish to speak during this meeting. In such case, speakers offering public comment shall be limited to 1 minute each.

   Note: Members of the public wishing to address the Board of Directors on specific agenda items will be required to indicate the agenda items on which they wish to speak. They will be given an opportunity to speak when the item is called and prior to consideration by the Board. Such comments shall be limited to 3 minutes per speaker for each agenda item. If more than 10 members of the public wish to speak, all speakers shall be limited to 1 minute each per item per person.

4. Minutes of prior meetings.

5. Budget for FY 2026/2027.

6. Order Setting the District's Proposed Tax Rate for 2026 and Providing for Publication of Notice Thereof.

7. Audit engagement letter submitted by McCall Gibson Swedlund Barfoot Ellis, PLLC

8. All matters related to West Travis County Public Utility Agency.

9. LCRA Cost-Sharing Program.

10. Engineer's Report on some or all of the agenda items.
    a. Effluent Irrigation System Improvements
    b. Re-seeding and maintenance of effluent irrigation areas to comply with current permit
    c. Water, Wastewater & Drainage O&M
    d. Fountain(s) for effluent pond

11. Construction projects within the District, including advertisement for bids and approval, award, recommendation, administration of construction contracts, change orders and pay estimates.

12. MS4 Permit; maintenance of drainage easements and ponds; issues with HOA amenity center drainage facilities.

13. Bookkeeper's report, including authorization of payment of bills; builder deposits and Quarterly Investment Reports.

14. District Manager's Report on operations.
    a. Wastewater Treatment Plant
    b. Distribution System – Billing & Adjustments
    c. Collection System
    d. Drainage/Ponds
    e. Customer Requests
    f. Landscape Maintenance Contracts; Additional landscaping services.
    g. Inspections of HOA effluent irrigation system
    h. District website issues

15. Taylor Lake Effluent Pond, the District's effluent disposal system; HOA's effluent irrigation system; Effluent Disposal Contract between the District and HOA.

16. Dates for future board meetings.

17. Directors Election *(Elección de Directores)*
    a. Order Declaring Unopposed Candidates Elected to Office and Cancelling Director's Election *(Orden que Declara a los Candidatos sin Oponentes Electos a sus Cargos y Cancela la Elección)*
    b. Any and all other actions that are necessary or appropriate related to the Directors Election *(Todas y cada una de las demás acciones que sean necesarias o apropiadas relacionadas con la Elección de Directores).*

18. Report from Senna Hills, Ltd. representative on progress of approvals for and development of the 11.73-acre tract owned by Senna Hills, Ltd.

19. Agreement Concerning Payment of SHL Costs effective October 31, 2022 by and between Senna Hills MUD and SHL; Annual accounting of overseeding and additional mowing.

20. First Amended and Restated Contract effective May 23, 2018 by and among Senna Hills MUD, Senna Hills Homeowners Association, Inc., SHL and The Senna Hills Trust, as amended by the First Amendment to Amended and Restated Contract effective April 30, 2020 and as further amended by the Mediated Settlement Agreement dated August 24, 2021; Removal of SHL property from Austin ETJ; Proposed Multi-family development.

21. Request for Qualifications/Request for Proposals for Management and Operation Services.

22. Enforcement procedures in connection with Drought Contingency Plan.

23. Adjourn.

The Board may go into closed session at any time when permitted by Chapter 551, Government Code. Before going into closed session a quorum of the Board must be assembled in the meeting room, the meeting must be convened as an open meeting pursuant to proper notice, and the presiding officer must announce that a closed session will be held and must identify the sections of Chapter 551, Government Code, authorizing the closed session.

(SEAL)

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Attorney for the District

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The District is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call Jeniffer Concienne, Willatt & Flickinger, PLLC, at (512) 476-6604, for information.

SENNA HILLS MUNICIPAL UTILITY DISTRICT

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

Property tax bill for the median-valued homestead* for current fiscal year:	$3,213.46
Estimated property tax bill for the median-valued homestead* for the upcoming fiscal year if the proposed budget (attached) is adopted:	$2,959.48
Estimated property tax bill for the median-valued homestead* for the upcoming fiscal year if a balanced budget funded at the no-new-revenue tax rate as calculated under Chapter 26 of the Texas Tax Code*** is adopted:	$3,201.55**

**The Appraisal District did not report a median residence homestead value for the prior tax year. Accordingly, the calculations above use reported average residence homestead values to provide a consistent year-over-year comparison.*

***The No-New-Revenue Tax Rate, as calculated under Chapter 26 of the Texas Tax Code, may not be capable of funding a balanced budget for the District.*

***__No-New-Revenue Tax Rate__ = rate expressed in dollars per $100 of taxable value calculated according to the following formula:

$$\text{No-New-Revenue Tax Rate} = \frac{\textit{(Last Year's Levy – Lost Property Levy)}}{\textit{(Current Total Value – New Property Value)}}$$

Last Year's Levy = the total of the amount of taxes that would be generated by multiplying the total tax rate adopted in the preceding year by the total taxable value of property on the appraisal roll for the preceding year, including taxable value that was reduced in an appeal, all appraisal roll supplements and corrections as of the date of the calculation (other than corrections made under Texas Tax Code § 25.25(d) for errors that resulted in an incorrect appraised value that exceeds more than one-fourth of the correct appraised value for a residence or one-third the correct value in the case of all other property), portions of property involved in an appeal that are not in dispute, and the amount of taxes refunded by the taxing unit in the preceding year for tax years before that year.

Lost Property Levy = amount of taxes levied in the preceding year on property value that was taxable in the preceding year but is not taxable in the current year because the property is exempt in the current year under a provision of the Texas Tax Code other than 11.251 (Tangible Personal Property Exempt), 11.253 (Tangible Personal Property in Transit), and 11.35 (Temporary Exemption for Qualified Property Damaged by Disaster), the property has qualified for special appraisal under Chapter 23 of the Texas Tax Code in the current year, or the property is located in the territory that has ceased to be part of the taxing unit since the preceding year.

Current Total Value = total taxable value of property listed on the appraisal roll for the current year, including all supplements and corrections as of the date of the calculation, less the taxable value of property exempted for the current tax year for the first time under Texas Tax Code § 11.31 (Pollution Control Property) or 11.315 (Energy Storage System in Nonattainment Area).

New Property Value = means the following:

- Total taxable value of property added to the appraisal roll in the current year by annexation and improvements listed on the appraisal roll that were made after January 1st of the preceding tax year, including personal property located in new improvements that was brought into the unit after January 1st of the preceding tax year.

- Property value that is included in the current total value for the tax year succeeding a tax year in which any portion of the value of the property was excluded from the total value because of the application of a tax abatement agreement to all or a portion of the property, less the value of the property that was included in the total value for the preceding tax year.

- For purposes of an entity created under Section 52, Article III, or Section 59, Article XVI of the Constitution, property value that is included in the current total value for the tax year succeeding a tax year in which the following occurs: (a) the subdivision of land by plat; (b) installation of water, sewer, or drainage lines, <u>*or*</u> (c) the paving of undeveloped land.

Senna Hills MUD
Proposed Operating Budget: October 1, 2026 to September 30, 2027

	Proposed Budget FY-2027	Projected FY-2026	Approved Budget FY-2026	Variance FY-2026
Revenues:				
Property Tax Revenues	$ 423,380	$ 423,915	$ 422,086	$ 1,829
Service Accounts -				
Basic Service Fees	158,413	152,213	142,513	9,700
Water Service Fees	374,682	369,895	374,682	(4,787)
Sewer Service Fees	348,870	357,447	348,870	8,577
Drainage Service Fees	19,500	19,582	19,500	82
Service Account Penalties	4,410	3,529	4,330	(801)
Total Service Accounts	905,876	902,666	889,896	12,770
Interest Income	72,000	105,089	66,000	39,089
Miscellaneous Income	189,776	220,661	189,776	30,885
Total Revenues	1,591,032	1,652,331	1,567,758	84,573
Expenditures:				
District Facilities -				
Water Purchases -				
Potable Water Purchases - PUA	284,069	254,809	243,056	(11,753)
Raw Water Purchases - LCRA	23,437	18,622	21,962	3,340
Bulk Water Reservation - LCRA	35,350	33,331	33,330	(1)
Operations & Management	93,000	82,605	93,000	10,395
Repairs & Maintenance - Water	72,000	44,563	72,000	27,437
Repairs & Maintenance - WWTP	132,000	120,532	186,000	65,468
Repairs & Maintenance - WW Collection	30,000	24,315	30,000	5,685
Repairs & Maintenance - Lift Station	85,500	98,603	88,500	(10,103)
Repairs & Maintenance - Pond/Drainage	30,000	17,015	30,000	12,985
Water Meters	4,800	4,777	4,800	23
Sludge Hauling	42,000	30,190	45,000	14,810
Lab Fees	33,000	30,003	33,000	2,997
Chemicals	15,000	10,798	15,000	4,202
Landscaping	90,600	111,552	70,600	(40,952)
Irrigation Expenditure	36,000	31,868	36,000	4,132
Utilities	48,000	51,784	48,000	(3,784)
Telephone	12,000	13,509	12,000	(1,509)
Permit Fees	2,750	2,742	2,750	8
Fence Maintenance	15,000	15,000	15,000	-
Membrane Reserve	15,000	15,000	15,000	-
SB3 Compliance	-	-	-	-
Capital Outlay-Pond Liner	-	-	-	-
Capital Outlay-Irrigation Upgrades	300,000	299,998	300,000	2
Capital Outlay-Effluent Pond	70,000	130,000	130,000	-
Capital Outlay	-	24,570	-	(24,570)
Subtotal - District Facilities	1,469,506	1,466,186	1,524,997	58,811
Administrative Services -				
Director Fees	22,839	20,697	22,839	2,142
Insurance	24,000	24,000	24,000	-
Tax Appraisal/Collection Fees	4,300	3,050	4,300	1,250
Public Notices	2,000	2,000	2,000	-
Website	4,000	3,675	4,000	325
Legislative Consulting	-	-	-	-
Miscellaneous	3,000	1,343	3,000	1,657
Subtotal - Administrative Services	60,139	54,765	60,139	5,374
Professional Services -				
Legal Fees	102,000	107,177	102,000	(5,177)
Accounting Fees	36,000	36,938	36,000	(938)
Engineering Fees	69,000	62,025	69,000	6,975
Audit Fees	19,000	15,000	15,000	-
Subtotal - Professional Services	226,000	221,140	222,000	860
Total Expenditures	1,755,645	1,742,091	1,807,136	65,045
Operating Excess / (Deficiency) of Revenues over Expenditures	(164,613)	(89,760)	(239,378)	149,618
Other Sources/(Uses):				
Operating Transfer	-	-	-	-
Total Other Sources/(Uses)	(164,613)	(89,760)	(239,378)	149,618

Key Assumptions:	
* 2026 Assessed Valuation = $441,333,589	
* GOF O&M Tax Rate / $100 AV =	$ 0.0959
* DSF Bond Tax Rate / $100 AV =	$ 0.1750
* Total Tax Rate / $100 AV =	$ 0.2709
* Current Retail Service Rate	
* 10% Water Loss	

Reserve Analysis:	
Est. Beg Fund Balance (FY 2026)	$ 2,995,591
Operating Surplus	15,611
Capital Outlay	(180,224)
Est. Ending Fund Balance (FY 2027)	$ 2,830,978
1-Year Operating Reserve	$ 1,385,645