AGENDA
HAYS COUNTY DEVELOPMENT DISTRICT NO. 1
NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the captioned District will hold a regular public meeting at the office of Carlson, Brigance & Doering, Inc., 5701 West William Cannon, Austin, Texas 78749. The meeting will be held at **8:30 a.m. on Thursday, December 11, 2025**. The subject of the meeting is to consider and act on the following:

1. **Public Comment.**

2. **Approve minutes of the regular meeting of Thursday, November 13, 2025.**

3. **Bookkeeper's Report:**
   A. Review financial condition of the District;
   B. Review invoices and authorize payment of bills;
   C. Budget for Fiscal Year Ending December 31, 2026;

4. **Developer's Report:**
   A. Update concerning latest development plans and status of development;
   B. Veneer on the Caliterra Bridge;

5. **Engineer's Report:**
   A. Update on engineering activities;
   B. Review and approve bids, pay applications and change orders as well as other construction related invoices and activities, as needed;
   C. Acceptance of developer constructed facilities for District maintenance ownership;

6. **Operator's Report:**
   A. Operations and maintenance of District facilities and authorize appropriate action;
   B. Temporary Encroachment on District Property;
   C. Condition of trails, ponds and spray fields and repairs, or modifications to landscaping scope of work contract, if necessary;
   D. Correspondence from Residents or HOA;
   E. Condition and repairs to detention and drainage areas;

7. **Attorney's Report:**
   A. Receive update from Legal Counsel concerning District operations, agreements and finances and take any action as necessary;
   B. Discuss Transfer of Property and any correspondence with HOA and developer and maintenance agreements with the HOA;
   C. Agreements between the District and the City of Dripping Springs regarding wastewater service and authorize any necessary action regarding wastewater service and submitted TLAP;
   D. Proposals for Landscaper’s Agreement; and termination of existing Agreement;
   E. Agreement with HOA for shared maintenance expenses;
   F. Agreement with HOA regarding HOA facilities on District property;

8. **Adjournment.**

EXECUTED this 4th day of December, 2025.

HAYS COUNTY DEVELOPMENT DISTRICT NO. 1

(DISTRICT SEAL)

By: ______________________________

Alan P. Petrov
Zachary A. Petrov
Johnson Petrov LLP
Attorneys for the District
2929 Allen Parkway, Suite 3150
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	Current Budget Fiscal Year Ending 12/31/2025*	Proposed Budget Fiscal Year Ending 12/31/2026	No-New-Revenue Tax Rate Budget
Estimated District Operations and Maintenance Tax Bill on Average Homestead	$2,185.66	$2,265.75	$2,185.66

Hays County Development District No. 1
Proposed Budget
Fiscal Year 2026

	Budget FY 2025	Expected FY 2025	Proposed FY 2026
Revenues:			
Property Tax Revenue	$ 1,102,923	$ 1,141,974	**$ 1,237,028**
Other Income	72,000	82,717	**72,000**
Total Revenues	**1,174,923**	**1,224,691**	**1,309,028**
Expenses:			
District Facilities			
Utilities	21,000	18,251	**21,000**
Water purchases	1,800	997	**1,800**
Mowing Services	460,000	624,470	**400,000**
Garbage Collection	3,600	3,135	**3,600**
Base Fee Operations	78,000	75,750	**78,000**
District Maintenance Expense	48,000	69,167	**70,000**
Drainage Maintenance	48,000	52,366	**54,000**
Lab Fees	6,000	5,759	**6,000**
Pond Cleaning	25,000	25,000	**25,000**
Spray Field Maintenance	18,000	4,500	**6,000**
Irrigation Maintenance	36,000	37,502	**38,000**
Landscape Maintenance	9,000	2,250	**4,800**
Total District Facilities	754,400	919,147	**708,200**
Administrative Expenses			
Director Fees	13,260	13,108	**13,260**
Payroll Taxes	1,200	1,034	**1,200**
Tax Appraisal/Collection Fees	8,000	8,386	**9,000**
Insurance	15,000	8,212	**15,000**
Public Notices	1,000	1,000	**1,000**
Other / Miscellaneous	4,800	2,757	**4,800**
Total Administrative Expenses	43,260	34,497	**44,260**
Professional Fees			
Legal Fees	300,000	199,916	**210,000**
Accounting Fees	30,000	25,800	**33,000**
Engineering Fees	24,000	18,085	**24,000**
Audit Fees	15,000	15,000	**16,000**
Other Consulting Fees	6,000	11,779	**12,000**
Total Professional Fees	375,000	270,580	**295,000**
Total Expenses	**1,172,660**	**1,224,224**	**1,047,460**
Excess/(Deficiency)			
	$ 2,263	**$ 467**	**$ 261,568**

Budget Highlights:

- Assessed Valuation (preliminary) = $ 407,185,066
- Tax Rate - Operations/Maintenance $ 0.31
- 98% Collection Rate