

TO: THE BOARD OF DIRECTORS OF LEANDER TODD MUNICIPAL UTILITY DISTRICT NO. 1 OF WILLIAMSON COUNTY, AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Leander TODD Municipal Utility District No. 1 of Williamson County will hold a special meeting on Friday, September 12, 2025, at 12:00 p.m., outside the boundaries of the District, at the offices of McLean & Howard, L.L.P., 4301 Bull Creek Road, Ste. 150, Austin, Texas 78731. The meeting will be held for the following purposes:

Meeting Packet:

A copy of the meeting packet is available at the following website: <https://txdistrictinfo.org>

Public Comment:

Public comment will be allowed during the Public Comment agenda item.

Meeting Topics:

The meeting will be held for the following purposes:

1. Public Comments.
2. Discuss, consider and take action regarding approval of minutes from the Board of Directors' August 5, 2025, meeting.
3. Consider and take action Regarding Engineering, Construction and Development Matters:
 - a. Status Report from District Engineer Regarding Engineering, Construction and Development Activities;
 - b. Approve Award of Contracts for Construction of public infrastructure improvements serving the District;
 - c. Approve Pay Estimates and Change Orders for public infrastructure improvements serving the District;
 - d. Accept Completed Public Infrastructure Improvements for ownership, operation and/or maintenance; and
 - e. Authorize other action relating to construction of public infrastructure improvements serving the District.
4. Consider and take action relating to approval of revised rate and fee schedule by Jones Heroy & Associates, Inc. for Engineering Services.
5. Conduct public hearing regarding adoption of final tax rates for 2025 Tax Year.
6. Consider and take action regarding adoption of Resolution approving Budget for 2025-2026 Fiscal Year. [*Note: Taxpayer Impact Statement and Draft Budget is attached to this Agenda.*]
7. Discuss, consider, and take action regarding adoption of Order Levying Taxes for 2025 Tax Year.

8. Discussion and possible action regarding approval of Amendment to District Information Form.
9. Receive Developer Report regarding status of development and home sales activities.
10. Consider and take action regarding Bookkeepers Report and Payment of Bills and Invoices.

Anthony S. Corbett

Attorney for the District

The Board of Directors may go into Executive Session if necessary, pursuant to the applicable section of Subchapter D, Chapter 551, Texas Government Code, of the Texas Open Meetings Act, on any of the above matters. No final action, decision or vote will be taken on any subject or matter in Executive Session.

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 512-328-2008 for further information.



LEANDER TODD 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:	\$1,839.76
Estimated property tax bill for the median-valued homestead* for the upcoming fiscal year if the proposed budget (attached) is adopted:	\$1,968.21
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:	\$1,914.85**

*The Appraisal District does not report “median” homestead values. The calculations above are based on “average” homestead values, which are reported.

**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 table value calculated according to the following formula:

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

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, or (c) the paving of undeveloped land.

PROPOSED BUDGET

Proposed Budget

Leander Todd MUD - Fiscal Year Ending 09/26

	Nine Month Actuals 10/24 - 06/25	Twelve Months Annualized FYE 09/25	Approved 2025 Budget	Proposed 2026 Budget
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Revenues

14301 · Maintenance Tax Collections	195,338	195,338	191,601	210,868
14303 · Property Tax Penalty & Interest	621	621	100	300
14801 · Interest Earned on Checking	5	7	5	5
14802 · Interest Earned on Temp. Invest	9,977	13,302	8,000	10,000

Total Revenues	\$205,941	\$209,269	\$199,706	\$221,173
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Expenditures

16703 · Legal Fees	8,823	11,764	15,500	15,500
16705 · Auditing Fees	8,500	8,500	8,500	9,000
16706 · Engineering Fees	2,189	2,918	20,000	12,000
16708 · Financial Advisor Fees	3,000	3,000	3,200	3,000
16709 · Election Expense	0	0	0	3,000
16710 · Website Hosting	460	460	800	8,000
16712 · Bookkeeping Fees	22,606	30,756	40,000	40,000
16714 · Printing & Office Supplies	442	590	2,000	1,000
16715 · Filing Fees	0	0	150	150
16716 · Delivery Expense	0	0	500	500
16717 · Postage	15	20	100	100
16718 · Insurance & Surety Bond	11,046	11,046	10,500	12,000
16721 · Meeting Expense	894	1,394	2,200	2,200
16723 · Travel Expense	105	155	1,000	500
16724 · Publication Expense (SB 622)	0	500	1,200	750
16725 · Tax Assessor/Appraisal	10,725	14,300	9,000	15,000
16728 · Record Storage Fees	359	479	375	500
17101 · Payroll Expenses	3,536	5,746	6,500	6,500
17102 · Payroll Administration	200	300	600	600

Proposed Budget

Leander Todd MUD - Fiscal Year Ending 09/26

	Nine Month Actuals 10/24 - 06/25	Twelve Months Annualized FYE 09/25	Approved 2025 Budget	Proposed 2026 Budget
17103 · Payroll Tax Expense	270	439	500	500
17802 · Miscellaneous Expense	0	0	2,500	1,000
Total Expenditures	\$73,171	\$92,367	\$125,125	\$131,800
Net Excess Revenues <Expenditures>	\$132,771	\$116,901	\$74,581	\$89,373

AV	717,238,419
M&O Tax Rate	0.03
DSF Tax Rate	0.32
Total Tax Rate	0.35

hearing for September 12, 2025 at 12:00 p.m. Director Matthews seconded the motion, which carried unanimously (4-0).

5. Mr. Isaias presented a preliminary draft Budget for Fiscal Year 2026. The Board provided feedback but took no final action.

6. The Board then undertook the annual review and approval of the District's Investment Policy and Investment Strategies. After discussion, Director Treuter moved to approve the Investment Policy as presented (including the investment strategies contained therein). Director Matthews seconded the motion, which carried unanimously (4-0). A copy of the Investment Policy is attached to these meeting minutes.

4. Next, Director Matthews made a motion to approve the engagement of McCall Gibson Swedlund Barfoot Ellis, PLLC, to prepare the District's Fiscal Year 2025 annual financial report. Director Treuter seconded the motion, which the Board passed unanimously (4-0). A copy of the engagement letter is attached as an exhibit to these minutes.

5. Mr. Moreno presented the Bookkeeper's Report on behalf of Municipal Accounts & Consulting, Inc. After discussion, Director Treuter moved that the Board approve the report (including the Quarterly Investment Report), and the payment of bills and invoices as presented. The motion was seconded by Director Matthews and passed unanimously (4-0). Copies of the approved bills and invoices are attached as exhibits to these minutes.

By unanimous acclamation, the Board adjourned the meeting at approximately 12:35 p.m.

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Secretary, Board of Directors

(SEAL)

ATTACHMENT A

JONES - HEROY & ASSOCIATES, INC.

TYPICAL COMPENSATION FOR PROFESSIONAL SERVICES ON TIME AND MATERIALS AND ESTIMATED FEE BASIS

FISCAL YEAR 2026 UPDATE

Professional services performed on a time and material basis and estimated fee basis will be based on each employee's hourly rate, which is based on level of experience and expertise. The current rates of various staff categories are as follows and are updated from time to time:

Staff Category	Hourly Rate
President /Vice President	\$ 350.00 per hour
Senior Field Engineer	\$ 315.00 per hour
Principal / Senior Project Manager	\$ 285.00 per hour
Associate / Project Manager/ Project Engineer	\$ 250.00 per hour
Graduate Engineer	\$ 200.00 per hour
Technician/GIS Analyst	\$ 160.00 per hour
Administrative	\$ 140.00 per hour

Reimbursable expenses such as copies, delivery charges, and mileage will be billed at JHA's direct cost.

**A RESOLUTION APPROVING THE 2025-2026 FISCAL YEAR OPERATING BUDGET
OF LEANDER TODD MUNICIPAL UTILITY DISTRICT NO. 1 OF WILLIAMSON
COUNTY**

WHEREAS, Leander TODD Municipal Utility District No. 1 of Williamson County (the "District") has been duly and lawfully created and operates pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code, as amended;

WHEREAS, Title 30, Section 293.97(b), Texas Administrative Code, provides that an operating budget shall be passed and approved by a resolution of the governing board and shall be made a part of the governing board minutes; and

WHEREAS, the Board of Directors of the District desires to adopt a budget for the 2025-2026 fiscal year in an open, public meeting, proper notice of which has been given as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF LEANDER TODD MUNICIPAL UTILITY DISTRICT NO. 1 OF WILLIAMSON COUNTY THAT:

Section 1. The Board of Directors hereby approves that certain operating budget for the District's 2025-2026 fiscal year in the form attached hereto.

Section 2. A copy of this Resolution and the operating budget approved hereby shall be attached to the meeting minutes of the Board's September 12, 2025, meeting.

Section 3. The President and Secretary of the Board are hereby authorized and directed to execute this Resolution. After this Resolution is executed, an original Resolution shall be filed in the permanent records of the District.

PASSED AND APPROVED this _____ day of _____, _____.

By: _____

Name: _____

Title: _____

ATTEST:

By: _____

Name: _____

Title: _____

Proposed Budget

Leander Todd MUD - Fiscal Year Ending 09/26

	Nine Month Actuals 10/24 - 06/25	Twelve Months Annualized FYE 09/25	Approved 2025 Budget	Proposed 2026 Budget
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16717 · Postage	15	20	100	100
16718 · Insurance & Surety Bond	11,046	11,046	10,500	12,000
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Proposed Budget

Leander Todd MUD - Fiscal Year Ending 09/26

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Net Excess Revenues <Expenditures>	\$132,771	\$116,901	\$74,581	\$89,373

AV	717,238,419
M&O Tax Rate	0.03
DSF Tax Rate	0.32
Total Tax Rate	0.35

**ORDER OF LEANDER TODD MUNICIPAL UTILITY DISTRICT NO. 1
OF WILLIAMSON COUNTY LEVYING
DEBT SERVICE AND MAINTENANCE TAXES
FOR 2025 TAX YEAR**

WHEREAS, Leander Todd Municipal Utility District No. 1 of Williamson County (the “District”) is a duly created and existing municipal utility district created and operating under Chapters 49 and 54 of the Texas Water Code, as amended;

WHEREAS, Section 54.601 of the Texas Water Code provides that at the time bonds payable in whole or in part from taxes are issued, the board of a water district shall levy a continuing direct annual ad valorem tax for each year while all or part of the bonds are outstanding on all taxable property within the district in sufficient amounts to pay the interest on the bonds as it becomes due and to create a sinking fund for the payment of the principal of the bonds when due;

WHEREAS, Section 49.107 of the Texas Water Code provides that a district may levy and collect a tax for operation and maintenance purposes;

WHEREAS, at an election properly conducted in accordance with all applicable laws, the eligible residents of the District previously authorized the issuance of District tax bonds, and the levy and collection of District debt service and maintenance taxes;

WHEREAS, the District has issued its unlimited tax bonds pursuant to the foregoing authorization;

WHEREAS, the Board of Directors of the District approved a proposed ad valorem tax rate for the 2025 tax year at a meeting conducted on August 5, 2025;

WHEREAS, in accordance with the requirements set forth at Section 49.236 of the Texas Water Code and other applicable laws, the District has given proper notice and conducted a public hearing regarding the adoption of ad valorem tax rates for the 2025 tax year;

WHEREAS, after conducting the public hearing, the Board of Directors of the District desires to proceed with the levy and collection of a debt service tax and a maintenance tax for the 2025 tax year; and

WHEREAS, the District has complied with the applicable requirements of the Texas Water Code and other statutes relating to the procedures for establishing ad valorem taxes by municipal utility districts. Now, therefore,

BE IT ORDERED BY THE BOARD OF DIRECTORS OF LEANDER TODD MUNICIPAL UTILITY DISTRICT NO. 1 OF WILLIAMSON COUNTY THAT:

Section 1. The facts and recitations found in the preamble of this Order are hereby found and declared to be true and correct, and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim.

Section 2. There is hereby levied for the 2025 tax year the following ad valorem taxes:

- (i) An ad valorem debt service tax rate of \$0.32 on each \$100 of taxable value on all taxable property within the District; and

- (ii) An ad valorem maintenance tax rate of \$0.03 on each \$100 of taxable value on all taxable property within the District.

Section 3. The Board of Directors hereby finds and declares that the tax rates adopted and levied by this Order do not exceed the maximum tax rates authorized by the voters of the District.

Section 4. All taxes collected pursuant to this Order, after paying reasonable costs of levying, assessing and collecting same, shall be used for authorized purposes, as may be specified by the Board of Directors in accordance with applicable laws.

PASSED AND APPROVED this _____ day of _____, _____.

By: _____

Name: _____

Title: _____

ATTEST:

By: _____

Name: _____

Title: _____



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Bookkeeper's Report | September 12, 2025

Leander TODD Municipal Utility District No. 1



WEBSITE

www.municipalaccounts.com



ADDRESS

3755 S. Capital of TX Hwy Bldg 1,
Suite 280
Austin, Texas 78704



CONTACT

Phone: 512.782.2400
Fax: 512.795.9968

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Monthly Financial Summary - General Operating Fund

Leander TODD MUD No. 1 - GOF



Account Balance Summary

Balance as of 08/06/2025 **\$394,429**

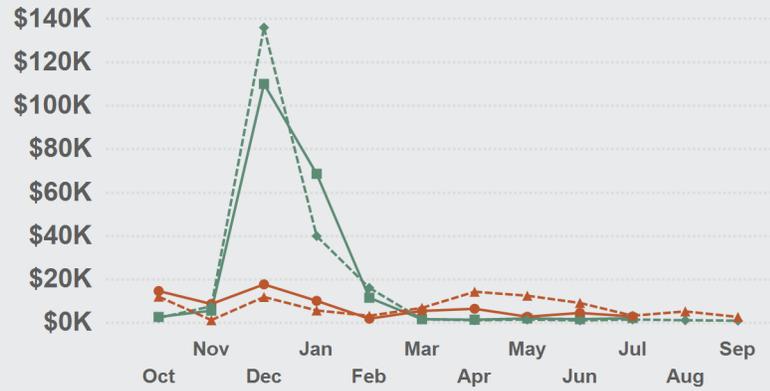
Receipts 9,492

Disbursements (17,643)

Balance as of 09/12/2025 **\$386,278**

Overall Revenues & Expenditures By Month (Year to Date)

—■ Current Year Revenues - - -▲ Prior Year Revenues
—● Current Year Expenditures - - -▲ Prior Year Expenditures



July 2025

Revenues

Actual	Budget	Over/(Under)
\$2,248	\$1,035	\$1,213

Expenditures

Actual	Budget	Over/(Under)
\$3,003	\$9,552	(\$6,549)

October 2024 - July 2025 (Year to Date)

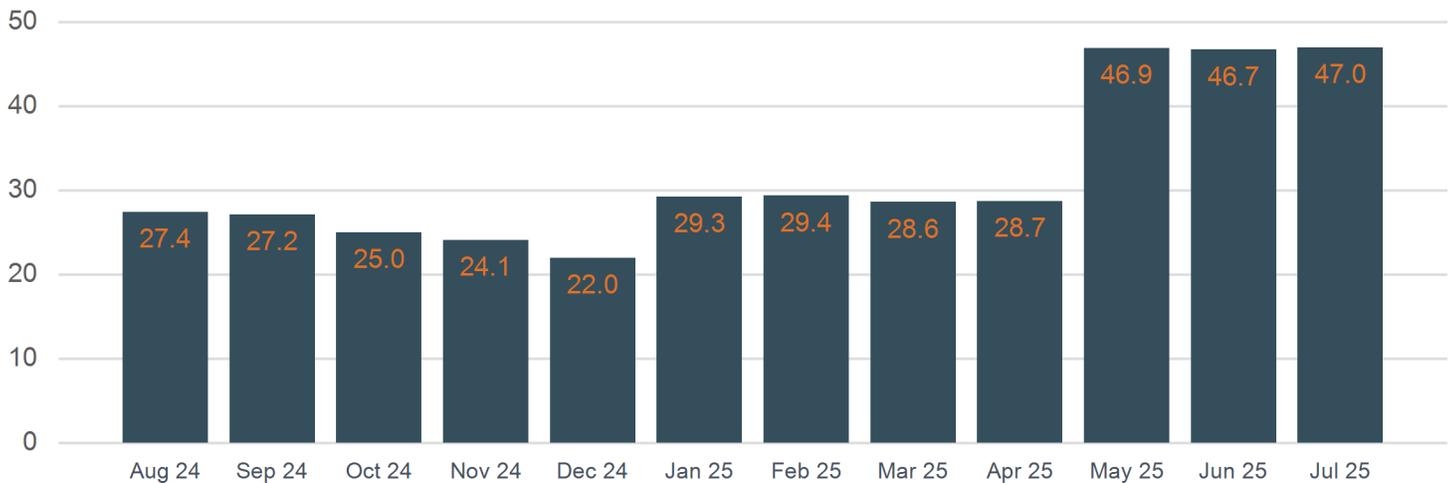
Revenues

Actual	Budget	Over/(Under)
\$208,190	\$198,299	\$9,891

Expenditures

Actual	Budget	Over/(Under)
\$76,053	\$106,021	(\$29,968)

Operating Fund Reserve Coverage Ratio (In Months)



Cash Flow Report - Checking Account

Leander TODD MUD No. 1 - GOF



Number	Name	Memo	Amount	Balance
Balance as of 08/06/2025				\$5,187.05
Receipts				
	Wire Transfer to Checking		8,000.00	
Total Receipts				\$8,000.00
Disbursements				
1491	McLean & Howard L.L.P.	Legal Fees	(1,284.00)	
1492	Municipal Accounts & Consulting L.P.	Bookkeeping Fees	(5,747.06)	
1493	Williamson County Tax Assesor/Collector	Tax Collections Overdistribution	(608.59)	
1494	Leander TODD Mud No 1 - Bookkeepers Acct	Transfer to Bookkeepers Account	(1,001.50)	
Total Disbursements				(\$8,641.15)
Balance as of 09/12/2025				\$4,545.90

Cash Flow Report - Bookkeepers Account

Leander TODD MUD No. 1 - GOF



Number	Name	Memo	Amount	Balance
Balance as of 08/06/2025				\$10,000.10
Receipts				
	Transfer to Bookkeepers Account		1,001.50	
Total Receipts				\$1,001.50
Disbursements				
HR&P	Joshua Cameron.	Fees of Office 08/05/2025	(204.10)	
HR&P	Lawrence Treuter.	Fees of Office 08/05/2025	(204.10)	
HR&P	Matt Matthews.	Fees of Office 08/05/2025	(204.10)	
HR&P	Peter Dufrene.	Fees of Office 08/05/2025	(204.10)	
HR&P	HR & P Incorporated	Administration Fee	(50.00)	
HR&P	United States Treasury	Payroll Taxes	(135.20)	
Total Disbursements				(\$1,001.60)
Balance as of 09/12/2025				\$10,000.00

Actual vs. Budget Comparison

Leander TODD MUD No. 1 - GOF



	July 2025			October 2024 - July 2025			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Revenues							
Property Tax Revenue							
14301 Maintenance Tax Collections	491	360	131	195,829	191,545	4,284	191,601
14303 Property Tax Penalty & Interest	0	8	(8)	621	83	538	100
Total Property Tax Revenue	491	368	123	196,450	191,628	4,822	191,701
Interest Revenue							
14801 Interest Earned on Checking	0	0	0	6	4	2	5
14802 Interest Earned on Temp. Invest	1,757	667	1,091	11,734	6,667	5,067	8,000
Total Interest Revenue	1,758	667	1,090	11,740	6,671	5,069	8,005
Total Revenues	2,248	1,035	1,213	208,190	198,299	9,891	199,706
Expenditures							
Administrative Service							
16703 Legal Fees	1,193	1,292	(99)	10,015	12,917	(2,901)	15,500
16705 Auditing Fees	0	708	(708)	8,500	7,083	1,417	8,500
16706 Engineering Fees	0	1,667	(1,667)	2,189	16,667	(14,478)	20,000
16708 Financial Advisor Fees	0	267	(267)	3,000	2,667	333	3,200
16710 Website Hosting	0	67	(67)	460	667	(207)	800
16712 Bookkeeping Fees	1,650	3,333	(1,683)	24,256	33,333	(9,077)	40,000
16714 Printing & Office Supplies	92	167	(75)	335	1,667	(1,331)	2,000
16715 Filing Fees	0	13	(13)	0	125	(125)	150
16716 Delivery Expense	0	42	(42)	0	417	(417)	500
16717 Postage	1	8	(7)	17	83	(67)	100
16718 Insurance & Surety Bond	0	0	0	11,046	10,500	546	10,500
16721 Meeting Expense	0	183	(183)	894	1,833	(940)	2,200
16723 Travel Expense	0	83	(83)	105	833	(728)	1,000
16724 Publication Expense (SB 622)	0	100	(100)	0	1,000	(1,000)	1,200
16725 Tax Assessor/Appraisal	0	750	(750)	10,725	7,500	3,225	9,000
16728 Record Storage Fees	67	31	36	426	313	114	375
Total Administrative Service	3,003	8,710	(5,708)	71,968	97,604	(25,636)	115,025
Payroll Expense							
17101 Payroll Expenses	0	542	(542)	3,536	5,417	(1,881)	6,500
17102 Payroll Administration	0	50	(50)	200	500	(300)	600
17103 Payroll Tax Expense	0	42	(42)	270	417	(146)	500
Total Payroll Expense	0	633	(633)	4,006	6,333	(2,327)	7,600
Other Expense							
17802 Miscellaneous Expense	0	208	(208)	0	2,083	(2,083)	2,500
Total Other Expense	0	208	(208)	0	2,083	(2,083)	2,500

Actual vs. Budget Comparison

Leander TODD MUD No. 1 - GOF



	July 2025			October 2024 - July 2025			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Total Expenditures	3,003	9,552	(6,549)	75,974	106,021	(30,047)	125,125
Total Revenues (Expenditures)	(754)	(8,517)	7,762	132,215	92,278	39,937	74,581
Other Expenditures							
Extra Ordinary Expense							
18101 Transfer To Capital Projects	0	0	0	78	0	78	0
Total Extra Ordinary Expense	0	0	0	78	0	78	0
Total Other Expenditures	0	0	0	78	0	78	0
Total Other Revenues (Expenditures)	0	0	0	(78)	0	(78)	0
Excess Revenues (Expenditures)	(754)	(8,517)	7,762	132,137	92,278	39,859	74,581

Balance Sheet as of 07/31/2025

Leander TODD MUD No. 1 - GOF



Assets

Bank

11101 Cash in Bank	\$5,040
11103 Bookkeepers	2,362

Total Bank \$7,401

Investments

11201 Time Deposits	\$482,186
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Total Investments \$482,186

Receivables

11303 Maintenance Tax Receivable	\$39
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Total Receivables \$39

Interfund Receivables

11401 Due From Capital Projects	\$1,998
11402 Due From Debt Service	548

Total Interfund Receivables \$2,546

Total Assets

\$492,173

Liabilities & Equity

Liabilities

Accounts Payable

12101 Accounts Payable	\$98,498
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Total Accounts Payable \$98,498

Deferrals

12502 Deferred Inflows Property Taxes	\$39
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Total Deferrals \$39

Total Liabilities

\$98,537

Equity

Unassigned Fund Balance

13101 Unassigned Fund Balance	\$261,498
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Total Unassigned Fund Balance \$261,498

Net Income

\$132,137

Total Equity

\$393,636

Total Liabilities & Equity

\$492,173

Monthly Financial Summary - Capital Projects Fund

Leander TODD MUD No. 1 - CPF



Account Balance Summary

Balance as of 08/06/2025 **\$413,169**

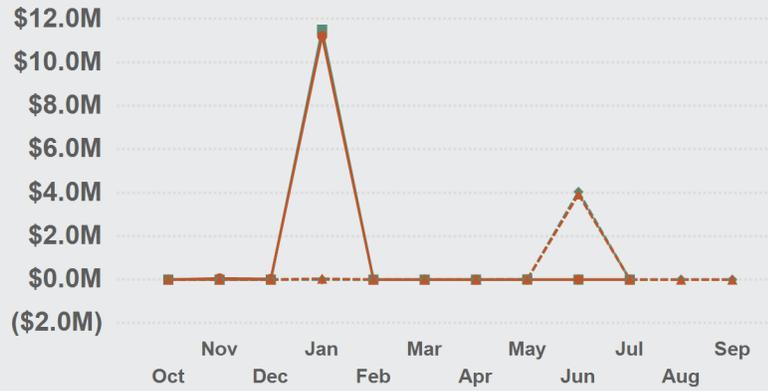
Receipts 0

Disbursements 0

Balance as of 09/12/2025 **\$413,169**

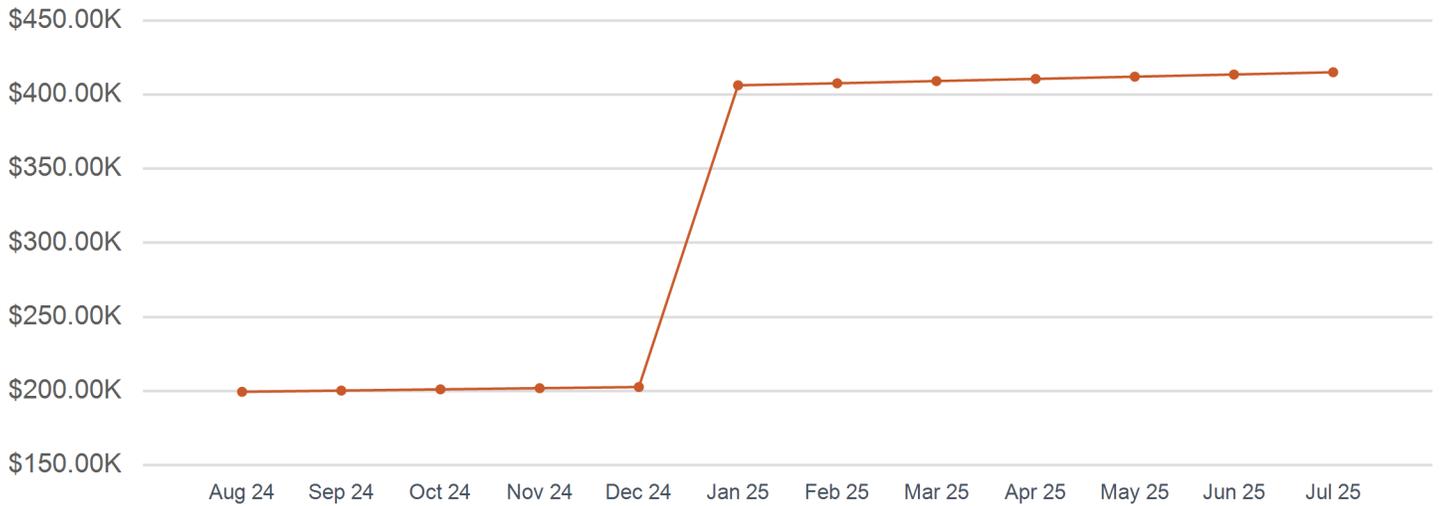
Overall Revenues & Expenditures By Month (Year to Date)

—■ Current Year Revenues - - -▲ Prior Year Revenues
—■ Current Year Expenditures - - -▲ Prior Year Expenditures



Account Balance By Month | August 2024 - July 2025

—● CAPITAL PROJECTS FUND



Cash Flow Report - Checking Account

Leander TODD MUD No. 1 - CPF



Number	Name	Memo	Amount	Balance
Balance as of 08/06/2025				\$2.47
Receipts				
	No Receipts Activity		0.00	
Total Receipts				\$0.00
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements				\$0.00
Balance as of 09/12/2025				\$2.47

District Debt Summary as of 09/12/2025

Leander TODD MUD No. 1 - DSF



		WATER, SEWER, DRAINAGE	PARK/ROAD/OTHER	REFUNDING
Total \$ Authorized		Authorized	Authorized	Authorized
\$138.99M		\$118.58M	\$20.41M	\$118.58M
Total \$ Issued		Issued	Issued	Issued
\$35.15M		\$30.65M	\$4.50M	N/A
Yrs to Mat	Rating	\$ Available To Issue	\$ Available To Issue	\$ Available To Issue
23	AA	\$87.93M	\$15.91M	\$118.58M

*Actual 'Outstanding' Refunding Bonds issued below may differ from the 'Issued' total above pursuant to Chapter 1207, Texas Government Code.

Outstanding Debt Breakdown

Series Issued	Original Bonds Issued	Maturity Date	Principal Outstanding
2025B - Road	\$4,500,000	2049	\$4,500,000
2025A - WS&D	\$7,000,000	2049	\$7,000,000
2024 - WS&D	\$4,000,000	2048	\$3,920,000
2023 - WS&D	\$4,500,000	2048	\$4,410,000
2022 - WS&D	\$5,000,000	2047	\$4,745,000
2021 - WS&D	\$3,750,000	2046	\$3,435,000
2020 - WS&D	\$3,200,000	2045	\$2,840,000
2018 - WS&D	\$3,200,000	2042	\$2,635,000
Total	\$35,150,000		\$33,485,000

District Debt Schedule

Leander TODD MUD No. 1 - DSF



Paying Agent	Series	Principal	Interest	Total
Bank of Texas	2025B - Road	\$0.00	\$93,818.75	\$93,818.75
Bank of Texas	2025A - WS&D	\$0.00	\$149,125.00	\$149,125.00
Bank of Texas	2024 - WS&D	\$0.00	\$82,131.25	\$82,131.25
Bank of Texas	2023 - WS&D	\$0.00	\$101,343.75	\$101,343.75
Bank of Texas	2022 - WS&D	\$0.00	\$99,906.25	\$99,906.25
Bank of Texas	2021 - WS&D	\$0.00	\$35,690.63	\$35,690.63
Bank of Texas	2020 - WS&D	\$0.00	\$40,643.75	\$40,643.75
Bank of Texas	2018 - WS&D	\$0.00	\$49,321.25	\$49,321.25
Total Due 02/15/2026		\$0.00	\$651,980.63	\$651,980.63

Paying Agent	Series	Principal	Interest	Total
Bank of Texas	2025B - Road	\$0.00	\$93,818.75	\$93,818.75
Bank of Texas	2025A - WS&D	\$0.00	\$149,125.00	\$149,125.00
Bank of Texas	2024 - WS&D	\$85,000.00	\$82,131.25	\$167,131.25
Bank of Texas	2023 - WS&D	\$95,000.00	\$101,343.75	\$196,343.75
Bank of Texas	2022 - WS&D	\$135,000.00	\$99,906.25	\$234,906.25
Bank of Texas	2021 - WS&D	\$115,000.00	\$35,690.63	\$150,690.63
Bank of Texas	2020 - WS&D	\$100,000.00	\$40,643.75	\$140,643.75
Bank of Texas	2018 - WS&D	\$110,000.00	\$49,321.25	\$159,321.25
Total Due 08/15/2026		\$640,000.00	\$651,980.63	\$1,291,980.63

Investment Profile as of 09/12/2025

Leander TODD MUD No. 1

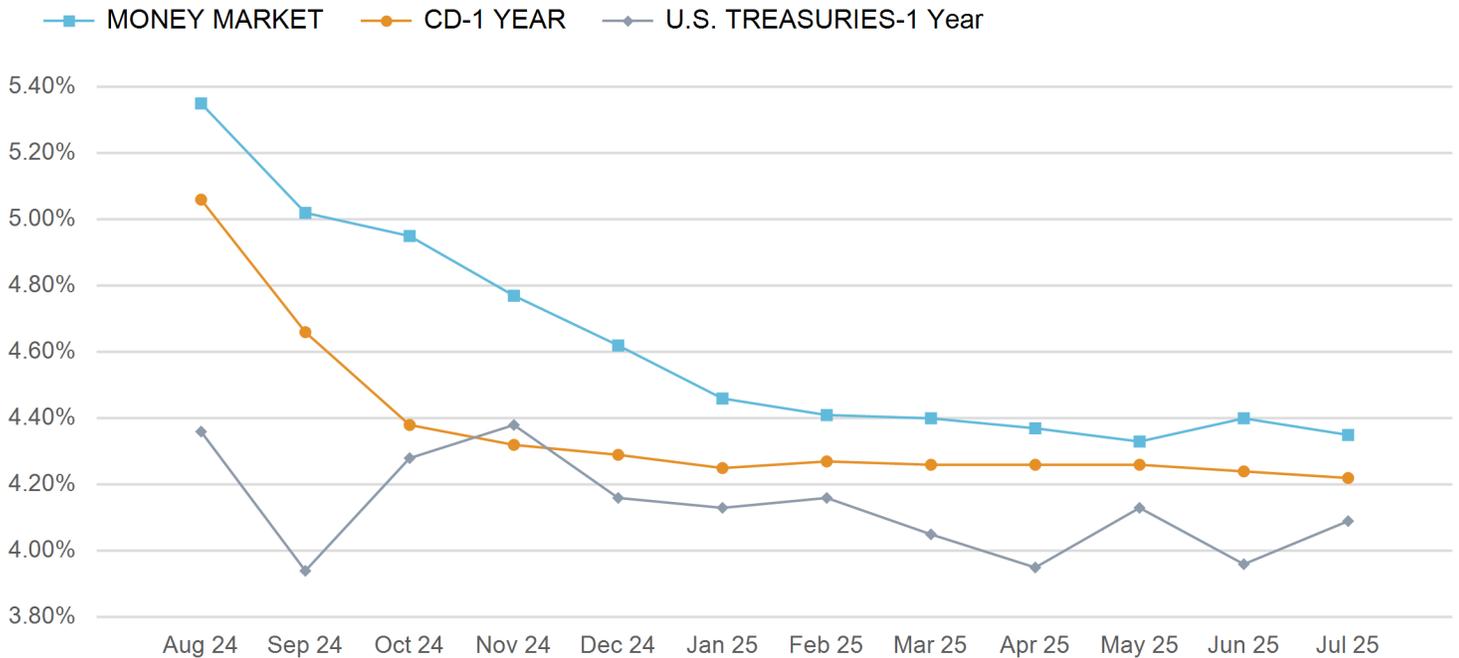


General Operating Fund	Capital Projects Fund	Debt Service Fund	Other Funds
Funds Available to Invest \$386,278	Funds Available to Invest \$413,169	Funds Available to Invest \$2,272,051	Funds Available to Invest N/A
Funds Invested \$371,732	Funds Invested \$413,167	Funds Invested \$2,272,051	Funds Invested N/A
Percent Invested 96%	Percent Invested 99%	Percent Invested 100%	Percent Invested N/A

Term	Money Market	Term	Certificate of Deposit	Term	U.S. Treasuries
On Demand	4.35%	180 Days	4.28%	180 Days	4.06%
		270 Days	4.23%	270 Days	4.06%
		1 Yr	4.19%	1 Yr	3.89%
		13 Mo	2.49%	13 Mo	N/A
		18 Mo	3.45%	18 Mo	3.89%
		2 Yr	2.46%	2 Yr	3.72%

*Rates are based on the most current quoted rates and are subject to change daily.

Investment Rates Over Time (By Month) | August 2024 - July 2025



Account Balance as of 09/12/2025

Leander TODD MUD No. 1 - Investment Detail



FUND: General Operating

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Money Market Funds					
TEXPOOL (XXXX0004)	08/23/2018		4.31%	371,732.35	
Checking Account(s)					
FIRST CITIZENS BANK-CKING (XXXX4915)			0.05%	10,000.00	Bookkeepers
FIRST CITIZENS BANK-CKING (XXXX0709)			0.05%	4,545.90	Checking Account
Totals for General Operating Fund				\$386,278.25	

FUND: Capital Projects

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Money Market Funds					
TEXPOOL (XXXX0006)	06/18/2021		4.31%	10,863.41	Series 2021
TEXPOOL (XXXX0008)	08/28/2023		4.31%	119,547.09	Series 2023
TEXPOOL (XXXX0009)	05/23/2024		4.31%	77,244.17	Series 2024
TEXPOOL (XXXX0010)	12/17/2024		4.31%	205,512.07	Series 2025A Util
Checking Account(s)					
FIRST CITIZENS BANK-CKING (XXXX3876)			0.05%	2.47	Checking Account
Totals for Capital Projects Fund				\$413,169.21	

FUND: Debt Service

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Money Market Funds					
TEXPOOL (XXXX0002)	02/01/2018		4.31%	2,272,050.99	
Totals for Debt Service Fund				\$2,272,050.99	
Grand Total for Leander TODD MUD No. 1 :				\$3,071,498.45	

TAX ANALYSIS FISCAL YEAR END 09/2025

LEANDER TODD MUD NO 1

	TAX YEARS			GRAND TOTALS		
	2024					
	DSF	M&O	TOTAL	TOTAL	TOTAL	TOTAL
PERCENTAGE	91.43%	8.57%	100.00%	DSF	M&O	TOTAL
TAX LEVY	2,089,761.59	195,915.15	2,285,676.74			
OCT 24						
TAXES	18,624.78	1,746.07	20,370.85	18,624.78	1,746.07	20,370.85
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00
				18,624.78	1,746.07	20,370.85
NOV 24						
TAXES	50,643.51	4,747.83	55,391.34	50,643.51	4,747.83	55,391.34
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00
				50,643.51	4,747.83	55,391.34
DEC 24						
TAXES	1,164,603.73	109,181.60	1,273,785.33	1,164,603.73	109,181.60	1,273,785.33
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00
				1,164,603.73	109,181.60	1,273,785.33
JAN 25						
TAXES	723,023.20	67,783.43	790,806.63	723,023.20	67,783.43	790,806.63
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00
				723,023.20	67,783.43	790,806.63
FEB 25						
TAXES	107,791.51	10,105.45	117,896.96	107,791.51	10,105.45	117,896.96
PENALTY	5,798.53	543.61	6,342.14	5,798.53	543.61	6,342.14
				113,590.03	10,649.07	124,239.10
MAR 25						
TAXES	7,099.22	665.55	7,764.77	7,099.22	665.55	7,764.77
PENALTY	186.14	17.45	203.59	186.14	17.45	203.59
				7,285.36	683.00	7,968.36
APR 25						
TAXES	4,675.62	438.34	5,113.96	4,675.62	438.34	5,113.96
PENALTY	431.47	40.45	471.92	431.47	40.45	471.92
				5,107.09	478.79	5,585.88
MAY 25						
TAXES	6,529.14	612.11	7,141.25	6,529.14	612.11	7,141.25
PENALTY	210.78	19.76	230.54	210.78	19.76	230.54
				6,739.92	631.87	7,371.79
JUNE 25						
TAXES	612.70	57.44	670.14	612.70	57.44	670.14
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00
				612.70	57.44	670.14
JULY 25						
TAXES	5,236.25	490.90	5,727.15	5,236.25	490.90	5,727.15
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00
				5,236.25	490.90	5,727.15
AUG 25						
TAXES	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00
				0.00	0.00	0.00
SEPT 25						
TAXES	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00
				0.00	0.00	0.00
TOTALS	2,095,466.58	196,449.99	2,291,916.57			
TAXES	2,088,839.66	195,828.72	2,284,668.49	2,088,839.66	195,828.72	2,284,668.49
PENALTY	6,626.92	621.27	7,248.19	6,626.91	621.28	7,248.19
TOTALS	2,095,466.58	196,449.99	2,291,916.68	2,095,466.58	196,449.99	2,291,916.68
ADJUSTMENTS	(504.40)	(47.29)	(551.69)	(504.40)	(47.29)	(551.69)
TAX						
DUE @			99.98%			
7/31/2025	417.43	39.13	456.56	417.43	39.13	456.56
TAX RATES	0.3200	0.0300	0.3500			

Capital Projects Fund Breakdown

Leander Todd MUD
As of Date 09/12/2025

Balances by Bond Series

Bond Proceeds - Series 2021	10,865.88
Bond Proceeds - Series 2023	119,547.09
Bond Proceeds - Series 2024	77,244.17
Bond Proceeds - Series 2025A	205,512.07
Bond Proceeds - Series 2025B Roads	0.00
Total Cash Balance	<u><u>\$413,169.21</u></u>

Remaining Costs/Surplus By Bond Series

Remaining Costs - Series 2021	\$0.00
Remaining Costs - Series 2023	0.00
Remaining Costs - Series 2024	0.00
Remaining Costs - Series 2025A	0.00
Remaining Costs - Series 2025B Roads	0.00
Total Amount in Remaining Costs	<u><u>\$0.00</u></u>

Surplus & Interest - Series 2021	\$10,865.88
Surplus & Interest - Series 2023	119,547.09
Surplus & Interest - Series 2024	77,244.17
Surplus & Interest - Series 2025A	205,512.07
Surplus & Interest - Series 2025B Roads	0.00
Total Surplus & Interest Balance	<u><u>\$413,169.21</u></u>

Total Remaining Costs/Surplus	<u><u>\$413,169.21</u></u>
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Leander TODD Municipal
Utility District No. 1
Quarterly Investment Inventory Report
Period Ending June 30, 2025

BOARD OF DIRECTORS
Leander TODD Municipal
Utility District No. 1

Attached is the Quarterly Investment Inventory Report for the
Period ending June 30, 2025.

This report and the District's investment portfolio are in compliance with the
investment strategies expressed in the District's investment policy, and the
Public Funds Investment Act.

I, hereby certify that, pursuant to Senate Bill 253 and in connection with the
preparation of the investment report, I have reviewed the divestment lists
prepared and maintained by the Texas Comptroller of Public Accounts, and the
District does not own direct or indirect holdings in any companies identified on such lists.

Mark M. Burton
(Investment Officer)

Ghia Lewis
(Investment Officer)

COMPLIANCE TRAINING

HB 675 states the Investment Officer must attend at least one training seminar for (6) six hours
Within twelve months of taking office and requires at least (4) four hours training within each (2)
two year period thereafter.

INVESTMENT OFFICERS

Mark M. Burton

Ghia Lewis

CURRENT TRAINING

November 27, 2015 (Texpool Academy 10 Hours)
December 26, 2017 (Texpool Academy 10 Hours)
January 9, 2020 (TexPool Academy 12 Hours)
December 31, 2021 (Texpool Academy 10 Hours)
December 16, 2023 (Texpool Academy 10 Hours)
November 5, 2015 (Texpool Academy 10 Hours)
November 6, 2017 (Texpool Academy 10 Hours)
November 5, 2019 (Texpool Academy 10 Hours)
December 28, 2021 (Texpool Academy 10 Hours)
December 26, 2023 (Texpool Academy 10 Hours)

Summary of Money Market Funds

04/01/2025 - 06/30/2025

Fund: Operating		Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
Date	Description					
04/01/2025		290,598.66				
04/30/2025					1,035.50	
05/01/2025	TAX TRF		187,688.22			
05/14/2025	TRF TO BOOKKEEPERS			(3,000.00)		
05/31/2025					1,458.67	
06/30/2025					1,687.41	
Totals for Account XXXX0004:		\$290,598.66	\$187,688.22	(\$3,000.00)	\$4,181.58	\$479,468.46
Totals for Operating Fund:		\$290,598.66	\$187,688.22	(\$3,000.00)	\$4,181.58	\$479,468.46

Methods Used For Reporting Market Values

Certificates of Deposits: Face Value Plus Accrued Interest
 Securities/Direct Government Obligations: Market Value Quoted by the Seller of the Security and Confirmed in Writing
 Public Fund Investment Pool/MM Accounts: Balance = Book Value = Current Market

Summary of Money Market Funds

04/01/2025 - 06/30/2025

Fund: Debt Service		Financial Institution: TEXPOOL		Date Opened: 09/30/2018		Current Interest Rate: 4.31%	
Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance	
04/01/2025		2,216,551.74					
04/30/2025	TAX 04/25		5,585.88				
04/30/2025					7,904.57		
05/01/2025	TRF TO GOF			(187,688.22)			
05/01/2025	TRF TO DSF			(2,028,863.52)			
05/31/2025	TAX 05/25		6,355.52				
05/31/2025	TAX 05/25 DIT		1,016.27				
05/31/2025					3,461.50		
06/30/2025	TAX 06/25		670.14				
06/30/2025					87.64		
Totals for Account XXXX0001:		\$2,216,551.74	\$13,627.81	(\$2,216,551.74)	\$11,453.71	\$25,081.52	
Account Number: XXXX0002		Date Opened: 02/01/2018		Current Interest Rate: 4.31%			
Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance	
04/01/2025		1,485,021.62					
04/30/2025					5,291.75		
05/01/2025	TAX TRF		2,028,863.52				
05/31/2025					9,755.53		
06/30/2025					12,463.43		
Totals for Account XXXX0002:		\$1,485,021.62	\$2,028,863.52		\$27,510.71	\$3,541,395.85	
Totals for Debt Service Fund:		\$3,701,573.36	\$2,042,491.33	(\$2,216,551.74)	\$38,964.42	\$3,566,477.37	

Methods Used For Reporting Market Values

Certificates of Deposits: Face Value Plus Accrued Interest
 Securities/Direct Government Obligations: Market Value Quoted by the Seller of the Security and Confirmed in Writing
 Public Fund Investment Pool/MM Accounts: Balance = Book Value = Current Market

Leander TODD Municipal Utility District No. 1
Summary of Certificates of Deposit with Money Market
 04/01/2025 - 06/30/2025

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest
Fund: Operating															
				Totals for Operating Fund:	0.00	0.00	0.00	0.00	0.00	N/A	0.00	0.00	0.00	0.00	\$0.00
	Beginning Balance:	\$0.00							\$0.00						
	Plus Principal From Cash:	\$0.00						Interest Earned:	\$0.00						
	Less Principal Withdrawn:	\$0.00					Less Beg Accrued Interest:		\$0.00						
	Plus Interest Reinvested:	\$0.00					Plus End Accrued Interest:		\$0.00						
	Fixed Balance:	\$0.00					Fixed Interest Earned:		\$0.00						
	MM Balance:	\$479,468.46					MM Interest Earned:		\$4,181.58						
	Total Balance:	\$479,468.46					Total Interest Earned:		\$4,181.58						

Methods Used For Reporting Market Values

Certificates of Deposits: Face Value Plus Accrued Interest
 Securities/Direct Government Obligations: Market Value Quoted by the Seller of the Security and Confirmed in Writing
 Public Fund Investment Pool/MM Accounts: Balance = Book Value = Current Market

Leander TODD Municipal Utility District No. 1
Summary of Certificates of Deposit with Money Market
 04/01/2025 - 06/30/2025

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest
Fund: Capital Projects															
Totals for Capital Projects Fund:				0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00	0.00	0.00	0.00	0.00
Beginning Balance:	\$0.00								\$0.00						
Plus Principal From Cash:	\$0.00							Interest Earned:	\$0.00						
Less Principal Withdrawn:	\$0.00						Less Beg Accrued Interest:		\$0.00						
Plus Interest Reinvested:	\$0.00						Plus End Accrued Interest:		\$0.00						
Fixed Balance:	\$0.00						Fixed Interest Earned:		\$0.00						
MM Balance:	\$413,649.60						MM Interest Earned:		\$4,416.51						
Total Balance:	\$413,649.60						Total Interest Earned:		\$4,416.51						

Methods Used For Reporting Market Values

Certificates of Deposits: Face Value Plus Accrued Interest
 Securities/Direct Government Obligations: Market Value Quoted by the Seller of the Security and Confirmed in Writing
 Public Fund Investment Pool/MM Accounts: Balance = Book Value = Current Market

Leander TODD Municipal Utility District No. 1
Summary of Certificates of Deposit with Money Market
 04/01/2025 - 06/30/2025

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest
Fund: Debt Service															
Totals for Debt Service Fund:															
Beginning Balance:	\$0.00			0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00	0.00	0.00	0.00	\$0.00
Plus Principal From Cash:	\$0.00							Interest Earned:	\$0.00						
Less Principal Withdrawn:	\$0.00							Less Beg Accrued Interest:	\$0.00						
Plus Interest Reinvested:	\$0.00							Plus End Accrued Interest:	\$0.00						
Fixed Balance:	\$0.00							Fixed Interest Earned:	\$0.00						
MM Balance:	\$3,566,477.37							MM Interest Earned:	\$38,964.42						
Total Balance:	\$3,566,477.37							Total Interest Earned:	\$38,964.42						
Totals for District:															
				0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00	0.00	0.00	0.00	\$0.00

Methods Used For Reporting Market Values

Certificates of Deposits:

Face Value Plus Accrued Interest

Securities/Direct Government Obligations:

Market Value Quoted by the Seller of the Security and Confirmed in Writing

Public Fund Investment Pool/MM Accounts:

Balance = Book Value = Current Market