

**NOTICE OF MEETING**

**MADERA MUNICIPAL MANAGEMENT DISTRICT NO. 1**

Notice is hereby given that the Board of Directors of Madera Municipal Management District No. 1 (the "District") will hold a regular meeting on **Thursday, May 7, 2026, at 10:00 a.m.**, at **4514 Cole Avenue, Suite 1450, Dallas, TX 75205**, to discuss and, if appropriate, act upon the following items:

1. Public Comments.
2. Approve minutes of prior meeting.
3. Report on development in the District.
4. Engineering matters, including the taking of any necessary or appropriate action in connection with the following:
  - a. report and status of construction projects within the District;
  - b. authorize engineer to proceed with design of District facilities;
  - c. approve plans and specifications of District facilities;
  - d. authorize engineer to advertise for bids for District projects;
  - e. consider construction contracts and related items;
  - f. approve pay estimates and change orders for construction projects in the District;
  - g. consider acceptance of certificates of completion and authorize final acceptance of projects;
  - h. consider deeds, easements, consents to encroachment, requests for service, out-of-district service agreements, utility deeds, utility conveyances, and utility commitment letters; and
  - i. notices of default or other matters related to noncompliance with construction contracts.
5. Financial and bookkeeping matters, including payment of the bills and review of investments.
6. Adopt a District Budget for the fiscal year end March 31, 2026 and March 31, 2027.
7. Terminate Municipal Advisory Services Agreement with Robert W. Baird & Co. Incorporated and Engage Cedar Creek Municipal Advisors, LLC as the District's Financial Advisor.
8. Discuss 2026 Director's Election, Bond Elections, and Operation and Maintenance Tax Elections.
9. Consider and discuss regular meeting schedule.
10. Meeting schedule and items for inclusion on the next agenda.
11. Adjourn.

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Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (972) 823-0800 at least three business days prior to the meeting so that appropriate arrangements can be made.

## AVISO DE REUNIÓN

### DISTRITO DE GESTIÓN MUNICIPAL DE MADERA NO. 1

Por medio del presente se notifica que la Junta Directiva del Distrito de Gestión Municipal de Madera No. 1 (el "Distrito") celebrará una reunión ordinaria el **jueves 7 de mayo de 2026, a las 10:00 a.m.**, en **4514 Cole Avenue, Suite 1450, Dallas, TX 75205**, para discutir y, si procede, tomar decisiones sobre los siguientes puntos:

8. Discusion sobre la Elección de Directores, Elecciones de Bonos, y Elecciones de Impuestos de Operación y Mantenimiento de 2026.



/s/ Sarjay Bapat  
Acting Attorney for the District

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**Exhibit B**  
**Taxpayer Impact Statement**

Madera MMD 1 does not levy an operations and maintenance tax to fund its operations and maintenance budget, and the proposed operations and maintenance budget will not impact the property tax bill of a homestead within the boundaries of Madera MMD 1.

# Proposed Budget

Madera MMD 1 - Fiscal Year Ending 03/2026

Proposed  
2026 Budget

## Revenues

14901 · Developer Advance	13,230
<b>Total Revenues</b>	<b>\$13,230</b>

## Expenditures

16706 · Engineering Fees	11,290
16712 · Bookkeeping Fees	1,768
16714 · Printing & Office Supplies	11
16716 · Delivery Expense	67
16722 · Bank Service Charge	50
16728 · Record Storage Fees	45

<b>Total Expenditures</b>	<b>\$13,230</b>
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<b>Net Excess Revenues &lt;Expenditures&gt;</b>	<b>\$0</b>
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Taxpayer Impact Statement

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# Proposed Budget

Madera MMD 1 - Fiscal Year Ending 03/2027

	Proposed 2027 Budget
<b>Revenues</b>	
14901 · Developer Advance	154,040
<b>Total Revenues</b>	<b>\$154,040</b>
<b>Expenditures</b>	
16703 · Legal Fees	50,000
16706 · Engineering Fees	50,000
16709 · Election Expense	10,000
16712 · Bookkeeping Fees	15,000
16713 · Legal Notices & Other Publ.	300
16714 · Printing & Office Supplies	500
16715 · Filing Fees	200
16716 · Delivery Expense	500
16717 · Postage	100
16718 · Insurance & Surety Bond	3,500
16721 · Meeting Expense	5,000
16722 · Bank Service Charge	360
16723 · Travel Expense	1,500
16725 · Tax Assessor/Appraisal	1,000
16728 · Record Storage Fees	1,000
17101 · Payroll Expenses	13,260
17102 · Payroll Administration	800
17103 · Payroll Tax Expense	1,020
<b>Total Expenditures</b>	<b>\$154,040</b>
<b>Net Excess Revenues &lt;Expenditures&gt;</b>	<b>\$0</b>