

NOTICE OF MEETING

VIRIDIAN MUNICIPAL MANAGEMENT DISTRICT

The Board of Directors of Viridian Municipal Management District will hold a regular meeting on **Tuesday, December 9, 2025, at 9:00 a.m., at the Lakeview Event and Conference Center, 1200 Viridian Park Lane, Bldg. A, Arlington, Texas 76005**, to discuss and, if appropriate, act upon the following items:

1. Public comment(s) – In accordance with the Open Meetings Act, Directors are prohibited from acting on or discussing any new items brought before them at this time. Citizens' comments will be limited to 3 minutes. Comments about any of the agenda items are appreciated by the Board of Directors and may be taken into consideration at this time or during that agenda item. If you desire to address the Board, please complete and submit a Public Input Form, a copy of which is attached hereto, to jfinke@abhr.com. All remarks and questions addressed to the Board shall be addressed to the Board as a whole and not to any individual member thereof.
2. Approve Minutes of November 11, 2025, Board meeting.
3. Review Arbitrage Rebate Report for Series 2020 Unlimited Tax Utility Bonds and Series 2020 Unlimited Tax Road Bonds.
4. Sale of Series 2026 Unlimited Tax Road Improvement Bonds, including:
 - a. Approve final cost summary;
 - b. Authorize auditor to prepare developer reimbursement report;
 - c. Approve Preliminary Official Statement and Official Notice of Sale;
 - d. Update on City approval of sale;
 - e. Engage rating company to perform credit rating analysis; and
 - f. Authorize advertisement and schedule bond sale.
5. Adopt Order Canvassing Returns and Declaring Results of Bond Elections.
6. Viridian Sailing Center Foundation Report, including proposals for major repairs and maintenance items and deposit for same; discuss 2026 sailing center budget; and take any appropriate actions.
7. Consider General Manager's report, including Citizen Tracker inquiries, and authorize any appropriate actions.
8. Consider Viridian Residential Association matters, including landscaping matters, and discuss status of amendment of Ground Lease Agreement related to art installations.
9. Committee Reports and related matters, including, but not limited to District Management Structure Committee (appoint residents, revise Rules, and discuss District Management Reporting chart).
10. Discuss Viridian Beach access and/or repurposing matters, and take any appropriate action.
11. Developer's report.
12. Engineer's report, and the taking of any action necessary and appropriate relating to:
 - a. Status of construction of improvements projects within the District; authorize issuance of notices to contractors;
 - b. Authorize preparation of construction plans and specifications;
 - c. Approve construction plans and specifications and advertising/soliciting for bids for contracts;

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.

- d. Approve award of construction contracts and issuance of notices to proceed as follows:
Public Bids- ≥ \$150,000.01 – None;
Solicited Bids – \$25,000.01 - \$150,000.00 – None; and
Under – \$25,000.00 – None.
 - e. Approve three party agreement(s), community facilities agreement(s), and escrow agreement(s) with City of Arlington and/or City of Fort Worth, and adopt resolutions regarding same as necessary;
 - f. Approve pay applications and change orders to construction contracts for improvement projects;
Change Orders: American Landscape Systems – Viridian Railroad Buffer Phase 2 Parks - Schedule I and II and American Landscape Systems – Viridian Blue Lake Blvd Entry - Schedule II – Landscape;
 - g. Approve certificates of substantial completion and authorize final acceptance of improvements;
 - h. Approve engineering Task Orders;
 - i. Approve plat(s);
 - j. Discuss maintenance and authorize preparation of consultant recommendations; consider approval of proposals, contracts and invoices for payment under maintenance and repair projects, including:
Maintenance Matters: TxDot Bridge Inspection Report; and
Proposals/Contracts: American Landscape Systems - Viridian Railroad Buffer drainage swale tree relocations;
 - k. Approve Notice of Warranty Repair Under Surety Bonds;
 - l. Approve Permits for construction of public infrastructure;
 - m. Consider deeds, easements, consents to encroachment, requests for service or utility commitment letters, and take appropriate action; and
 - n. Miscellaneous, including Northern Trinity Groundwater Conservation District monitoring well agreements.
13. Adopt Resolution Making Annual Determination of Percentage of Developable Acreage in the District that has been Developed for 2025 as required by Section 3861.0521(a) of Special District Local Laws Code.
 14. Communications and website report.
 15. Financial and bookkeeping matters, including payment of bills, review of investments, and approval of fund transfers and orders to Trustee.
 16. Adopt budget for fiscal year ending December 31, 2026.
 17. Tax assessment and collection matters.
 18. Discuss voting for Tarrant Appraisal District director and adoption of Resolution in connection with same.
 19. Authorize auditor to conduct audit for fiscal year ending December 31, 2025.
 20. Consider changing regular time for Board meetings.
 21. Discuss *Lakeview Loan Servicing, LLC v. Bryan J. Reese Sr., the Secretary of Housing and Urban Development, and Viridian Municipal Management District*, and take any appropriate actions.
 22. Future agenda items.
 23. Adjourn.

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AVISO DE ASAMBLEA

DISTRITO DE GESTIÓN MUNICIPAL DE VIRIDIAN

La Junta Directiva del Distrito de Gestión Municipal de Viridian llevará a cabo una asamblea extraordinaria **el martes 9 de diciembre de 2025, a las 9:00 a.m., en Lakeview Event and Conference Center, 1200 Viridian Park Lane, Bldg. A, Arlington, Texas 76005**, para debatir y, de ser necesario, actuar sobre los siguientes puntos:

5. Adoptar Orden para el Escrutinio de Declaraciones y Resultados de las Elecciones de Bonos.

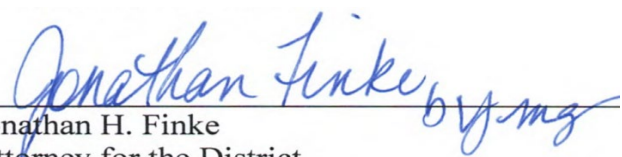
THÔNG BÁO HỌP

KHU QUẢN LĨT THỊ PHỐ VIRIDIAN

Ban Giám Đốc của Khu Quản Lý Thị Phố Viridian sẽ tổ chức một cuộc họp cơ quan vào **thứ Ba, ngày 9 tháng Mười Hai, 2025, lúc 9:00 sang, tại Lakeview Event and Conference Center, 1200 Viridian Park Lane, Bldg. A, Arlington, Texas 76005**, để thảo luận và, nếu thích hợp, thực hiện các công việc sau đây:

5. Thông qua Lệnh Kiểm Phiếu và Tuyên bố Kết quả của các Cuộc Bầu Cử Trái Phiếu.




Jonathan H. Finke
Attorney for the District

Viridian Municipal Management District reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney), Section 551.072 (Deliberations Regarding Real Property), Section 551.073 (Deliberations Regarding Gifts and Donations), Section 551.074 (Personnel Matters), Section 551.076 (Deliberations Regarding Security Matters), and Section 551.087 (Economic Development).

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VIRIDIAN MUNICIPAL MANAGEMENT DISTRICT

Date of Meeting:_____

Name:_____

Address:_____

Phone No.:_____

Representing:_____

Agenda item/Other:_____

Do you wish to speak at the meeting? ☐ No ☐ Yes ☐ No ☐ No

Comments:_____

Viridian Municipal Management District
2026 General Fund Operating Budget (Modified Cash Basis)

	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	2026 Budget	2025 Budget	Difference 2026 to 2025
Revenue															
4000 · Property Tax Revenue	1,170,895	501,812	167,271	-	-	-	-	-	-	66,908	267,633	1,170,895	3,345,414	2,241,687	1,103,727
4300 · Water Rev, Irrigation	-	-	-	-	-	-	-	-	-	-	-	-	-	18,406	(18,406)
5391 · Interest Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	84,000	(84,000)
Total Revenue	1,170,895	501,812	167,271	-	-	-	-	-	-	66,908	267,633	1,170,895	3,345,414	2,344,093	1,001,321
Operating Expenses															
7301 · Engineer R&M	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,665	6,667	6,667	6,665	80,000	48,480	31,520
7701 · District Manager	11,100	11,100	11,100	11,100	11,100	11,100	11,100	11,100	11,100	11,100	11,100	11,100	133,200	150,000	(16,800)
7702 · Storage	-	-	-	-	-	-	-	-	-	-	-	3,000	3,000		
7710 · VRA Cost Share	66,667	66,667	66,667	66,667	66,667	66,667	66,667	66,667	66,667	66,667	66,665	66,665	800,000	700,000	100,000
7700 · Repair & Maint															
7715 · R&M - Pumps	3,334	3,333	3,333	3,333	3,334	3,333	3,333	3,333	3,334	3,333	3,333	3,334	40,000	120,000	(80,000)
7712 · R&M - Other	7,083	7,084	7,083	7,083	7,084	7,083	7,083	7,083	7,084	7,083	7,083	7,084	85,000	-	85,000
7713 · R&M - Bridge Repair	8,334	8,333	8,333	8,334	8,333	8,333	8,333	8,334	8,333	8,333	8,333	8,334	100,000	-	100,000
7714 · R&M - Parks	4,166	4,167	4,167	4,166	4,167	4,167	4,167	4,166	4,167	4,167	4,167	4,166	50,000	-	50,000
7716 · R&M - Beach	4,166	4,167	4,167	4,166	4,167	4,167	4,167	4,166	4,167	4,167	4,167	4,166	50,000	-	50,000
7720 · R&M - Drainage	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	360,000	30,000	330,000
7730 · R&M - Utility	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,665	1,667	1,667	1,667	1,665	20,000	21,000	(1,000)
7740 · R&M - Roads	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,666	16,666	16,666	16,666	200,000	200,000	-
7750 · R&M - Street Lights	4,166	4,167	4,167	4,166	4,167	4,167	4,167	4,166	4,167	4,167	4,167	4,166	50,000	44,004	5,996
7775 · R&M - Signage	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	60,000	36,000	24,000
Total 7700 · Repair & Maint	84,583	84,585	84,584	84,582	84,586	84,584	84,584	84,580	84,585	84,583	84,583	84,581	1,015,000	451,004	563,996
7751 · Sailing Center															
7462 · Insurance	-	-	-	-	-	11,000	-	-	-	-	-	-	11,000	10,986	14
7752 · Management Fee	-	-	-	-	100	-	-	-	-	-	-	-	100	5,000	(4,900)
7754 · R&M - Sailing Center	-	-	-	-	-	-	-	-	-	-	-	-	-	15,000	(15,000)
Total 7751 · Sailing Center	-	-	-	-	100	11,000	-	-	-	-	-	-	11,100	30,986	(19,886)
7900 · Electricity	9,166	9,167	9,167	9,167	9,166	9,167	9,167	9,167	9,166	9,167	9,167	9,166	110,000	126,000	(16,000)
7909 · Well Water															
7910 · Well Water Usage	-	-	-	-	-	50,000	-	-	-	-	-	50,000	100,000	100,440	(440)
7911 · Wells - R&M	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	60,000	35,400	24,600
7912 · Wells - Permitting	10,000	-	-	-	-	-	-	-	-	-	-	-	10,000	7,000	3,000
Total 7909 · Well Water	15,000	5,000	5,000	5,000	5,000	55,000	5,000	5,000	5,000	5,000	5,000	55,000	170,000	142,840	27,160
7760 · Security	-	-	-	-	-	-	-	-	-	-	-	-	-	60,480	(60,480)
Total Operating Expenses	193,183	183,186	183,185	183,183	183,286	244,185	183,185	183,181	183,183	183,184	183,182	236,177	2,322,300	1,820,434	592,378

Viridian Municipal Management District
2026 General Fund Operating Budget (Modified Cash Basis)

	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	2026 Budget	2025 Budget	Difference 2026 to 2025
Admin Expenses															
6065 · Tax Consultant Svcs	-	-	6,000	-	-	-	-	6,000	-	-	-	-	12,000	12,000	-
7001 · Accounting	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	60,000	60,000	-
7070 · Auditing	-	15,000	-	10,000	-	-	-	-	-	-	-	-	25,000	25,000	-
7190 · Delivery/Courier Svcs	150	150	150	150	150	150	150	150	150	150	150	150	1,800	2,040	(240)
7200 · Director Fees/Exp	400	400	400	400	400	400	400	400	400	400	400	400	4,800	4,800	-
7461 · Insurance - General	51,000	-	-	-	-	-	-	-	-	-	-	-	51,000	50,500	500
7275 · Election Expenses	-	-	-	-	5,500	-	-	-	-	-	-	-	5,500	-	5,500
7500 · Legal - General	12,917	12,917	12,917	12,917	12,917	12,917	12,917	12,917	12,917	12,917	12,917	12,917	155,004	168,000	(12,996)
7501 · Legal - Other	416	417	417	417	416	417	416	417	417	416	417	417	5,000	5,004	(4)
7505 · Legal - Litigation	20,000	20,000	20,000	20,000	20,000	20,000	8,333	8,333	8,333	8,333	8,334	8,334	170,000	-	170,000
7520 · Meeting Expense	250	250	250	250	250	250	250	250	250	250	250	250	3,000	3,600	(600)
7600 · Office Supplies	500	-	-	-	-	-	-	-	-	-	-	-	500	500	-
7650 · Publishing Notices	-	-	-	2,300	-	-	-	-	-	-	-	-	2,300	2,300	-
7300 · Engineer - District	10,833	10,834	10,833	10,833	10,834	10,833	10,833	10,834	10,833	10,833	10,833	10,834	130,000	105,120	24,880
7800 · Web/Communications	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	60,000	50,004	9,996
9612 · Bond Disclosure	-	-	-	-	-	1,000	-	-	-	-	-	-	1,000	1,000	-
Total Admin Expenses	106,466	69,968	60,967	67,267	60,467	55,967	43,299	49,301	43,300	43,299	43,301	43,302	686,904	489,868	197,036
Net Revenue	871,246	248,658	(76,881)	(250,450)	(243,753)	(300,152)	(226,484)	(232,482)	(226,483)	(159,575)	41,150	891,416	336,210	33,791	211,907
R&M Reserve Transfer	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	336,000	120,000	216,000
Fiscal Year Surplus	843,246	220,658	(104,881)	(278,450)	(271,753)	(328,152)	(254,484)	(260,482)	(254,483)	(187,575)	13,150	863,416	210	(86,209)	(4,093)

*Property tax revenue is based on an O&M rate of 0.1671 with 98.5% collections.

TAXPAYER IMPACT STATEMENT

	Current Budget Fiscal Year Ending December 2025**	Proposed Budget Fiscal Year Ending December 2026**	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$585.19	\$850.31	\$566.67

*The Viridian Municipal Management District levies taxes in accordance with the Texas Water Code. The Viridian Municipal Management District's current operations and maintenance tax rate is equal to **\$0.1671** per \$100 of assessed value. Average homestead values are determined by the county appraisal district. All estimates above were prepared utilizing the average resident homestead value as of the time that the District's most recent Truth in Taxation worksheet was prepared in accordance with the Texas Water Code.

**Average tax bill estimates for the current and proposed budgets reflect those taxes necessary to fund the operations and maintenance tax revenues stated in the applicable budget.

*** This column estimates the operations and maintenance taxes to be paid on the average homestead if the proposed budget generates the same amount of operations and maintenance tax revenues as the current budget.

Taxes for Current Budget and No-New-Revenue Tax Rate Budget:

508,865	X	0.11134
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100

Taxes for Proposed Budget:

	x	
508,865		0.1671

100