



NOTICE OF MEETING OF THE GOVERNING BODY OF THE CITY OF BURNET

301 E. Jackson Street, Burnet, TX

Tuesday, January 27, 2026 at 5:00 PM

Notice is hereby given that a **Regular City Council Meeting** will be held by the governing body of the City of Burnet on **Tuesday, January 27, 2026** at 5:00 PM in the City of Burnet Council Chambers located at 301 E. Jackson Street, Burnet, TX.

This notice is posted pursuant to the Texas Government Code, Chapter §551-Open Meetings.

The following subjects will be discussed, to wit:

Attendance By Other Elected or Appointed Officials: It is anticipated that the Burnet Economic Development Corporation Board, Planning & Zoning Commission, Historic Board, Zoning Board of Adjustment, Airport Advisory Board, Burnet Municipal Golf Course Advisory Committee, and Police Department Citizen Advisory Board members may attend the City Council Meeting at the date and time above in numbers that may constitute a quorum. Notice is hereby given that at the City Council Meeting at the date and time above, no Board or Commission action will be taken by such in attendance unless such item and action are specifically provided on a separate agenda posted subject to the Texas Open Meeting Act. This is not an agenda of an official meeting of the City Boards and Commissions, and minutes will not be taken.

1. CALL TO ORDER:

2. ROLL CALL:

3. INVOCATION:

4. PLEDGES (US & TEXAS):

5. SPECIAL REPORTS/RECOGNITION:

- 1.** December Financial Report: P. Langford

6. CONSENT AGENDA ITEMS: *(All of the following items on the Consent Agenda are considered to be self-explanatory by the Council and will be enacted with one motion. There will be no separate discussion of these items unless a Council Member, staff member or citizen requests removal of the item from the consent agenda for the purpose of discussion. For removal of an item, a request must be made to the Council when the Consent Agenda is opened for Council Action.)*

- 1.** Approval of the January 13, 2026 Regular Meeting Minutes

7. PUBLIC HEARINGS/ACTION:

8. ACTION ITEMS:

- 1.** Discuss and consider action: Ordinance No. 2026-04: P. Langford

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS,
AMENDING ORDINANCE 2025-39; THE ORIGINAL BUDGET ORDINANCE FOR THE

FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, FOR THE CITY OF BURNET, TEXAS, FUNDING ACCOUNTS IN BUDGET DUE TO UNFORESEEN SITUATIONS; CONTAINING FINDINGS; PROVIDING FOR SAVINGS AND SEVERABILITY

2. Discuss and consider action: Authorization to Apply for LCRA Community Grant for Fire Department Equipment: M. Ingram
3. Discuss and consider action: Ordinance No. 2026-03: D. Vaughn

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, TERMINATING THE LOCAL STATE OF DISASTER DECLARED DUE TO FLOODING; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR AN OPEN MEETINGS CLAUSE

4. Discuss and consider action: Resolution No. R2026-02: D. Vaughn

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, APPROVING THE PURCHASE OF PROPERTY LEGALLY DESCRIBED AS A BEING A 19.51 ACRE TRACT OF LAND, CONSISTING OF 10.66 ACRES OUT OF THE SUSANO HERNANDEZ SURVEY NO. 40, ABSTRACT NO. 398 AND 8.85 ACRES OUT OF THE EUGENIO PEREZ SURVEY NO. 41, ABSTRACT NO. 672, CONVEYED BY GENERAL WARRANTY DEED TO DELAWARE SPRINGS RANCH INVESTMENTS, LLC., AS RECORDED IN DOCUMENT NO. 202002970 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND AUTHORIZING THE MAYOR TO EXECUTE THE PROPERTY CONTRACT

5. Discuss and consider action: City of Burnet July 2025 flood response including but not limited to: flood plain development rules, repair and reconstruction of City facilities, community assistance programs, debris management, and other related flood issues: D. Vaughn

9. EXECUTIVE SESSION:

10. RECONVENE TO REGULAR SESSION FOR POSSIBLE ACTION:

11. REQUESTS FROM COUNCIL FOR FUTURE REPORTS: In accordance with Resolution R2020-28 councilmembers may request the City Manager to prepare and present future report on matters of public interest.

12. ADJOURN:

Dated this 21st day of January 2026

CITY OF BURNET

GARY WIDEMAN, MAYOR

I, the undersigned authority, do hereby certify that the above NOTICE OF MEETING of the governing body of the above named City, BURNET, is a true and correct copy of said NOTICE and that I posted a true and correct copy of said NOTICE on the bulletin board, in the City Hall of said City, BURNET, TEXAS, a place convenient and readily accessible to the general public at all times, and said NOTICE was posted on January 21, 2026 at or before 5 o'clock p.m. and remained posted continuously for at least three full business days prior to the meeting date.



Maria Gonzales, City Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS:

The City of Burnet Council Chambers is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services, such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's office (512.756.6093) at least two working days prior to the meeting. Requests for information may be emailed to the City Secretary at citysecretary@cityofburnet.com.

RIGHT TO ENTER INTO EXECUTIVE SESSION:

The City Council for the City of Burnet 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 Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development).



City of Burnet Financial Report

FISCAL YEAR TO DATE
DECEMBER 31, 2025



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Financial Report

FYTD December 31, 2025

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City of Burnet

Financial Report – Executive Summary

FYTD December 2025



General Fund

The General Fund closed the first quarter with a surplus of \$1,027,023. Total revenues reached 31% of the annual budget, driven primarily by strong property tax collections.

The following primary revenue sources account for approximately 80% of total General Fund revenues:

- Property tax collections totaled 48% of budget and increased by \$1,501,805 compared to last year, largely due to the timing of tax receipts.
- Sales tax collections reached 23% of budget and decreased by \$9,112 from the prior year.
- EMS transfer collections ended the quarter at 26% of budget, a decrease of \$28,188 compared to last year.
- Transfers in from other funds totaled 24% of budget and increased by \$42,921 year over year.

Total General Fund expenditures were 26% of budget at quarter-end.

Golf Course

The Golf Course ended the quarter with a surplus of \$275,902, representing an \$8,098 increase over the same period last year.

Total revenues reached 33% of the annual budget and increased by \$96,034 compared to last year, primarily due to green fee and membership rate increases that are now in effect. Total operating expenses ended the quarter at 25% of the annual budget.

Electric Fund

The Electric Fund reported a first-quarter surplus of \$10,725, which is a decrease from last year, primarily attributable to higher expenses.



City of Burnet

Financial Report – Executive Summary

FYTD December 2025



Total revenues were 23% of budget, with net electric sales and consumption tracking consistently with last year.

Total expenses ended the quarter at 25% of budget, increasing year over year mainly due to higher personnel costs. In the prior year, the department experienced several vacancies during the first quarter.

Water and Wastewater Fund

The Water and Wastewater Fund closed the quarter with a surplus of \$100,806, an increase of \$73,706 over last year, largely driven by higher revenues.

Total revenues ended the quarter at 25% of budget and increased by \$256,516 compared to last year, primarily due to the 10% rate increase for both Water and Wastewater that took effect on June 1, 2025. Compared to last year, billed water consumption declined by 3.46%.

Total expenses were 26% of budget and increased by \$182,810 year over year. Most of the increase is attributable to higher personnel costs and other designated expenses, including rising insurance premiums and plant permit renewal costs.

Cash Reserves

Total **"Unrestricted"** cash reserve balance for the City as of December 31, 2025, was **\$5,784,237**. That is **\$777,237** above our 90-day required reserve amount.

Total **"Restricted by Council"** cash reserve balance for the City as of December 31, 2025, was **\$3,777,672**.



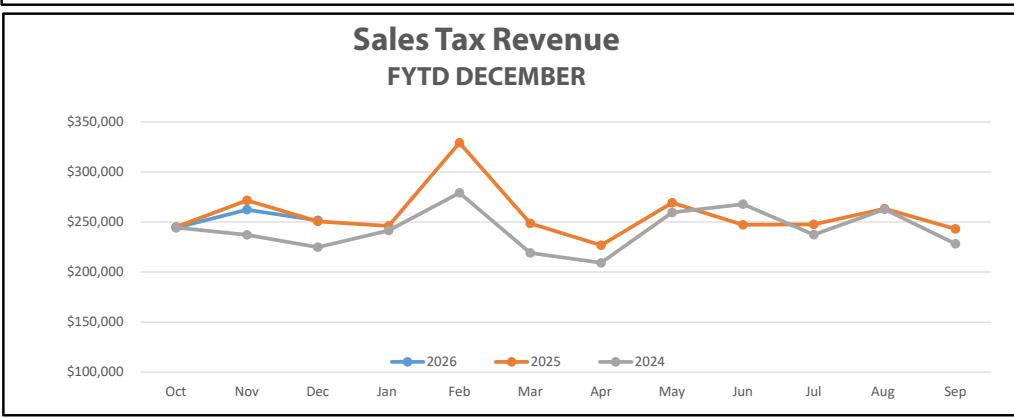
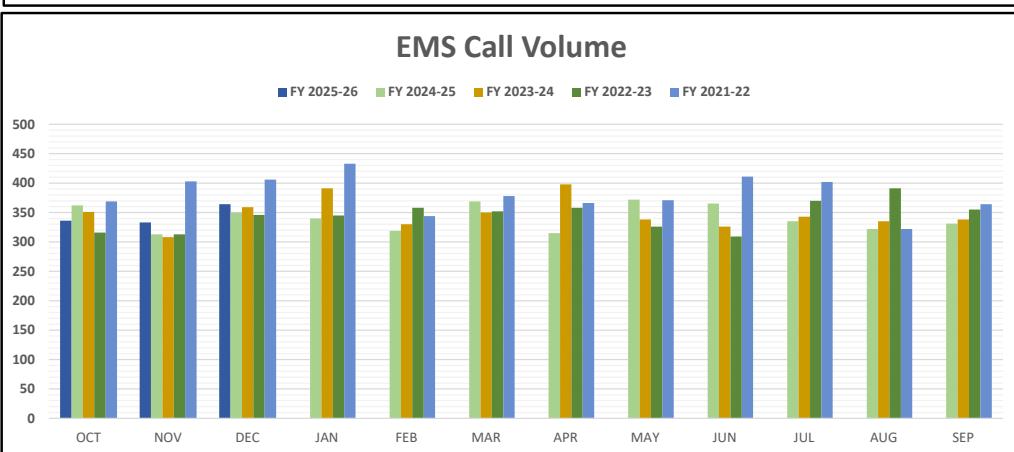
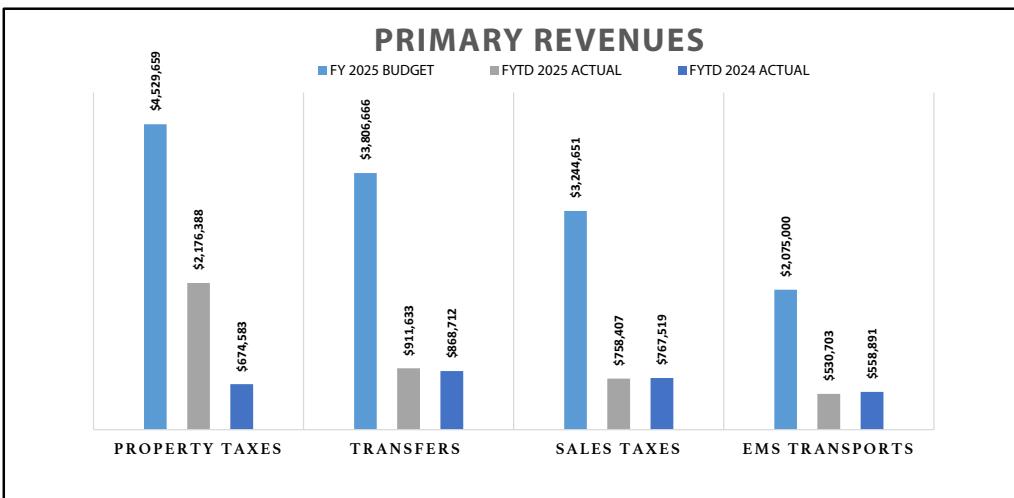
GENERAL FUND DASHBOARD

FYTD DECEMBER 2025

CURRENT RESULTS COMPARISON

REV EXPENSES PROFIT (LOSS)	ORIGINAL BUDGET 2025-2026	ACTUAL FYTD DEC 2025	% OF BUDGET	PY BUDGET 2024-2025	ACTUAL FYTD DEC 2024	% OF BUDGET
	\$ 16,912,895	\$ 5,263,339	31%	\$ 16,407,735	\$ 3,875,839	24%
	\$ 16,379,175	\$ 4,236,316	26%	\$ 15,918,387	\$ 3,869,498	24%
	\$ 533,720	\$ 1,027,023		\$ 489,348	\$ 6,342	

TABLES/CHARTS



City of Burnet, Texas
General Fund
Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual (Unaudited)
FYTD DECEMBER 2025

25.00%				ORIGINAL BUDGET 2025-2026	ACTUAL FYTD DEC 2025	% OF BUDGET	PY BUDGET 2024-2025	PY ACTUAL FYTD DEC 2024	% OF BUDGET
REVENUE									
Ad valorem taxes	\$ 4,529,659	\$ 2,176,388	48%	\$ 4,334,655	\$ 674,583	16%			
Sales taxes	3,244,651	758,407	23%	3,000,000	767,519	26%			
Interfund Transfers	3,806,666	911,633	24%	3,713,577	868,712	23%			
EMS Transfers	2,075,000	530,703	26%	2,000,000	558,891	28%			
Franchise and other taxes	272,000	39,674	15%	264,000	96,987	37%			
Court Fines and Fees	185,000	43,368	23%	155,000	42,563	27%			
Grants & Donations	3,000	665	22%	4,400	700	16%			
Licenses & Permits	144,000	50,752	35%	154,000	124,358	81%			
Charges for Services	2,282,294	576,411	25%	2,355,728	605,595	26%			
Other Revenue	370,625	175,338	47%	426,375	135,930	32%			
Use of Fund Balance (for Abatements)	61,081	-	0%	30,000	-	0%			
Total Revenue	\$ 16,973,976	\$ 5,263,339	31%	\$ 16,437,735	\$ 3,875,839	24%			
Total Revenue less fund balance	\$ 16,912,895	\$ 5,263,339	31%	\$ 16,407,735	\$ 3,875,839	24%			
EXPENDITURES									
Personnel Services	\$ 11,063,405	\$ 2,862,829	26%	\$ 10,801,643	\$ 2,569,432	24%			
Supplies & Materials	540,950	102,147	19%	538,450	126,290	23%			
Repairs & Maint	710,026	192,735	27%	657,835	165,187	25%			
Contractual Services	2,405,694	585,536	24%	2,194,177	538,742	25%			
Other Designated Expenses	702,089	208,491	30%	832,447	236,568	28%			
Transfers to Self-funded	753,812	188,453	25%	641,542	160,386	25%			
Capital Outlay	6,100	30,773	504%	6,100	509				
Transfers to Golf Admin/Grant Fund	197,099	65,351	33%	246,193	72,385	29%			
Sub-total	\$ 16,379,175	\$ 4,236,316	26%	\$ 15,918,387	\$ 3,869,498	24%			
CAPITAL/OTHER EXP (USES OF FUND BAL)									
Transfers - Capital/Other Uses of FB	\$ 61,081	\$ -		\$ 30,000	\$ -	0%			
Sub-total	\$ 61,081	\$ -		\$ 30,000	\$ -	0%			
Total Expenditures	\$ 16,440,256	\$ 4,236,316	26%	\$ 15,948,387	\$ 3,869,498	24%			
Total Expenditures less Capital/Other	\$ 16,379,175	\$ 4,236,316	26%	\$ 15,918,387	\$ 3,869,498	24%			
NET CHANGE IN FUND BALANCE	\$ 533,720	\$ 1,027,023		\$ 489,348	\$ 6,342				

NOTES AND KEY VARIANCES - BUDGET vs ACTUAL (On a straight line basis, 25% of year is complete)

REVENUES

AD VALOREM/PROPERTY TAXES are coming in as expected and are tracking ahead of the straight-line average because of the timing of collections. During the current year, a significant portion of property tax collections were received in December.

EXPENDITURES

See Expenditures by Department/Category for more detail.

City of Burnet, Texas
General Fund
Expenditures by Department/Category
FYTD DECEMBER 2025

	25% ORIGINAL BUDGET 2025-2026			ACTUAL FYTD DEC 2025			% OF BUDGET			PY BUDGET 2024-2025			PY ACTUAL FYTD DEC 2024			% OF BUDGET		
EXPENDITURES (Less transfers to capital/other):																		
City Council																		
Personnel Services	\$ 450	\$ -		0%			\$ 450	\$ 402.21		89%								
Supplies & Materials	9,600	1,617		17%			1,550	301.52		19%								
Repairs & Maint	-	-					500	-		0%								
Contractual Services	900	199		22%			10,510	1,745		17%								
Other Designated Expenses	11,075	3,072		28%			9,075	4,899		54%								
Capital Outlay	-	-					-	-										
Total Expenditures	22,025	4,888		22%			22,085	7,347		33%								
Community Services (New Department)																		
Personnel Services	-	-					-	-										
Supplies & Materials	-	-					-	-										
Repairs & Maint	-	-					-	-										
Contractual Services	123,325	12,826		10%			-	-										
Other Designated Expenses	-	-					-	-										
Transfers Golf Admin/Grant Fund	-	-					-	-										
Total Expenditures	123,325	12,826		10%			-	-										
General Administration																		
Personnel Services	787,026	184,992		24%			781,369	147,145		19%								
Supplies & Materials	24,100	7,864		33%			19,500	4,755		24%								
Repairs & Maint	81,805	20,053		25%			86,000	12,812		15%								
Contractual Services	263,809	58,325		22%			298,779	84,185		28%								
Other Designated Expenses	269,431	107,111		40%			435,462	143,735		33%								
Transfers Golf Admin/Grant Fund	197,099	65,351		33%			246,193	72,385		29%								
Total Expenditures	1,623,270	443,696		27%			1,867,303	465,018		25%								
City Secretary																		
Personnel Services	112,700	30,119		27%			109,861	27,174		25%								
Supplies & Materials	1,300	204		16%			900	316		35%								
Repairs & Maint	28,946	-		0%			14,800	11,475		78%								
Contractual Services	3,200	528		16%			2,000	771		39%								
Other Designated Expenses	9,000	1,110		12%			5,000	1,477		30%								
Total Expenditures	155,146	31,960		21%			132,561	41,213		31%								
Finance																		
Personnel Services	556,359	149,990		27%			534,188	118,413		22%								
Supplies & Materials	2,250	767		34%			2,250	2,232		99%								
Repairs & Maint	-	-					-	-										
Contractual Services	65,483	5,114		8%			2,100	2,663		127%								
Other Designated Expenses	7,700	2,437		32%			6,200	4,767		77%								
Total Expenditures	631,792	158,308		25%			544,738	128,076		24%								
Human Resources																		
Personnel Services	238,917	62,344		26%			233,122	60,557		26%								
Supplies & Materials	1,100	238		22%			1,100	115		10%								
Repairs & Maint	10,500	5,876		56%			13,200	1,909		14%								
Contractual Services	9,991	1,754		18%			7,358	1,603		22%								
Other Designated Expenses	69,889	31,818		46%			73,500	3,823		5%								
Total Expenditures	330,397	102,028		31%			328,280	68,007		21%								
Municipal Court																		
Personnel Services	119,515	31,661		26%			100,025	25,066		25%								
Supplies & Materials	1,250	488		39%			1,000	327		33%								
Repairs & Maint	9,200	-		0%			6,500	688		11%								
Contractual Services	40,750	8,990		22%			40,550	7,696		19%								
Other Designated Expenses	10,550	3,602		34%			8,750	2,260		26%								
Total Expenditures	181,265	44,741		25%			156,825	36,037		23%								
Police																		
Personnel Services	2,604,580	685,182		26%			2,669,064	655,215		25%								
Supplies & Materials	112,100	15,321		14%			113,300	31,309		28%								
Repairs & Maint	132,520	59,880		45%			107,465	26,533		25%								
Contractual Services	258,736	77,990		30%			244,200	23,976		10%								
Other Designated Expenses	159,774	19,963		12%			145,400	20,415		14%								
Capital Outlay	-	7,757					-	-										
Transfers to Self-funded	283,027	70,757		25%			197,782	49,446		25%								
Total Expenditures	3,550,737	936,849		26%			3,477,211	806,895		23%								

City of Burnet, Texas
General Fund
Expenditures by Department/Category
FYTD DECEMBER 2025

	ORIGINAL BUDGET 2025-2026	ACTUAL FYTD DEC 2025	% OF BUDGET	PY BUDGET 2024-2025	PY ACTUAL FYTD DEC 2024	% OF BUDGET
EXPENDITURES (Less transfers to capital/other):						
Animal Control						
Personnel Services	104,672	30,004	29%	90,123	26,137	29%
Supplies & Materials	5,600	303	5%	3,850	1,782	46%
Repairs & Maint	2,500	80	3%	5,500	131	2%
Contractual Services	59,650	13,782	23%	51,750	12,110	23%
Other Designated Expenses				-	-	
Capital Outlay				-	-	
Total Expenditures	172,422	44,169	26%	151,223	40,160	27%
Code Enforcement						
Personnel Services	78,280	21,194	27%	69,144	17,347	25%
Supplies & Materials	2,100	106	5%	1,500	704	47%
Repairs & Maint	200	-	0%	200	-	0%
Contractual Services	500	-	0%	-	190	
Other Designated Expenses	520	208	40%	510	-	0%
Capital Outlay	-			-	-	
Total Expenditures	81,600	21,508	26%	71,354	18,241	26%
Fire/EMS						
Personnel Services	4,233,439	1,121,955	27%	4,032,523	1,007,175	25%
Supplies & Materials	222,450	41,196	19%	223,450	55,047	25%
Repairs & Maint	207,155	67,340	33%	187,870	70,671	38%
Contractual Services	326,300	69,303	21%	306,100	52,102	17%
Other Designated Expenses	95,000	22,916	24%	82,000	30,090	37%
Capital Outlay	6,100	6,150	101%	6,100	509	
Transfers to Self-funded	388,872	97,218	25%	367,001	91,750	25%
Total Expenditures	5,479,316	1,426,077	26%	5,205,044	1,307,345	25%
Streets						
Personnel Services	706,545	189,505	27%	689,439	162,178	24%
Supplies & Materials	57,050	4,122	7%	67,800	11,422	17%
Repairs & Maint	91,800	15,452	17%	94,000	9,454	10%
Contractual Services	8,550	5,294	62%	8,000	4,310	54%
Other Designated Expenses	7,400	1,399	19%	5,500	4,648	85%
Capital Outlay	-			-	-	
Transfers to Self-funded	49,533	12,383	25%	41,640	10,410	25%
Total Expenditures	920,878	228,154	25%	906,379	202,423	22%
City Shop						
Personnel Services	94,880	25,665	27%	88,103	22,417	25%
Supplies & Materials	21,300	3,920	18%	17,300	3,421	20%
Repairs & Maint	12,700	468	4%	12,700	319	3%
Contractual Services	7,550	2,451	32%	6,380	2,425	38%
Other Designated Expenses	5,000	884	18%	5,000	822	16%
Capital Outlay	16,867			-	-	
Total Expenditures	141,430	50,254	36%	129,483	29,404	23%
Sanitation						
Contractual Services	1,000,000	252,797	25%	990,000	250,975	25%
Other Designated Expenses	25,000	684	3%	25,000	9,294	37%
Total Expenditures	1,025,000	253,481	25%	1,015,000	260,269	26%
Parks						
Personnel Services	748,927	187,263	25%	760,228	171,506	23%
Supplies & Materials	70,350	24,586	35%	75,050	12,410	17%
Repairs & Maint	110,700	21,973	20%	107,100	24,061	22%
Contractual Services	98,700	27,988	28%	89,700	27,791	31%
Other Designated Expenses	6,850	2,435	36%	6,150	5,493	89%
Transfers to Self-funded	22,232	5,558	25%	24,971	6,243	25%
Capital Outlay	-			-	-	
Total Expenditures	1,057,759	269,803	26%	1,063,199	247,503	23%
Galloway Hammond						
Repairs & Maint	-			-	-	
Contractual Services	100,000	25,000	25%	100,000	25,000	25%
Capital Outlay	-			-	-	0%
Total Expenditures	100,000	25,000	25%	100,000	25,000	25%

City of Burnet, Texas
General Fund
Expenditures by Department/Category
FYTD DECEMBER 2025

	ORIGINAL BUDGET 2025-2026	ACTUAL FYTD DEC 2025	% OF BUDGET	PY BUDGET 2024-2025	PY ACTUAL FYTD DEC 2024	% OF BUDGET
EXPENDITURES (Less transfers to capital/other):						
Development Services						
Personnel Services	363,314	57,347	16%	338,261	49,851	15%
Supplies & Materials	6,300	671	11%	5,800	1,820	31%
Repairs & Maint	8,000	1,585	20%	8,000	947	12%
Contractual Services	30,800	21,696	70%	30,800	38,553	125%
Other Designated Expenses	19,250	7,892	41%	19,250	4,391	23%
Capital Outlay	-					
Total Expenditures	427,664	89,191	21%	402,111	95,562	24%
Engineering						
Personnel Services	313,801	85,610	27%	305,743	78,847	26%
Supplies & Materials	4,100	744	18%	4,100	328	8%
Repairs & Maint	14,000	29	0%	14,000	6,187	44%
Contractual Services	7,450	1,498	20%	5,950	2,646	44%
Other Designated Expenses	5,650	2,963	52%	5,650	452	8%
Transfers to Self-funded	10,148	2,536	25%	10,148	2,537	25%
Total Expenditures	355,149	93,381	26%	345,591	90,997	26%
TOTAL EXPENDITURES	\$ 16,379,175	\$ 4,236,316	26%	\$ 15,918,387	\$ 3,869,498	24%

NOTES AND KEY VARIANCES - BUDGET vs ACTUAL (On a straight line basis. 25% of year is complete)

EXPENDITURES

CITY COUNCIL

GENERAL ADMIN, CITY SECRETARY, FINANCE, AND HR. In FY2025, began tracking City Secretary, Finance, and HR expenses separately from Administrative.

Admin Designated expenses are currently tracking ahead of the straight-line budget, primarily due to the timing of insurance and lease payments. Flood insurance was added this year and paid in full in November, while general property and liability insurance is paid quarterly. In addition, the City continued leasing the Old City Hall building in October and November; as a result, the full annual budgeted lease amount has already been paid.

Admin transfers to cover golf administrative expenses are tracking ahead of the straight-line budget due to golf revenues outperforming projections, which increases the administrative allocation calculation.

Finance Department Supplies and Materials are ahead of the straight-line budget due to a bulk order of new window envelopes with the City's updated address.

Finance Department designated expenses for travel and training are currently ahead of the straight-line budget due to the timing of the Fall GFOAT conference, which staff attended in November. This category remains on track to meet the annual budget.

HR R&M software expenses are ahead of the straight-line budget due to the timing of software payments. The full annual payment for applicant tracking software was paid in October. This category remains on track to meet the annual budget.

HR designated expenses are tracking above the straight-line budget primarily due to the timing of employee program costs, including payments for the annual Christmas party. This category remains on track overall.

MUNICIPAL COURT

Court Supplies and Materials are above the straight-line budget mainly due to one-time purchases for setting up the new office, but the category is still expected to finish within budget.

Court Designated Expenses, which include Travel and Training, are above the straight-line budget due to the timing of travel. Regional training for the Clerks and Judge occurred in October; the category remains on track.

POLICE DEPARTMENT, ANIMAL CONTROL, K9 UNIT, AND CODE ENFORCEMENT. In FY2025, began tracking animal control, K9, and code enforcement.

Police Repairs & Maintenance expenses are currently above the straight-line budget due to timing differences in software and building maintenance costs. Cellebrite and Motorola Flex software maintenance fees were paid in full in the first quarter, and building R&M is elevated due to added metal on the PD awning to deter birds.

Police Capital Outlay is tracking over budget due to the replacement of the centralized AC controller module.

FIRE/EMS

Fire/EMS R&M is above the straight-line budget due to the timing of software expenses. The annual ESO software was paid in full in Q1, and the category remains on track with the annual budget.

Capital Outlay is over budget because the server room air conditioner at the Fire Department unexpectedly required replacement.

STREETS

Street Department Contractual Services expenses are tracking above the straight-line budget mainly due to the annual uniform purchase occurring in the first quarter.

CITY SHOP

City Shop Contractual Services expenses are tracking above the straight-line budget mainly due to the annual uniform purchase occurring in the first quarter.

City Shop capital outlay expenses are currently exceeding budget due to the purchase of a vehicle lift unit. This investment will allow the Shop to perform more oil changes in-house, which is expected to reduce maintenance costs for departments and generate long-term savings for the City.

City of Burnet, Texas
General Fund
Expenditures by Department/Category
FYTD DECEMBER 2025

25%			PY BUDGET			PY ACTUAL			
ORIGINAL BUDGET 2025-2026	ACTUAL FYTD DEC 2025	% OF BUDGET	2024-2025	FYTD DEC 2024	% OF BUDGET				

EXPENDITURES (Less transfers to capital/other):**PARKS**

Parks Department Supplies and Materials are above the straight-line budget primarily due to early bulk purchases of chemicals and fertilizers. This strategy is saving the department money over the long term.

Parks Department Designated Expenses include non-capital supplies, which are currently tracking above the straight-line budget due to the purchase of a new computer and iPad for the department. Despite this, the category remains on track overall.

DEVELOPMENT SERVICES

Development Services Personnel expenses are tracking below budget due to the Building Official position remaining vacant throughout the year. Development Services Contractual services include Building Construction cost which are currently tracking over budget. Due to the vacancy in the Building Official position, the department has been relying on a third party to perform required building inspections. However, salary savings are helping to more than offset this increased expense.

Development Services Designated expenses are tracking above the straight-line budget primarily due to higher credit card service charges. These costs are directly tied to increased revenue and are offset by corresponding increases in credit card revenue.

ENGINEERING

Engineering Designated expenses include travel and training costs, which are tracking above the straight-line budget primarily due to staff attending electrical design training in October. The category is still expected to finish the year within budget.

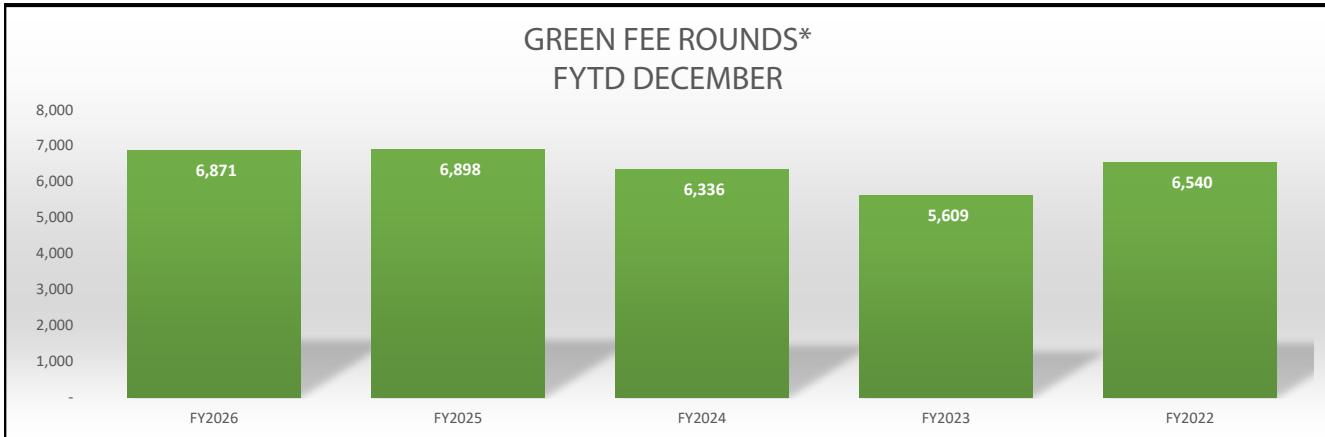
GOLF COURSE FUND DASHBOARD

FYTD DECEMBER 2025

CURRENT RESULTS COMPARISON

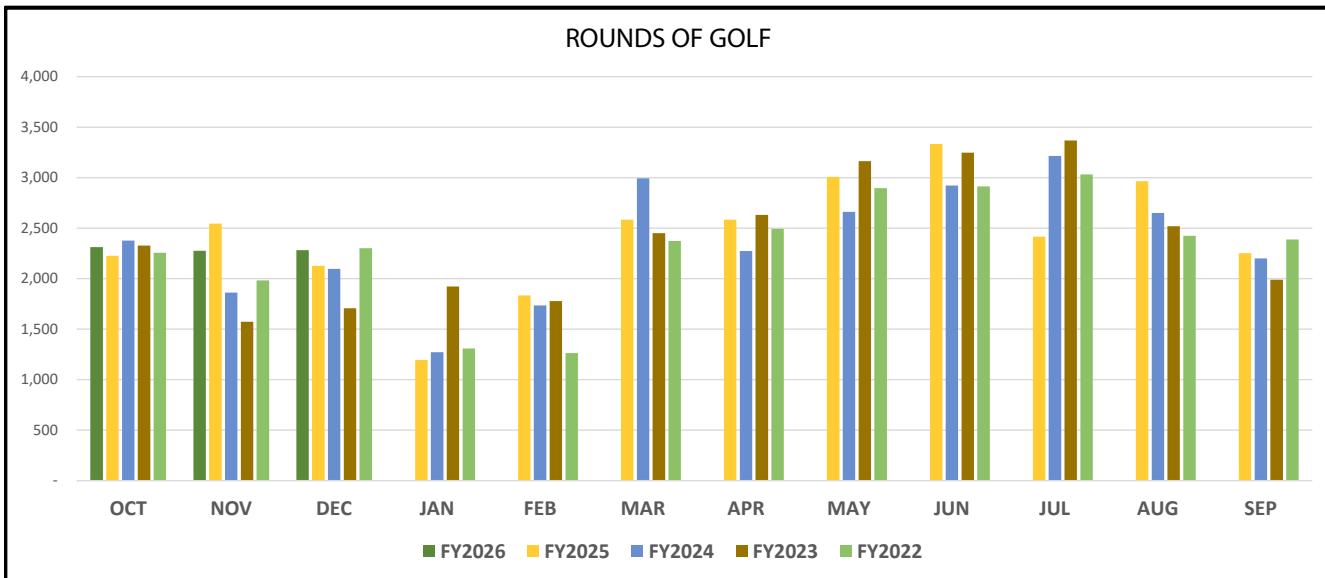
	ORIGINAL BUDGET 2025-2026	ACTUAL FYTD DEC 2025	% OF BUDGET	PY BUDGET 2024-2025	ACTUAL FYTD DEC 2024	% OF BUDGET
	\$ 2,832,138	\$ 947,643	33%	\$ 2,574,361	\$ 851,609	33%
REV (net of cogs/tourn exp)	\$ 2,675,431	\$ 671,740	25%	\$ 2,429,146	\$ 583,804	24%
EXPENSES						
PROFIT (LOSS)	\$ 156,707	\$ 275,902		\$ 145,215	\$ 267,805	

TABLES/CHARTS



Rounds of Golf*	FYTD
2025-2026	6,871
2024-2025	6,898
OVER (UNDER)	(27)
	-0.39%

*Does not include annual dues or tournament rounds played.



July 2025 flooding event impacted rounds - 6 rain days including the July 4th weekend which is historically a busy weekend.

**City of Burnet, Texas
Golf Fund (Delaware Springs)
Revenues, Expenses, and Changes in Fund Net Position - Budget and Actual (Unaudited)
FYTD DECEMBER 2025**

		25%									
		ORIGINAL BUDGET 2025-2026	ACTUAL FYTD DEC 2025	% OF BUDGET	PY BUDGET 2024-2025	PY ACTUAL FYTD DEC 2024	% OF BUDGET				
Revenues											
Charges for Services:											
Green Fees/Cart Rentals	\$ 1,390,500	\$ 365,525	26%	\$ 1,220,249	\$ 341,032	28%					
Member Charges	374,800	301,396	80%	310,750	241,007	78%					
Tournament Fees (Net)	303,000	75,054	25%	280,000	69,767	25%					
Driving Range	136,000	34,806	26%	93,500	27,183	29%					
Net Charges for Services	\$ 2,204,300	776,781	35%	\$ 1,904,499	678,988	36%					
Pro Shop Merchandise Sales (Net)	76,770	19,405	25%	85,409	16,211	19%					
Snack Bar Sales (Net)	251,637	57,655	23%	216,389	57,400	27%					
Transfer from GF (Admin/Use of FB)	197,099	65,351	33%	246,193	72,385	29%					
Other Revenue	102,332	28,451	28%	121,871	26,624	22%					
Total Revenues	\$ 2,832,138	\$ 947,643	33%	\$ 2,574,361	\$ 851,609	33%					
Expenses											
Personnel Services	1,542,507	414,608	27%	1,428,461	338,120	24%					
Supplies & Materials	157,100	15,697	10%	153,800	33,625	22%					
Repairs & Maint	126,650	21,502	17%	126,250	27,928	22%					
Contractual Services	113,200	24,767	22%	108,100	21,776	20%					
Other Designated Expenses	115,420	33,995	29%	78,971	18,127	23%					
Transfers to Debt Service	61,245	5,267	9%	-	-						
Transfer to Self-funded	74,195	18,549	25%	83,148	20,787						
Transfer to Golf Course Self-funded	213,015	53,254	25%	154,223	38,556						
Admin Allocation	272,099	84,101	31%	296,193	84,885	29%					
Total Expenses	\$ 2,675,431	\$ 671,740	25%	\$ 2,429,146	\$ 583,804	24%					
Change in Net Position	\$ 156,707	\$ 275,902		\$ 145,215	\$ 267,805						
Operating Subsidy from General Fund	-	-		-	-						
Net	\$ 156,707	\$ 275,902		\$ 145,215	\$ 267,805						
<i>Green Fee Rounds</i>		6,871				6,898					
<i>Green Fee Rev Per Round</i>		\$ 53.20				\$ 49.44					

NOTES AND KEY VARIANCES - BUDGET vs ACTUAL (On a straight line basis, 25% of year is complete)

REVENUES

RATE INCREASES: During the prior year, a rate increase went into effect in April 2025 (Ordinance 2025-19) that increased green fees by \$2.00, range ball buckets by \$2.00, and the player development monthly fee by \$20.00. In addition, a second rate increase went into effect in September 2025 (Ordinance 2025-38 and 2025-42) that increased weekday green fees by \$1.00, weekend/holiday green fees by \$2.00 and Annual Dues and Monthly Payments by 3%.

MEMBER CHARGES for annual dues are collected in October and semi-annual dues are collected in April. Revenues have outperformed budget and increased from last year due to a small increase in number of members this year and because of the 3% member rate increases.

EXPENSES

Overall, Expenses are on track for the period.

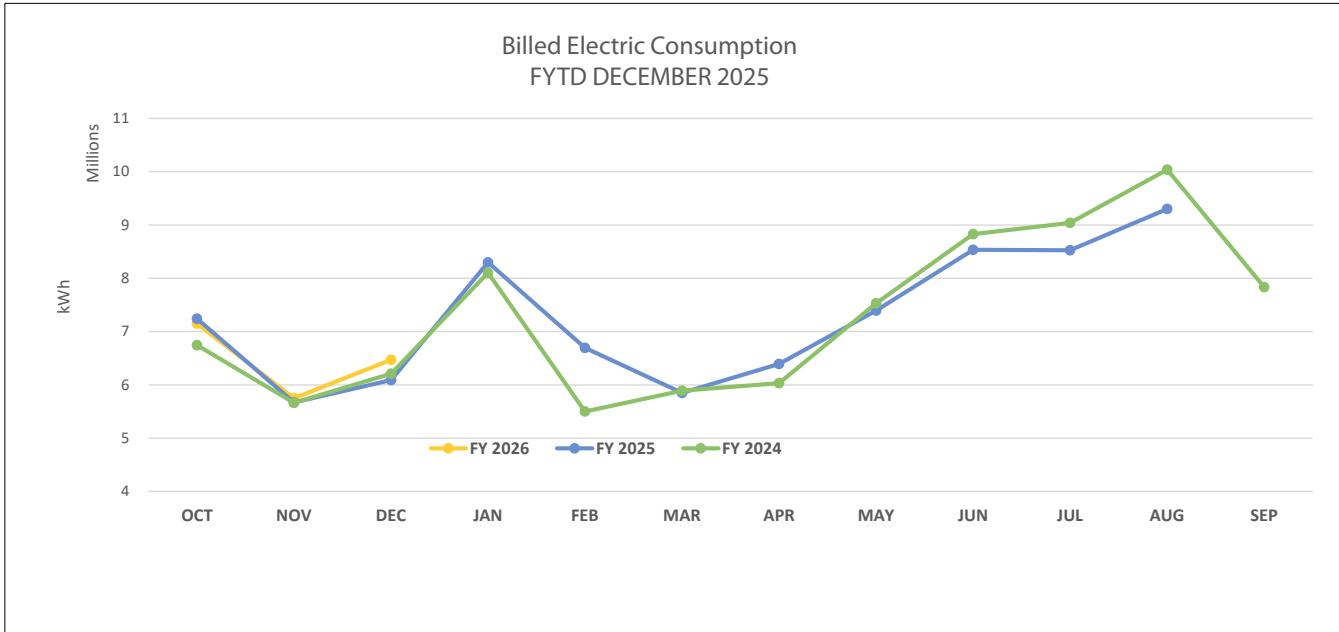
ELECTRIC FUND DASHBOARD

FYTD DECEMBER 2025

CURRENT RESULTS COMPARISON

	ORIGINAL BUDGET 2025-2026		ACTUAL FYTD DEC 2025	% OF BUDGET	PY BUDGET 2024-2025		ACTUAL FYTD DEC 2024	% OF BUDGET												
	REV (net of cogs)	\$ 4,810,135	\$ 1,088,817	23%	EXPENSES	\$ 4,352,707	\$ 1,078,092	25%	PROFIT (LOSS)	\$ 457,428	\$ 10,725		\$ 4,805,522	\$ 1,048,618	22%	\$ 4,280,628	\$ 894,499	21%	\$ 524,894	\$ 154,118

TABLES/CHARTS



Billed Consumption:

FYTD 2026	19,366,912
FYTD 2025	18,998,284
Increase	368,628
% increase	1.94%

City of Burnet, Texas
Electric Fund
Revenues, Expenses, and Changes in Fund Net Position - Budget and Actual (Unaudited)
FYTD DECEMBER 2025

	ORIGINAL BUDGET 2025-2026	ACTUAL FYTD DEC 2025	% OF BUDGET	PY BUDGET 2024-2025	PY ACTUAL FYTD DEC 2024	% OF BUDGET
REVENUES						
Electric Sales	\$ 11,241,915	\$ 2,575,159		\$ 10,610,117	\$ 2,399,563	
Less Cost of Power	6,784,025	1,567,145		6,154,289	1,401,534	
Net Electric Sales	\$ 4,457,890	\$ 1,008,014	23%	\$ 4,455,828	\$ 998,029	22%
Penalties	104,269	23,261	22%	110,417	25,196	23%
Pole Rental	49,250	-	0%	48,991	-	0%
Credit Card Convenience Fees	84,726	22,190	26%	75,286	19,376	26%
Other Revenue	39,000	6,177	16%	40,000	6,016	15%
Transfer from Hotel/Motel Fund*	50,000	29,176	58%	50,000	-	0%
Transfer from BEDC	25,000	-	0%	25,000	-	0%
Use of Fund Balance	-	-	-	-	-	0%
Total Revenue	\$ 4,810,135	\$ 1,088,817	23%	\$ 4,805,522	\$ 1,048,618	22%
<i>Total Revenue less fund balance</i>	<i>\$ 4,810,135</i>	<i>\$ 1,088,817</i>	<i>23%</i>	<i>\$ 4,805,522</i>	<i>\$ 1,048,618</i>	<i>22%</i>
EXPENSES						
Personnel Services	1,375,262	361,420	26%	1,230,766	239,503	19%
Supplies & Materials	56,700	11,697	21%	70,700	25,941	37%
Repairs & Maint	199,500	55,753	28%	200,500	20,003	10%
Contractual Services	66,590	17,917	27%	188,240	39,619	21%
Other Designated Expenses	149,819	45,649	30%	105,061	28,023	27%
Capital Outlay	100,000	36,645	37%	100,000	6,128	6%
Transfer to Self Funded	65,012	16,253	25%	42,038	10,510	25%
Shop Allocation	35,357	12,547	35%	32,371	7,351	23%
Engineering Allocation	35,515	9,325	26%	34,559	9,100	26%
Community Services Allocation	41,108	4,276	10%	-	-	-
Return on Investment	1,752,880	389,504	22%	1,731,066	379,966	22%
Administration Allocation	474,964	117,106	25%	545,327	128,356	24%
Transfer to Capital	-	-	-	-	-	-
Total Expenses	\$ 4,352,707	\$ 1,078,092	25%	\$ 4,280,628	\$ 894,499	21%
<i>Total Expenses less xfers to capital and other uses of fund balance</i>	<i>\$ 4,352,707</i>	<i>\$ 1,078,092</i>	<i>25%</i>	<i>\$ 4,280,628</i>	<i>\$ 894,499</i>	<i>21%</i>
Change in Net Position	\$ 457,428	\$ 10,725		\$ 524,894	\$ 154,118	

NOTES AND KEY VARIANCES - BUDGET vs ACTUAL (On a straight line basis. 25% of year is complete)

REVENUES

NET ELECTRIC SALES are tracking as expected with the budget and are tracking consistent with last year. Billed consumption has increased by 1.94% over last year.

POLE RENTAL FEES are typically invoiced in February and received in full in April.

TRANSFERS FROM HOT AND BEDC are recorded as the capital expenditures for Christmas decorations are incurred. Full amount is expected to be spent in September.

EXPENSES

CAPITAL OUTLAY is tracking above the straight-line average due to first-quarter purchases of Christmas lights and displays. These costs are reimbursed by Hotel/Motel Funds and the BEDC, resulting in no net operational impact.

SHOP ALLOCATION is tracking above the straight-line average due to higher first-quarter City Shop expenses, primarily from the purchase of a vehicle lift. This investment will enable more in-house oil changes, reducing departmental maintenance costs and generating long-term savings for the City.

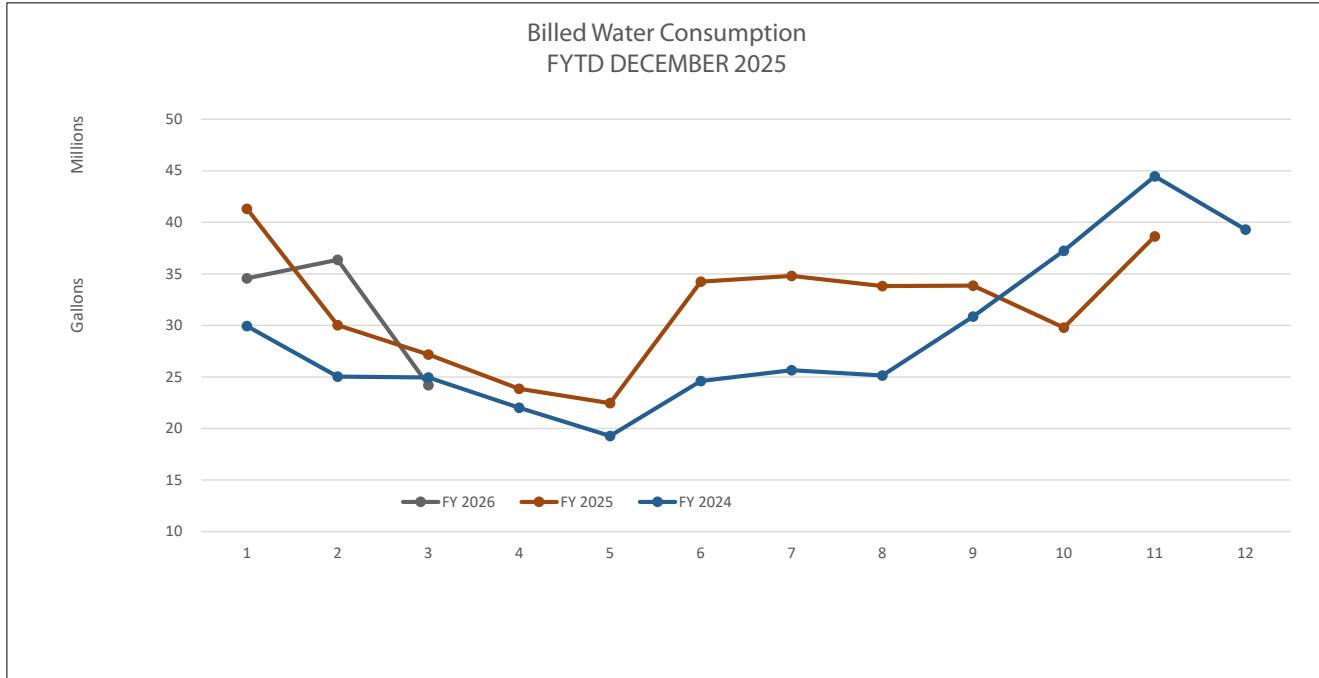
WATER/WW FUND DASHBOARD

FYTD DECEMBER 2025

CURRENT RESULTS COMPARISON

	ORIGINAL BUDGET		% OF BUDGET	PY BUDGET		% OF BUDGET
	2025-2026	FYTD DEC 2025		2024-2025	FYTD DEC 2024	
REV	\$ 5,993,107	\$ 1,474,509	25%	\$ 4,844,000	\$ 1,217,994	25%
EXPENSES	\$ 5,367,029	\$ 1,373,704	26%	\$ 4,592,268	\$ 1,190,894	26%
PROFIT (LOSS)	\$ 626,078	\$ 100,806		\$ 251,732	\$ 27,100	

TABLES/CHARTS



Billed Consumption in gallons:

FYTD 2025	95,122,892
FYTD 2024	98,527,969
Variance	(3,405,077)
% variance	-3.46%

City of Burnet, Texas
Water/Wastewater Fund
Revenues, Expenses, and Changes in Fund Net Position - Budget and Actual (Unaudited)
FYTD DECEMBER 2025

25%							
	ORIGINAL BUDGET 2025-2026	ACTUAL FYTD DEC 2025	% OF BUDGET		PY BUDGET 2024-2025	PY ACTUAL FYTD DEC 2024	% OF BUDGET
REVENUE							
Water Sales	\$ 3,066,118	\$ 794,610	26%		\$ 2,600,000	\$ 676,737	26%
Wastewater Sales	2,499,663	625,400	25%		1,990,000	494,834	25%
Penalties	55,963	13,499	24%		45,000	11,932	27%
Sewer Connects	-	-	0%		6,000	850	14%
Credit Card Convenience Fees	49,363	11,955	24%		38,000	10,437	27%
Other Revenue	97,000	28,090	29%		90,000	23,204	26%
Use Impact Fees	75,000		0%		75,000	-	0%
Irrigation/hay field revenue	150,000	955	1%		-	-	
Use of Fund Balance Hay Operations		-			-	-	
Total Revenue	\$ 5,993,107	\$ 1,474,509	25%		\$ 4,844,000	\$ 1,217,994	25%
<i>Total Revenue less fund balance</i>	<i>\$ 5,993,107</i>	<i>\$ 1,474,509</i>	<i>25%</i>		<i>\$ 4,844,000</i>	<i>\$ 1,217,994</i>	<i>25%</i>
EXPENSES							
Personnel Services	1,787,040	498,968	28%		1,586,200	402,907	25%
Supplies & Materials	272,500	53,483	20%		241,350	57,179	24%
Repairs & Maint	388,500	71,861	18%		354,050	55,363	16%
Contractual Services	400,200	111,270	28%		341,100	108,865	32%
Cost of Water	108,000	34,306	32%		80,000	33,272	42%
Other Designated Expenses	267,143	82,337	31%		135,050	43,392	32%
Transfers to Debt Service	929,325	232,144	25%		928,575	243,985	26%
Transfers to Self-funded	65,090	16,273	25%		50,290	12,573	25%
Shop Allocation	35,358	12,547	35%		32,370	7,351	23%
Engineering Allocation	124,302	32,638	26%		103,678	27,299	26%
Community Services Allocation	41,108	4,274	10%		-	-	
In Lieu of Tax	461,449	117,884	26%		385,270	97,440	25%
Admin Allocation	337,014	91,905	27%		354,335	91,224	26%
Hay Operations	150,000	13,814	9%		-	10,045	
Capital Outlay	-				-	-	
Transfer to Capital	-				-	-	
Total Expenses	\$ 5,367,029	\$ 1,373,704	26%		\$ 4,592,268	\$ 1,190,894	26%
<i>Total Expenses less Transfers to Capital and Hay Operations</i>	<i>\$ 5,367,029</i>	<i>\$ 1,373,704</i>	<i>26%</i>		<i>\$ 4,592,268</i>	<i>\$ 1,190,894</i>	<i>26%</i>
Change in Net Position	\$ 626,078	\$ 100,806			\$ 251,732	\$ 27,100	

NOTES AND KEY VARIANCES - BUDGET vs ACTUAL (On a straight line basis, 25% of year is complete)

REVENUES

WATER/WW SALES -Compared to budget, both Water and Water sales are on track. Compared to last year, Water sales have increased by \$117,873 and Wastewater sales have increased by \$130,567 because of the 10% rate increase went into effect on June 1st.

EXPENSES

COST OF WATER is tracking above the straight-line budget, primarily due to increased surface water demand in the first quarter. Staff is taking steps to increase groundwater usage to reduce reliance on higher-cost surface water.

OTHER DESIGNATED EXPENSES are tracking above the straight-line budget, primarily because plant permit costs were paid in full during the first quarter.

SHOP ALLOCATION is tracking above the straight-line average due to higher first-quarter City Shop expenses, primarily from the purchase of a vehicle lift. This investment will enable more in-house oil changes, reducing departmental maintenance costs and generating long-term savings for the City.

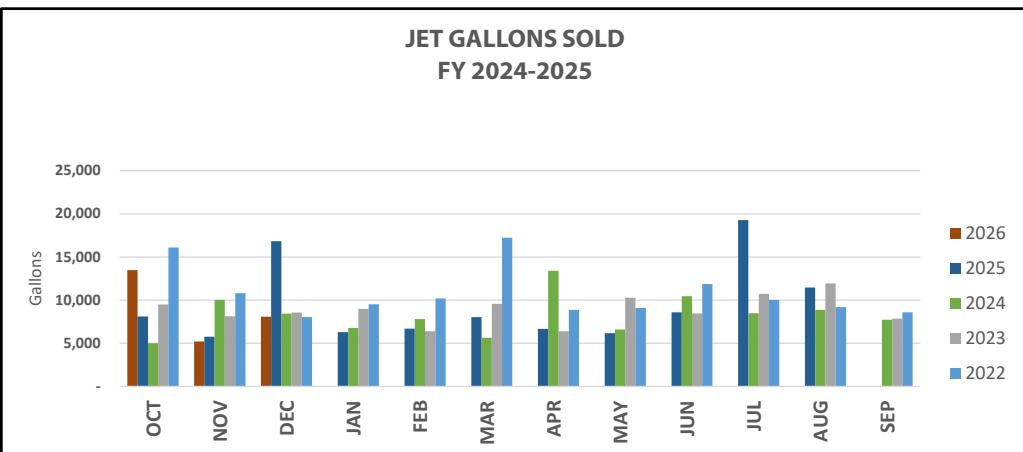
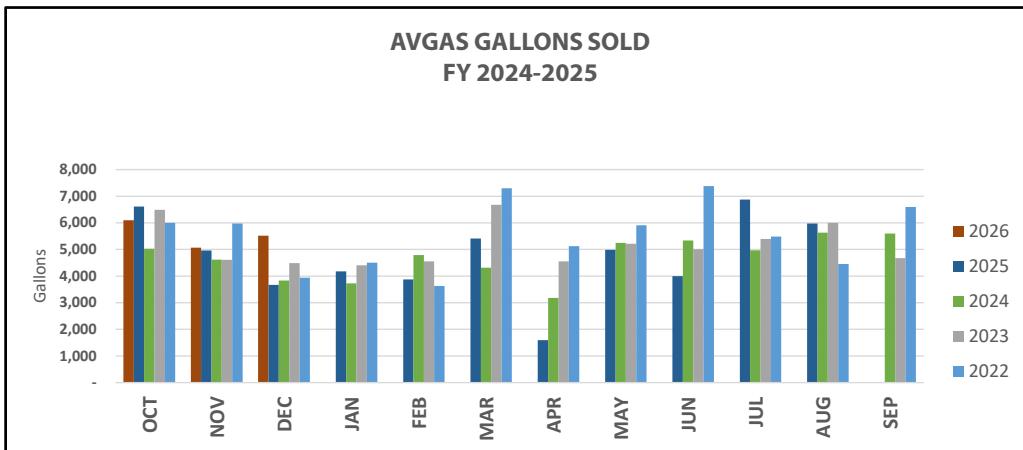
AIRPORT FUND DASHBOARD

FYTD DECEMBER 2025

CURRENT RESULTS COMPARISON

	ORIGINAL BUDGET 2025-2026	ACTUAL FYTD DEC 2025	% OF BUDGET	PY BUDGET 2024-2025	ACTUAL FYTD DEC 2024	% OF BUDGET
	\$ 367,643	\$ 85,485	23%	\$ 335,336	\$ 92,209	27%
REV (net of cogs)	\$ 299,179	\$ 73,702	25%	\$ 231,353	\$ 49,145	21%
EXPENSES						
PROFIT (LOSS)	\$ 68,464	\$ 11,783		\$ 103,983	\$ 43,064	

TABLES/CHARTS



Note: Third Quarter Fiscal Year 2025 Fuel Sales were down due to closures at the airport for runway improvements.

City of Burnet, Texas

Airport Fund

Revenues, Expenses, and Changes in Fund Net Position - Budget and Actual (Unaudited)

FYTD DECEMBER 2025

0.25

ORIGINAL 2025-2026	ACTUAL FYTD DEC 2025	% OF BUDGET	AMENDED BUDGET 2024-2025	PY ACTUAL FYTD DEC 2024	% OF BUDGET
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REVENUE

Avgas Flowage Fees	3,785	1,168	31%
Jet Flowage Fees	20,763	5,354	26%
Penalties	-	-	
All Hangar Lease	165,000	42,072	25%
CAF Lease	38,004	9,251	24%
McBride Lease	52,562	17,187	33%
Thru the Fence Lease	12,312	-	0%
Airport Parking Permit	1,500	-	0%
Hangar Lease - FBO	26,789	6,762	25%
Jet/Box Hangar	29,307	-	0%
Interest Earned	10,000	3,692	37%
Other (Ground Lease)	7,621	-	0%
Use of Fund Balance	29,306	7,327	25%

Total Revenue*Total Revenue less fund balance*

\$ 396,949	\$ 92,812	23%
\$ 367,643	\$ 85,485	23%

\$ 394,699	\$ 107,652	27%
\$ 335,336	\$ 92,209	27%

EXPENSES

Personnel Services	\$ 250	\$ -	
Supplies & Materials	2,000	27	1%
Repairs & Maint	4,000	85	2%
Contractual Services	32,480	3,569	11%
Other Designated Expenses	81,303	27,451	34%
Transfers to Airport Capital	11,111	-	0%
Transfers to Debt Service	58,613	14,841	
Admin Allocation	23,259	6,189	27%
Transfers to Capital	-	-	
Transfer Salary Allocation	115,469	28,867	

Total Expenses*Total Exp - use of fb for debt svc.*

\$ 328,485	\$ 81,029	25%
\$ 299,179	\$ 73,702	25%

\$ 290,716	\$ 64,588	22%
\$ 231,353	\$ 49,145	21%

Change in Net Position

\$ 68,464	\$ 11,783
------------------	------------------

\$ 103,983	\$ 43,064
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NOTES AND KEY VARIANCES - BUDGET vs ACTUAL (On a straight line basis, 25% of year is complete)**REVENUES**

FLOWAGE FEES are received from the FBO and make up 6% of the Airport's total budgeted revenues. They are currently calculated at the rate of .07 for Avgas and .20 for Jet fuel multiplied by the number of gallons sold each month by the FBO.

THRU THE FENCE LEASE revenue is received annually from 3 different lessees and typically received mid year.

EXPENSES

OTHER DESIGNATED EXPENSES are tracking ahead of the straight-line budget primarily due to the timing of insurance payments. Flood insurance for the new fiscal year was added and paid in full in November, while general insurance costs are paid quarterly. Overall, these costs remain on track with the approved budget.

City of Burnet, Texas**Other Funds****Revenues, Expenses, and Changes in Fund Net Position - Budget and Actual (Unaudited)****FYTD DECEMBER 2025**

	ANNUAL BUDGET 2025-2026	ACTUAL FYTD DEC 2025	% OF BUDGET	PY BUDGET 2024-2025	PY ACTUAL FYTD DEC 2024	% OF BUDGET
HOTEL/MOTEL FUND						
Revenues	\$ 279,500	\$ 20,671	7%	\$ 336,000	\$ 21,085	6%
Expenses	203,884	63,739	31%	309,634	38,696	12%
Net Profit (Loss)	<u>\$ 75,616</u>	<u>\$ (43,067)</u>		<u>\$ 26,366</u>	<u>\$ (17,611)</u>	
BEDC (operating and capital)						
Revenues	\$ 4,412,115	\$ 283,347	6%	\$ 6,713,793	\$ 1,682,162	25%
Expenses	4,368,486	222,264	5%	6,587,688	739,767	11%
Net Profit (Loss)	<u>\$ 43,629</u>	<u>\$ 61,083</u>		<u>\$ 126,105</u>	<u>\$ 942,395</u>	
SELF FUNDED EQUIPMENT FUND						
Revenues	\$ 1,300,500	\$ 245,787	19%	\$ 1,005,752	\$ 216,722	22%
Expenses	1,300,501	142,702	11%	1,005,752	47,478	5%
Net Profit (Loss)	<u>\$ (1)</u>	<u>\$ 103,086</u>		<u>\$ -</u>	<u>\$ 169,244</u>	
SELF FUNDED EQUIPMENT GOLF COURSE						
Revenues	\$ 213,015	\$ 55,912	26%	\$ 154,223	\$ 41,285	0%
Expenses	164,150	-	0%	45,518	-	0%
Net Profit (Loss)	<u>\$ 48,865</u>	<u>\$ 55,912</u>		<u>\$ 108,705</u>	<u>\$ 41,285</u>	
DEBT SERVICE FUND						
Revenues	\$ 992,938	\$ 249,779	25%	\$ 992,938	\$ 263,034	26%
Expenses	989,738	-	0%	989,738	-	0%
Net Profit (Loss)	<u>\$ 3,200</u>	<u>\$ 249,779</u>		<u>\$ 3,200</u>	<u>\$ 263,034</u>	
INTEREST & SINKING DEBT FUND						
Revenues	\$ 1,051,492	\$ 508,450	48%	\$ 1,091,744	\$ 180,517	17%
Expenses	1,081,300	-	0%	1,078,944	-	0%
Net Profit (Loss)	<u>\$ (29,808)</u>	<u>\$ 508,450</u>		<u>\$ 12,800</u>	<u>\$ 180,517</u>	

City of Burnet, Texas
Cash and Investment Accounts
FYTD DECEMBER 2025

Acct #	Bank	Account Name	Account Type	Balance as of DECEMBER 31, 2025
Unrestricted Accounts				
984/2410	FSB	Operating Cash	Checking	\$ 2,078,150.70
		Reimbursement for Bucket Truck		263,847.00
		Add or Subtract Claim on Cash for Airport		169,611.00
		Add or Subtract Claim on Cash for Golf Prior Year		(191,011.64)
		Add or Subtract Claim on Cash for Golf Current		(70,403.93)
2329	FSB	Golf Course Petty Cash	Checking	917.56
2711100002	TexPool	General Fund Reserve	Investment	3,533,126.43
Total Unrestricted				\$ 5,784,237.12
75 Day Reserve Requirement Unrestricted Cash over 75 day reserve				
				\$ 4,173,000.00
90 Day Reserve Requirement Unrestricted Cash over 90 day reserve				
				\$ 1,611,237.12
90 Day Reserve Requirement Unrestricted Cash over 90 day reserve				
				\$ 5,007,000.00
				\$ 777,237.12
Restricted by Council				
2711100011	TexPool	Capital Equipment Reserve	Investment	\$ 250,223.44
2188	FSB	Self Funded Equipment	M/M	298,879.99
2711100014	TexPool	Self Funded Equipment Reserve	Investment	520,313.89
2711100021	TexPool	YMCA/GHRC Capital Improvement	Investment	164,464.66
2711100029	TexPool	YMCA Land Sale Proceeds	Investment	-
2711100022	TexPool	Electric Capital Improvement	Investment	742,668.64
		Reimbursement for Bucket Truck		(263,847.00)
2711100020	TexPool	Street Rehab/Replacement Reserve	Investment	23,119.95
2711100023	TexPool	Water/WW Improvement	Investment	10,932.73
2711100018	TexPool	Golf Course Operating Reserve	Investment	523,302.83
2711100019	TexPool	Golf Course Capital Improvement Reserve	Investment	302,238.48
68825	FSB	Golf Course Self Funded	M/M	531,576.57
2711100034	TexPool	Arbitrage Earnings	Investment	409,678.33
2711100031	TexPool	City Hall Reserve	Investment	2,703.47
		Add or Subtract Golf Claim on Cash		261,415.57
Total Restricted by Council Action				\$ 3,777,671.55

City of Burnet, Texas
Cash and Investment Accounts
FYTD DECEMBER 2025

Restricted by Purpose or Law

Acct #	Bank	Account Name	Account Type	Balance as of DECEMBER 31, 2025
3053	FSB	Parks Fund	M/M	\$ 30,988.93
62125	FSB	Tree Mitigation Fund	M/M	21,384.19
2711100028	TexPool	PEG Fee Restricted	Investment	199,347.96
2711100005	TexPool	Hotel Motel	Investment	121,818.50
2402	FSB	Hotel Motel	M/M	98,250.83
2711100009	TexPool	Airport Reserve	Investment	369,956.23
2485	FSB	PD Seizure	M/M	7,201.15
2711100027	TexPool	Municipal Court Special Revenue	Investment	111,608.66
58776	FSB	Fire Dept. Community Acct	M/M	18,348.55
2675	FSB	Police Department Explorer Program	M/M	6,634.06
2691	FSB	Fire Department Explorer Program	M/M	3,750.89
2711100007	TexPool	TWDB 7	Investment	1,397.65
2711100006	TexPool	TWDB 6	Investment	1,226.74
		City of Burnet, Texas Combination Tax and Surplus Revenue Certificates of Obligation, Series 2010 Escrow		
143033000	US Bank Bank of	Account	Investment	3,725.16
82-020-01-0	Texas	City of Burnet 2012 TWDB Escrow	Investment	23,371.55
2711100025	TexPool	Impact Fees - Water	Investment	600,329.47
2711100026	TexPool	Impact Fees - Wastewater	Investment	37,289.88
2711100017	TexPool	2021 CO - City Hall	Investment	-
TX01-0440-0004	Texas Class	2023 CO Adm/Street	Investment	8.88
2711100024	TexPool	Street Bond Reserve	Investment	-
TX01-0440-0007	Texas Class	2023 City Hall	Investment	186.32
2711100030	TexPool	Airport Bond Proceeds	Investment	-
62612	FSB	Creekfall Electric Infrastructure	Checking	139,571.30
2711100010	TexPool	BEDC Reserve	Investment	1,483,987.95
2711100032	TexPool	BEDC Hotel Incentive	Investment	433,386.53
2711100033	TexPool	BEDC Tractor Supply Incentive	Investment	34,421.14
70516	FSB	BEDC 281 Commercial Park Project	M/M	19,660.25
2592	FSB	BEDC	Super NOW	350,661.98
62315	FSB	BEDC Bond Fund	Checking	-
TX01-0440-0005	Texas Class	BEDC	Investment	1.51
1453	FSB	Debt Service	M/M	696,114.54
2576	FSB	Interest & Sinking Acct	M/M	794,500.39
2543	FSB	Airport Reserve	M/M	
		Add or Subtract Airport Claim on Cash		(169,611.00)
		Total Restricted Cash		\$ 5,439,520.19
		Total All Cash		\$ 15,001,428.86

City of Burnet
 Quarterly Investment Report
 As of DECEMBER 31, 2025

updated 01-12-2026

ACCOUNT NUMBER	INVESTMENT TYPE	DESCRIPT/LOC	MATURITY	BEGINNING BALANCES 10/01/2025	QUARTERLY ACTIVITY	INTEREST EARNINGS	ENDING BALANCE 12/31/2025	BEGINNING MARKET 10/01/2025	ENDING MARKET 12/31/2025	CHANGE IN MARKET VALUE	AVG YIELD
984 & 2410	OPERATING	FIRST STATE BANK	na	\$ 2,734,320.95	\$ (668,232.10)	\$ 12,061.85	\$ 2,078,150.70	na	na	na	0.0199
1453	DEBT SERVICE	FIRST STATE BANK	na	446,335.83	246,984.51	2,794.20	696,114.54	na	na	na	0.0194
2188	SELF FUNDED ACCT	FIRST STATE BANK	na	197,622.48	100,226.64	1,030.87	298,879.99	na	na	na	0.0165
2329	GOLF COURSE PETTY CASH	FIRST STATE BANK	na	1,973.50	(1,055.94)	-	917.56	na	na	na	-
2402	HOTEL/MOTEL	FIRST STATE BANK	na	108,345.93	(10,694.19)	599.09	98,250.83	na	na	na	0.0230
2485	PD SEIZURE	FIRST STATE BANK	na	7,163.60	(0.00)	37.55	7,201.15	na	na	na	0.0207
2576	I & S SINKING FUND	FIRST STATE BANK	na	286,050.56	506,650.83	1,799.00	794,500.39	na	na	na	0.0132
2592	BEDC	FIRST STATE BANK	na	312,760.91	36,021.47	1,879.60	350,661.98	na	na	na	0.0225
2675	PD EXPLORER PROGRAM	FIRST STATE BANK	na	6,599.47	0.00	34.59	6,634.06	na	na	na	0.0207
2691	FD EXPLORER PROGRAM	FIRST STATE BANK	na	3,731.27	(0.00)	19.62	3,750.89	na	na	na	0.0208
3053	PARKS FUND	FIRST STATE BANK	na	30,827.35	0.00	161.58	30,988.93	na	na	na	0.0207
58776	FD COMMUNITY FUND	FIRST STATE BANK	na	18,348.55	-	-	18,348.55	na	na	na	-
62315	BEDC BOND FUND	FIRST STATE BANK	na	-	-	-	-	na	na	na	
70516	281 COMM PARK PROJECT	FIRST STATE BANK	na	26,030.70	(6,480.00)	109.55	19,660.25	na	na	na	0.0190
68825	GOLF COURSE SELF FUNDED	FIRST STATE BANK	na	475,664.33	53,320.75	2,591.49	531,576.57	na	na	na	0.0204
62612	CREEKFALL ELECTRIC INFRASTRUCTURE	FIRST STATE BANK	na	\$ 138,843.56	\$ (0.00)	\$ 727.74	\$ 139,571.30	na	na	na	0.0207
62125	TREE MITIGATION	FIRST STATE BANK	na	\$ 21,272.69	\$ -	\$ 111.50	\$ 21,384.19	na	na	na	0.0207
SUBTOTAL - FIRST STATE BANK				\$ 4,815,891.68	\$ 256,741.97	\$ 23,958.23	\$ 5,096,591.88	\$ -	\$ -	\$ -	

2711100002	GF RESERVE	TEXPOOL	na	\$ 3,487,183.96	\$ 10,756.76	\$ 35,185.71	\$ 3,533,126.43	na	na	na	0.0398
2711100005	HOT	TEXPOOL	na	120,602.86	-	1,215.64	121,818.50	na	na	na	0.0398
2711100006	TWDB	TEXPOOL	na	1,214.43	(0.00)	12.31	1,226.74	na	na	na	0.0400
2711100007	TWDB	TEXPOOL	na	1,383.72	0.00	13.93	1,397.65	na	na	na	0.0397
2711100009	AIRPORT	TEXPOOL	na	366,262.65	1.66	3,691.92	369,956.23	na	na	na	0.0398
2711100010	BEDC RESERVE	TEXPOOL	na	1,469,178.65	0.00	14,809.30	1,483,987.95	na	na	na	0.0398
2711100011	CAPITAL EQUIPMENT RESERVE	TEXPOOL	na	96,464.60	152,108.64	1,650.20	250,223.44	na	na	na	0.0378
2711100014	SELF FUNDED EQUIPMENT	TEXPOOL	na	515,121.46	(0.00)	5,192.43	520,313.89	na	na	na	0.0398
2711100017	2021 CO - CITY HALL	TEXPOOL	na	110.44	(111.05)	0.61	-	na	na	na	0.0438
2711100018	GOLF COURSE OPS RESERVE	TEXPOOL	na	518,080.54	0.00	5,222.29	523,302.83	na	na	na	0.0398
2711100019	GOLF COURSE CAPITAL RESERVE	TEXPOOL	na	299,222.36	(0.00)	3,016.12	302,238.48	na	na	na	0.0398
2711100020	STREET REHAB/REPLACE RESERVE	TEXPOOL	na	1,222,029.88	(1,200,944.75)	2,034.82	23,119.95	na	na	na	0.0130
2711100021	YMCA/GHRC CAPITAL RESERVE	TEXPOOL	na	115,354.19	47,735.00	1,375.47	164,464.66	na	na	na	0.0390
2711100022	ELECTRIC CAPITAL IMPROVEMENT	TEXPOOL	na	735,257.29	(0.00)	7,411.35	742,668.64	na	na	na	0.0398
2711100023	WATER/WW CAPITAL IMPRVMNT	TEXPOOL	na	10,823.66	(0.00)	109.07	10,932.73	na	na	na	0.0398
2711100025	WATER IMPACT FEE	TEXPOOL	na	561,948.49	32,535.00	5,845.98	600,329.47	na	na	na	0.0399
2711100026	WASTEWATER IMPACT FEE	TEXPOOL	na	5,394.75	31,671.00	224.13	37,289.88	na	na	na	0.0417
2711100027	COURT SPECIAL REVENUE	TEXPOOL	na	107,471.79	3,039.98	1,096.89	111,608.66	na	na	na	0.0397
2711100028	PEG FEE RESTRICTED	TEXPOOL	na	194,308.38	3,066.75	1,972.83	199,347.96	na	na	na	0.0398
2711100029	YMCA LAND SALE PROCEEDS	TEXPOOL	na	10,573.74	(10,645.71)	71.97	-	na	na	na	0.0540
2711100030	AIRPORT BOND PROCEEDS*	TEXPOOL	na	1.66	(1.66)	-	-	na	na	na	-
2711100031	CITY HALL RESERVE	TEXPOOL	na	538,338.50	(535,662.00)	26.97	2,703.47	na	na	na	0.0004

ACCOUNT NUMBER	INVESTMENT TYPE	DESCRIPT/LOC	MATURITY	BEGINNING BALANCES 10/01/2025	QUARTERLY ACTIVITY	INTEREST EARNINGS	ENDING BALANCE 12/31/2025	BEGINNING MARKET 10/01/2025	ENDING MARKET 12/31/2025	CHANGE IN MARKET VALUE	AVG YIELD
2711100032	BEDC HOTEL INCENTIVE	TEXPOOL	na	429,061.57	0.00	4,324.96	433,386.53	na	na	na	0.0398
2711100033	BEDC TRACTOR SUPPLY INCENTIVE	TEXPOOL	na	34,077.66	(0.00)	343.48	34,421.14	na	na	na	0.0398
2711100034	ARBITRAGE EARNINGS	TEXPOOL	na	\$ 405,589.98	\$ 0.00	\$ 4,088.35	\$ 409,678.33	na	na	na	0.0398
	SUBTOTAL - TEXPOOL			\$ 11,245,057.21	\$ (1,466,450.38)	\$ 98,936.73	\$ 9,877,543.56	\$ -	\$ -	\$ -	0.0372
TX-01-0440-0004	STREET BOND	TEXAS CLASS	na	\$ 76,063.80	\$ (76,054.92)	\$ -	\$ 8.88	na	na	na	-
TX-01-0440-0005	BEDC	TEXAS CLASS	na	1.51	-	-	1.51	na	na	na	-
TX-01-0440-0007	2023 CO CITY HALL	TEXAS CLASS	na	184.45	0.00	1.87	186.32	na	na	na	0.0400
	SUBTOTAL - TEXAS CLASS			\$ 76,249.76	\$ (76,054.92)	\$ 1.87	\$ 196.71	\$ -	\$ -	\$ -	0.0002
143033000	US BANK LOAN		na	\$ 3,688.21	\$ (0.00)	\$ 36.95	\$ 3,725.16	\$ 3,688.21	\$ 3,725.16	\$ 36.95	0.0395
82-0220-01-0	BANK OF TEXAS - TWDB #2		na	23,150.76	0.00	220.79	23,371.55	23,150.76	23,371.55	220.79	0.0377
	SUBTOTAL - OTHERS			\$ 26,838.97	\$ 0.00	\$ 257.74	\$ 27,096.71	\$ 26,838.97	\$ 27,096.71	\$ 257.74	0.0379
	TOTALS			\$ 16,164,037.62	\$ (1,285,763.33)	\$ 123,154.57	\$ 15,001,428.86	\$ 26,838.97	\$ 27,096.71	\$ 257.74	0.0314
	PERFORMANCE MEASURES:			Benchmark	Actual						
	Avg Yield			3.5900%	3.1355%						
	Benchmark=90 day T-Bill Rate										
	WAM			Max 365							
	Diversification:										
	Other				0.18%						
	FSB				33.97%						
	TexPool/TexasClass			Max 100%	65.85%						

Collateral Adequacy - All funds are fully collateralized and/or insured.

Statement of Compliance - All investment transactions of the City meet the requirements set forth in Chapter 2256, Texas Govt. Code, as amended and are in compliance with the City's Investment Policy.

Patricia Langford

Patricia Langford, Finance Director

Stefani Wright

Stefani Wright, Senior Accountant

1/16/2025

Date

GENERAL CAPITAL PROJECT FUND							
Budgeted Projects	2025-2026 Budget	Budget Amendments	Amended Budget	FYTD Actual	Encumbrance	Balance	Status/Notes
ADMIN							
Arbitrage Payment	\$ 409,836	\$ -	\$ 409,836	\$ -	\$ -	\$ 409,836	
Development Services Vehicle (carryover)	54,300	-	54,300	54,298	-	2	
New City Hall	800,000	-	800,000	367,661	31,986	400,354	
Pedestrian Walking Bridge	5,000,000	-	5,000,000	38,675	-	4,961,326	
Transportation Plan	55,000	-	55,000	9,302	-	45,698	
TOTAL ADMIN	\$ 6,319,136	\$ -	\$ 6,319,136	\$ 469,935	\$ 31,986	\$ 5,817,215	
POLICE							
Shooting Range Improvements (carryover \$43,000)	\$ 93,000	\$ -	\$ 93,000	\$ 61,110	\$ -	\$ 31,890	
Use of Opioid Settlement Funding	22,500	-	22,500	-	-	22,500	
NEW - K9	-	15,000	15,000	-	-	15,000	Budget Amendment Pending
TOTAL POLICE	\$ 115,500	\$ 15,000	\$ 130,500	\$ 61,110	\$ -	\$ 69,390	
FIRE / EMS							
FD Westnet Paging System	\$ 30,000	\$ -	\$ 30,000	\$ -	\$ -	\$ 30,000	
Fire GPS Equipment for CAD	25,000	-	25,000	-	-	25,000	
NEW - Fire Department Alarm Change Out	-	22,000	22,000	9,425	-	12,575	Budget Amendment Pending
TASSPP	10,000	-	10,000	4,609	-	5,391	
Use of Donated Funds Stella Pelej (carryover)	5,016	-	5,016	-	-	5,016	
Water Rescue/Safety Gear PD & Fire	20,000	-	20,000	-	-	20,000	
TOTAL FIRE / EMS	\$ 90,016	\$ 22,000	\$ 112,016	\$ 14,034	\$ -	\$ 97,982	
STREETS							
Street Repair/Rehabilitation	\$ 1,000,000	\$ -	\$ 1,000,000	\$ 489,947	\$ -	\$ 510,053	
TOTAL STREETS	\$ 1,000,000	\$ -	\$ 1,000,000	\$ 489,947	\$ -	\$ 510,053	
PARKS							
Stage funded by HOT reserves	\$ 75,000	\$ -	\$ 75,000	\$ -	\$ -	\$ 75,000	
Park Improvements	25,000	-	25,000	-	-	25,000	
Pickleball (planning only)	25,000	-	25,000	-	-	25,000	
TOTAL PARKS	\$ 125,000	\$ -	\$ 125,000	\$ -	\$ -	\$ 125,000	
GHRC							
GHRC Capital Maint	\$ 50,000	\$ -	\$ 50,000	\$ 2,600	\$ -	\$ 47,400	
GHRC - Sports Complex Restrooms	-	175,000	175,000	-	143,603	31,397	Budget Amendment Pending
YMCA Pool Replaster (Spring/Summer 2026)	225,000	-	225,000	-	-	225,000	
TOTAL GHRC	\$ 275,000	\$ 175,000	\$ 450,000	\$ 2,600	\$ 143,603	\$ 303,796	
FLOOD RESPONSE							
2025 Flood Response	\$ 2,441,350	\$ -	\$ 2,441,350	\$ 62,022	\$ -	\$ 2,379,328	
2025 Flood Improvements (Build Back Better)	\$ -	\$ 500,000	\$ 500,000	\$ 14,720	\$ -	\$ 485,280	Budget Amendment Pending
TOTAL GHRC	\$ 2,441,350	\$ 500,000	\$ 2,941,350	\$ 76,742	\$ -	\$ 2,864,608	
GRAND TOTAL GENERAL	\$ 10,366,002	\$ 712,000	\$ 11,078,002	\$ 1,114,369	\$ 175,589	\$ 9,788,044	

WATER & WASTEWATER CAPITAL PROJECT FUND

Budgeted Projects	2025-2026 Budget	Budget Amendments	Amended Budget	FYTD Actual	Encumbrance	Balance	Status/Notes
EXPENSES							
CDBG Water Line Project (Wofford 1 & 2)	\$ 250,000	\$ -	\$ 250,000	\$ 104,357	\$ -	\$ 145,643	
Commercial National Bank Water Line Oversizing	8,500	-	8,500	-	-	8,500	
Eagle's Nest Upgrade	350,000	-	350,000	2,507	-	347,494	
Generators for SB3 Compliance	1,713,600	-	1,713,600	23,000	-	1,690,600	
Plant Maint. Groundwater, Inks Lake WP and Sewer Plant	100,000	-	100,000	20,875	-	79,125	
Sewer Model Calibration	25,000	-	25,000	-	-	25,000	
Sewer/Water Oversizing Creekfall Ph 3	125,000	-	125,000	-	-	125,000	
Use WW Impact Fees - transfer for debt	100,000	-	100,000	-	-	100,000	
Vac Trailer	90,000	-	90,000	-	89,590	410	
Valley Street Well Engineering/Evaluation	700,000	-	700,000	7,350	-	692,650	
Meter Swaps	-	290,000	290,000	32,388	-	257,612	Budget Amendment Pending
Water System Improvements -New Taps & Meter Installs funded through permits	30,000	-	30,000	11,647	-	18,353	
Water & Wastewater 2025 Flood	303,050	-	303,050	11,413	-	291,637	
GRAND TOTAL WATER & WASTEWATER	\$ 3,795,150	\$ 290,000	\$ 4,085,150	\$ 213,537	\$ 89,590	\$ 3,782,023	

AIRPORT CAPITAL PROJECT FUND

Budgeted Projects	2025-2026 Budget	Budget Amendments	Amended Budget	FYTD Actual	Encumbrance	Balance	Status/Notes
EXPENSES							
Decel Lane into Airport	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000	
Jet Hangar	300,000	-	300,000	98,087	-	201,913	
Ramp Grant	111,111	-	111,111	1,830	-	109,281	
GRAND TOTAL AIRPORT	\$ 431,111	\$ -	\$ 431,111	\$ 99,917	\$ -	\$ 331,194	

ELECTRIC CAPITAL PROJECT FUND

Budgeted Projects	2025-2026 Budget	Budget Amendments	Amended Budget	FYTD Actual	Encumbrance	Balance	Status/Notes
EXPENSES							
Bucket Truck	\$ 300,000	\$ -	\$ 300,000	\$ 263,847	\$ -	\$ 36,153	
Creekfall Offsite Improvements	140,000	-	140,000	26,455	-	113,545	
Employee Tools & Equipment	35,000	-	35,000	25,571	-	9,429	
Equipment for Creekfall Projects	35,000	-	35,000	27,736	-	7,264	
Frontier Fiber Overlashing	50,000	-	50,000	-	-	50,000	
Gatekeepers (carryover)	10,656	-	10,656	10,656	-	-	
Resiliency Grant from Department of Energy	1,367,000	-	1,367,000	-	-	1,367,000	
Subdivision Electrical Costs	250,000	-	250,000	51,944	-	198,056	
Electric 2025 Flood	21,800	-	21,800	81	-	21,719	
GRAND TOTAL ELECTRIC	\$ 2,209,456	\$ -	\$ 2,209,456	\$ 406,292	\$ -	\$ 1,803,164	

GOLF CAPITAL PROJECT FUND

Budgeted Projects	2025-2026 Budget	Budget Amendments	Amended Budget	FYTD Actual	Encumbrance	Balance	Status/Notes
EXPENSES							
Golf Course Improvements	\$ 350,000	\$ -	\$ 350,000	\$ 9,192	\$ -	\$ 340,808	
Golf Course Land Acquisition	1,100,000	-	1,100,000	750,456	-	349,544	
Golf Course 2025 Flood	233,800	-	233,800	-	98,430	135,370	
GRAND TOTAL GOLF	\$ 1,683,800	\$ -	\$ 1,683,800	\$ 759,648	\$ 98,430	\$ 825,721	



City Council
Regular Meeting

January 27, 2026

Fiscal Year to Date: December 2025

City of Burnet Financial Report Summary



City of Burnet
Financial Report
Summary
FYTD Dec 2025

General Fund

25% of fiscal year complete

	Annual Budget	Actual FYTD Dec 2025	% Annual Budget
Revenues	\$16,912,895	\$5,263,339	31%
Expenditures	16,379,175	4,236,316	26%
Profit (Loss)	\$533,720	\$1,027,023	

 **Strong Financial Position** – Fiscal year to date net profit is outperforming the budget and prior year.



City of Burnet Financial Report Summary

FYTD Dec 2025

General Fund

KEY DRIVERS:

- **Strong Property Tax Collections (\$2.2M):** 48% collected (earlier collections than last year)
- **Other Primary Revenue Streams:** Sales Tax, Utility Transfers, and EMS Transports on target
- **Expenses (\$4.2M):** On track, no material variances



City of Burnet
Financial Report
Summary
FYTD Dec 2025

Golf Fund

25% of fiscal year complete

	Annual Budget	Actual FYTD Dec 2025	% Annual Budget
Revenues	\$2,832,138	\$947,643	33%
Expenses	2,675,431	671,740	25%
Profit (Loss)	\$156,707	\$275,902	

 **Strong Financial Position** – Fiscal year to date net profit is outperforming the budget and slightly above the prior year.





City of Burnet Financial Report Summary

FYTD Dec 2025

Golf Fund

KEY DRIVERS

- **Strong Green Fee Revenues (\$365K):** Rounds flat, but revenue per round up 8% (\$53.20 vs. \$49.44) thanks to effective rate increases
- **Strong Member Charges (\$302K): 80% collected,** majority of annual dues are collected in October, modest membership growth, and a 3% rate bump
- **Expenses On Pace (\$672K):** Total at 25% of budget, no material variances noted





City of Burnet
Financial Report
Summary
FYTD Dec 2025

Electric Fund

25% of fiscal year complete

	Annual Budget	Actual FYTD Dec 2025	% Annual Budget
Revenues	\$4,810,135	\$1,088,817	23%
Expenses	4,352,707	1,078,092	25%
Profit (Loss)	\$457,428	\$10,725	

Financial position is positive and aligned with budget expectations for the period; year-over-year decrease driven primarily by planned higher expenses.



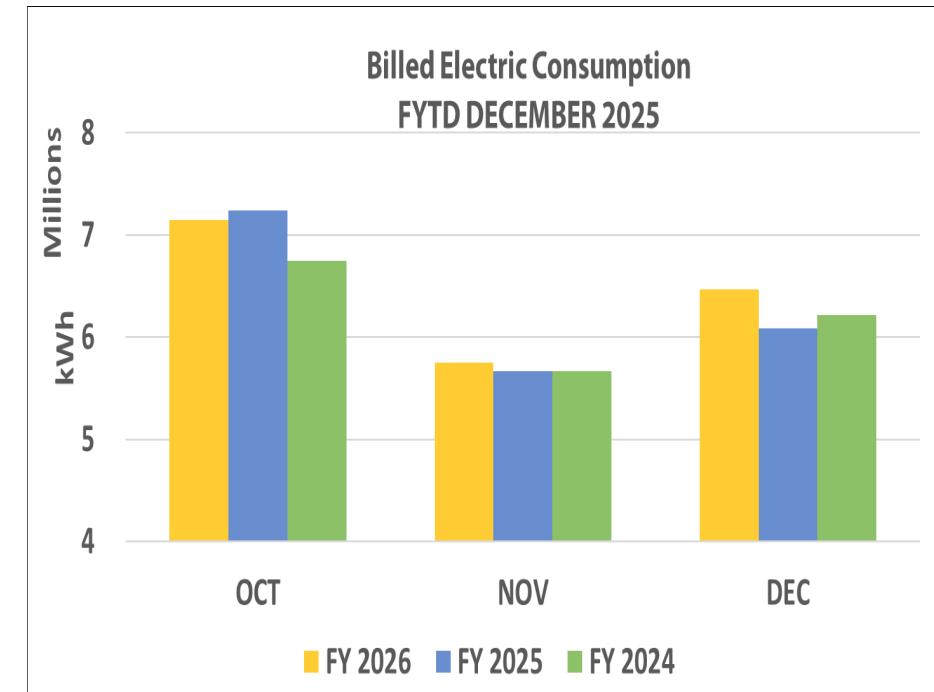
City of Burnet Financial Report Summary

FYTD Dec 2025

Electric Fund

KEY DRIVERS

- **Revenues On Track:** Net Electric Sales (\$1.0M) steady at 23% of budget, consistent with last year
- **Billed Consumption:** +2% over last year
- **Expenses On Track:** Total at 25% of budget, matching straight-line expectations





City of Burnet
Financial Report
Summary
FYTD Dec 2025

Water & Wastewater Fund

25% of fiscal year complete

	Annual Budget	Actual FYTD Dec 2025	% Annual Budget
Revenues	\$5,993,107	\$1,474,509	25%
Expenses	5,367,029	1,373,704	26%
Profit (Loss)	\$626,078	\$100,806	

Financial position is positive and aligned with budget expectations for the period; year-over-year increase driven by rate increases.



City of Burnet Financial Report Summary

FYTD Dec 2025

Water & Wastewater Fund

KEY DRIVERS

-  **Strong Core Revenues:** Slightly ahead of plan
 - Water Sales (\$795K): **26% of budget**
 - Billed water consumption is down slightly (3.46%) from last year, but still within budget expectations
 - Wastewater Sales (\$625K): **25% of budget**
-  **Expenses In Total (\$1.4M) On Track:**
 - Personnel at 28% (slightly above straight-line pacing)
 - Other costs below budget, helping to offset personnel



City of Burnet
Financial Report
Summary

FYTD Dec 2025

CASH RESERVES

As of December 31, 2025

Unrestricted Cash Reserve Balance	\$5,784,237
90 Day Reserve Requirement	<u>5,007,000</u>
Unrestricted Cash Balance OVER 90 Day Reserve Requirement	<u>\$777,237</u>

"Restricted by Council" Cash Balance \$3,777,672



City of Burnet Financial Report Summary

FYTD Dec 2025

Questions



STATE OF TEXAS { }

On this, the 13th day of January 2026, the City Council of the City of Burnet convened in a Regular Session, at 5:00 p.m. in the City Council Chambers, located at 301 E. Jackson, Burnet, TX thereof with the following members present, to-wit:

Mayor Gary Wideman
Council Members Cindia Talamantez, Tommy Gaut, Philip Thurman, Joyce Laudenschlager, and Ricky Langley
City Manager David Vaughn
City Secretary Maria Gonzales

Guests: Keith McBurnett, Haley Archer, Eric Belaj, Adrienne Feild, Tony Hefferin, Mark Ingram, Leslie Kimbler, Thad Mercer, Tony Nash, Andrew Scott, Jacob Thomas, Raymond Whelan, Caden Senn, David Williams, Patrick Caballero, Dylan Wilson, Chester Wilson, Crista Goble Bromley, Dwayne Tuttle, Ron Faulkenberry, Wendy Halliday, Jansen Brown, John and Brenda Goble

Call to Order: Mayor Gary Wideman called the meeting to order at 5:00 p.m.

INVOCATION: Led by Mayor Gary Wideman

PLEDGES (US & TEXAS): Led by Council Member Philip Thurman

SPECIAL REPORTS/RECOGNITION: None.

CONSENT AGENDA ITEMS:

6.1) Approval of the December 9, 2025 Regular Meeting Minutes

Approval of the Workshop Minutes for:

December 1, 2025

December 15, 2025

December 17, 2025

December 18, 2025

Council Member Joyce Laudenschlager made a motion to approve the consent agenda as presented. Council Member Cindia Talamantez seconded the motion. The motion passed unanimously.

PUBLIC HEARINGS/ACTION:

7.1) Public hearing and action: Ordinance No. 2026-01: L. Kimbler

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, AMENDING
ORDINANCE NO. 2021-01 AND THE OFFICIAL ZONING MAP OF THE CITY BY
REZONING PROPERTY KNOWN AS 1100 BUCHANAN DRIVE FROM ITS PRESENT
DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” TO A

DESIGNATION OF LIGHT COMMERCIAL – DISTRICT “C-1” WITH A CONDITIONAL USE PERMIT TO ALLOW FOR “AUTOMOBILE REPAIR”, AND PROPERTY KNOWN AS 707 BUCHANAN DRIVE FROM ITS PRESENT DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” TO A DESIGNATION OF GOVERNMENT – DISTRICT “G”; PROVIDING CUMULATIVE, REPEALER, AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE

Mayor Wideman opened the public hearing at 5:02 p.m. With there being no individuals wishing to speak, Mayor Wideman closed the public hearing at 5:02 p.m. Council Member Philip Thurman made a motion to approve Ordinance No. 2026-01 as presented. Council Member Tommy Gaut seconded the motion. The motion passed unanimously.

7.2) Public hearing and action: Ordinance No. 2026-02: L. Kimbler

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, AMENDING ORDINANCE NO. 2021-01 AND THE OFFICIAL ZONING MAP OF THE CITY BY REZONING PROPERTY KNOWN AS 105 E KERR STREET FROM ITS PRESENT DESIGNATION OF SINGLE-FAMILY RESIDENTIAL – DISTRICT “R-1” TO A DESIGNATION OF DUPLEX – DISTRICT “R-2”; PROVIDING CUMULATIVE, REPEALER, AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE

Mayor Wideman opened the public hearing at 5:05 p.m. The applicant, Chester Wilson, spoke in favor of the requested rezoning and outlined his plan for the property. Citizens Patrick Caballero, Wendy Halliday, and David Williams spoke in opposition to the ordinance. With there being no further individuals wishing to speak, Mayor Wideman closed the public hearing at 5:15 p.m.

Council Member Tommy Gaut made a motion to table the item; the motion failed due to lack of a second.

Council Member Ricky Langley moved to approve Ordinance No. 2026-02 as presented. Council Member Philip Thurman seconded the motion. A roll call vote was taken with Council Members Cindia Talamantez, Philip Thurman, Joyce Laudenschlager, Ricky Langley, and Mayor Gary Wideman voting Aye. Council Member Tommy Gaut voted No. The motion passed.

ACTION ITEMS:

8.1) Discuss and consider action: Resolution No. R2026-01: M. Gonzales

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, ORDERING A GENERAL ELECTION TO BE HELD ON MAY 2, 2026, TO ELECT THREE (3) CITY COUNCIL MEMBERS FOR FULL TWO-YEAR TERMS AND ONE (1) CITY COUNCIL MEMBER TO FILL AN UNEXPIRED TERM; ESTABLISHING THE ELECTION PROCEDURE; AND PROVIDING FOR RELATED MATTERS

Mayor Gary Wideman made a motion to approve Resolution No. R2026-01 as presented. Council Member Ricky Langley seconded the motion. The motion passed unanimously.

8.2) Discuss and consider action: Resolution No. R2026-03: E. Belaj

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, SELECTING A SURVEY AND ENVIRONMENTAL SERVICES FIRM IN RESPONSE TO RFQ 2025-004 FOR SURVEY & ENVIRONMENTAL SERVICES AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE ALL NECESSARY AGREEMENTS

Council Member Ricky Langley made a motion to approve Resolution No. R2026-03 as presented. Council Member Philip Thurman seconded the motion. The motion passed unanimously.

8.3) Discuss and consider action: City of Burnet July 2025 flood response including but not limited to: flood plain development rules, repair and reconstruction of City facilities, community assistance programs, debris management, and other related flood issues: D. Vaughn

Assistant City Manager Keith McBurnett provided Council with a brief report on the status and progress of public assistance through FEMA and TDEM. Mr. McBurnett noted that the process is extensive and will require a significant amount of time to complete. He also stated that FEMA may reimburse up to 75% of eligible disaster recovery costs, with TDEM serving as a partner between the City and FEMA.

The City of Burnet has identified 17 FEMA projects, all classified as small projects with the exception of one. City Engineer Eric Belaj provided a brief overview of the projects and their current status. It was noted that FEMA's timeline for completion of emergency work is within six months of the disaster declaration, projected for January 2026. Permanent work is expected to be completed within 18 months of the disaster declaration, projected for January 2027.

EXECUTIVE SESSION: None.

RECONVENE TO REGULAR SESSION FOR POSSIBLE ACTION: None.

REQUESTS FROM COUNCIL FOR FUTURE REPORTS: In accordance with Resolution R2020-28 councilmembers may request the City Manager to prepare and present future reports on matters of public interest: None.

ADJOURN: There being no further business, a motion to adjourn was made by Mayor Gary Wideman at 5:51 p.m. Council Member Joyce Laudenschlager seconded the motion. The motion passed unanimously.

Gary Wideman, Mayor

ATTEST:

Maria Gonzales, City Secretary

City of Burnet City Council

Item Brief



Meeting Date

January 27, 2026

Agenda Item

Discuss and consider action: Ordinance No. 2026-04: P. Langford

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, AMENDING ORDINANCE 2025-39; THE ORIGINAL BUDGET ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, FOR THE CITY OF BURNET, TEXAS, FUNDING ACCOUNTS IN BUDGET DUE TO UNFORESEEN SITUATIONS; CONTAINING FINDINGS; PROVIDING FOR SAVINGS AND SEVERABILITY

Information

This ordinance provides for the first quarter fiscal year 2025-2026 budget amendments as listed on Attachment "A" of the ordinance.

Fiscal Impact

As noted on Attachment "A".

Recommendation

Staff recommend approval of Ordinance No. 2026-04 as presented.

ORDINANCE NO. 2026-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, AMENDING ORDINANCE 2025-39; THE ORIGINAL BUDGET ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, FOR THE CITY OF BURNET, TEXAS, FUNDING ACCOUNTS IN BUDGET DUE TO UNFORESEEN SITUATIONS; CONTAINING FINDINGS; PROVIDING FOR SAVINGS AND SEVERABILITY

WHEREAS, the City of Burnet, Texas Fiscal Year 2025-2026 Budget was adopted by Ordinance 2025-39 within the time and in the manner required by State Law; and

WHEREAS, the City of Burnet, Texas has reviewed the Budget; and

WHEREAS, the City Council of the City of Burnet, Texas has considered the status of the Capital Improvement Projects for the rest of the fiscal year; and

WHEREAS, the City Council of the City of Burnet, Texas hereby finds and determines that it is prudent to amend the line items due to unforeseen situations that have occurred in the City; and

WHEREAS, the City Council of the City of Burnet, Texas further finds that these amendments will serve in the public interest; and

WHEREAS, the City Council of the City of Burnet, Texas finds and determines that the change in the Budget for the stated municipal purpose is warranted and necessary, and that the amendment of the Budget to fund these line items is due to unforeseen situations and a matter of public necessity warranting action at this time, and

WHEREAS, the Local Government Code Section 102.010 allows for changes in the budget for municipal purposes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS:

Section One. Findings. The facts and matters set out above are found to be true and correct.

Section Two. Purpose. The City of Burnet, Texas, Fiscal Year 2025-2026 Budget is hereby amended to reflect the effect of unforeseen circumstances, as reflected in attachment "A".

Section Three. Savings/Repealing Clause. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall

the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

Section Four. Severability. It is hereby declared to be the intention of the City Council that if any of the sections, paragraphs, sentences, clauses, and phrases of the Ordinance shall be declared unconstitutional or invalid by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation of this Ordinance of unconstitutional or invalid phrases, clauses, sentences, paragraphs, or sections.

PASSED, APPROVED, AND ADOPTED on this the 27th day of January 2026.

CITY OF BURNET, TEXAS

Gary Wideman, Mayor

ATTEST:

Maria Gonzalez, City Secretary

Attachment A

1. **\$15,000 increase in the General Fund Capital Project Fund** expenses is requested for the purchase of a **police service dog**, including associated training and equipment. The cost will be covered by general fund reserves. *(Presented to and approved by Council on December 9, 2025).*
2. **\$22,000 increase in the General Fund Capital Project Fund** expenses is requested for a new **fire alarm system** to be installed at the Central Fire Station. The cost will be covered by general fund reserves. *(Presented to and approved by Council on November 10, 2025).*
3. **\$175,000 increase in General Fund Capital Project Fund** expenses is requested for the purchase and installation of a **prefabricated restroom building** at the Galloway Hammond Ball Fields. The cost will be covered by general fund reserves.
4. **\$270,000 increase in the Water and Wastewater Capital Project Fund** expenses is requested to support ongoing **water meter replacement efforts**. The City purchased **\$170,000** in water meters in the prior year, and staff is requesting authorization to purchase an additional **\$120,000** in the current year with Water Fund reserves. Staff plans to apply for an LCRA grant, which may partially offset the additional cost (estimated at approximately \$25,000). All meters are recorded as inventory at the time of purchase and expensed when placed into service.
5. **\$30,000 increase in the Electric Capital Project Fund** expenses is requested to cover the City's **upfront costs associated with the LCRA Transmission Services Corporation (TSC) system upgrade**, which will enhance LCRA TSC's ability to perform firm load shedding during an ERCOT Emergency Energy Alert (EEA) Level 3 event. LCRA TSC will be responsible for the installation of the new load-shed relays; however, certain project-related actions and costs are required of the City to complete the upgrade. These costs will be initially funded through Electric Fund reserves and reimbursed by LCRA TSC upon completion.
6. **\$500,000 increase in Capital Project Fund** expenses to implement **improvements to flood-impacted projects**, supporting resilient "build back better" efforts. These costs will be covered by reserves. *(Previously presented to and approved by Council).*

Attachment A (Continued)

7. **\$25,0000 increase in Golf Capital Project Fund** expenses is requested to cover the **settlement and legal costs** associated with securing ownership rights to the Delaware Springs entrance. These costs will be covered by Golf reserves.
8. **\$16,000 increase in General Capital Project Fund** expenses is requested for final payment on the **Westnet paging system** installed at the Central Fire Station during the prior fiscal year. These costs will be covered by General Fund reserves.
9. **\$630,000 increase in Golf Capital Project Fund** expenses is requested to purchase approximately **20 acres of land** for the Golf Course. These costs will be covered by Golf reserves and excess Golf self-funded reserves.

CITY OF BURNET

Fiscal Year 2025-2026 Budget Amendments

City Council Regular Meeting
January 27, 2026

Discuss and consider action: Ordinance No. 2026-04

An Ordinance of the City Council of the City of Burnet, Texas, amending Ordinance 2025-39; The original budget ordinance for the fiscal year beginning October 1, 2025, and ending September 30, 2026, for the City of Burnet, Texas, funding accounts in budget due to unforeseen situations; containing findings; providing for savings and severability: P. Langford



Bluebonnet Capital of Texas



CITY OF BURNET

Fiscal Year 2025-2026 Budget Amendments

1. **\$15,000 increase in the General Fund Capital Project Fund** expenses is requested for the purchase of a **police service dog**, including associated training and equipment. The cost will be covered by general fund reserves. *(Presented to and approved by Council on December 9, 2025).*
2. **\$22,000 increase in the General Fund Capital Project Fund** expenses is requested for a new **fire alarm system** to be installed at the Central Fire Station. The cost will be covered by general fund reserves. *(Presented to and approved by Council on November 10, 2025).*
3. **\$175,000 increase in General Fund Capital Project Fund** expenses is requested for the purchase and installation of a **prefabricated restroom building** at the Galloway Hammond Ball Fields. The cost will be covered by general fund reserves.



Bluebonnet Capital of Texas



CITY OF BURNET

Fiscal Year 2025-2026 Budget Amendments

4. **\$270,000 increase in the Water and Wastewater Capital Project Fund** expenses is requested to support ongoing **water meter replacement efforts**. The City purchased **\$170,000** in water meters in the prior year, and staff is requesting authorization to purchase an additional **\$120,000** in the current year with Water Fund reserves. Staff plans to apply for an LCRA **grant**, which may partially offset the additional cost (estimated at approximately \$25,000). All meters are recorded as inventory at the time of purchase and expensed when placed into service.



Bluebonnet Capital of Texas



CITY OF BURNET

Fiscal Year 2025-2026 Budget Amendments

5. **\$30,000 increase in the Electric Capital Project Fund** expenses is requested to cover the City's **upfront costs associated with the LCRA Transmission Services Corporation (TSC) system upgrade**, which will enhance LCRA TSC's ability to perform firm load shedding during an ERCOT Emergency Energy Alert (EEA) Level 3 event. LCRA TSC will be responsible for the installation of the new load-shed relays; however, certain project-related actions and costs are required of the City to complete the upgrade. These costs will be initially funded through Electric Fund reserves and reimbursed by LCRA TSC upon completion.

6. **\$500,000 increase in Capital Project Fund** expenses to implement **improvements to flood-impacted projects**, supporting resilient "build back better" efforts. These costs will be covered by reserves. *(Previously presented to and approved by Council)*.



Bluebonnet Capital of Texas



CITY OF BURNET

Fiscal Year 2025-2026 Budget Amendments

7. **\$25,000 increase in Golf Capital Project Fund** expenses is requested to cover the **settlement and legal costs** associated with securing ownership rights to the Delaware Springs entrance. These costs will be covered by Golf reserves.
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9. **\$630,000 increase in Golf Capital Project Fund** expenses is requested to purchase approximately **20 acres of land** for the Golf Course. These costs will be covered by Golf reserves and excess Golf self-funded reserves.



Bluebonnet Capital of Texas



CITY OF BURNET

Recommendation

- Staff recommends approval of Ordinance No. 2026-04 as presented.

Questions?



Bluebonnet Capital of Texas



City of Burnet City Council

Item Brief



Meeting Date

January 27, 2026

Agenda Item

Discuss and consider action: Authorization to Apply for LCRA Community Grant for Fire Department Equipment: M. Ingram

Information

The Lower Colorado River Authority (LCRA) Community Grant Program provides funding to local governments, first responders, and nonprofit organizations within LCRA's service area for projects that support public safety, community services, and infrastructure needs. Applicants requesting more than \$5,000 in grant funding are required to provide matching funds of at least 20 percent of the total project cost. The application deadline for the current grant cycle is Friday, January 30, 2026.

The City of Burnet Fire Department is seeking authorization to apply for an LCRA Community Grant in the amount of \$20,000 to support the care, maintenance, and lifecycle management of firefighter personal protective equipment (PPE). Firefighter PPE must be routinely cleaned, inspected, and dried in accordance with NFPA 1850 standards, which establish requirements for the selection, care, and maintenance of protective ensembles. Proper PPE maintenance is critical to firefighter health, safety, and operational readiness.

If awarded, grant funds would be used to purchase the following equipment:

- Groves Smart Wash Extractor (40 lb model): \$16,000
- RAMAIR 6 MU Ambient Air Gear Dryer: \$9,648

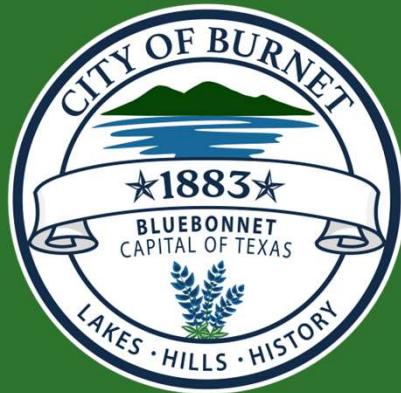
The total project cost is \$25,648, with the City proposing to provide \$5,648 as matching funds to satisfy the grant's matching requirements.

Fiscal Impact

If the grant is awarded, the City's cost will be \$5,648.

Recommendation

Staff recommends approval of authorization to apply for an LCRA Community Grant for Fire Department equipment.



City Council
Regular Meeting
January 27, 2026

LCRA Community Grant

Discuss and consider action: Authorization to Apply for LCRA Community Grant for Fire Department Equipment: M. Ingram

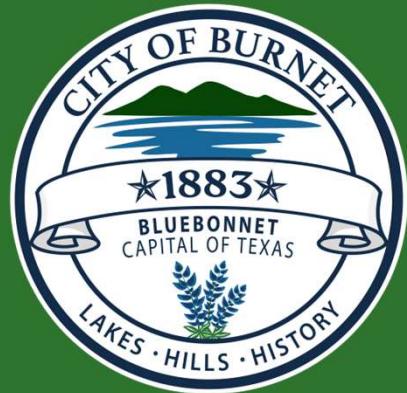




LCRA Community Grant Program

- Eligible applicants: Local governments and First responders
- Application deadline: Friday, January 30, 2026
- Matching requirement: Grants over \$5,000 require a 20% match
- Fire Department request: \$20,000 LCRA Community Grant





Proposed Equipment

- Groves Smart Wash Extractor (40 lb model) – \$16,000
- RAMAIR 6 MU Ambient Air Gear Dryer – \$9,648
- Total project cost: **\$25,648**

Grant- \$20,000

City Matching Contribution- \$5,648





Questions?

Recommendation

- Staff recommends approval of authorization to apply for an LCRA Community Grant for Fire Department equipment.

City of Burnet City Council



Item Brief

Meeting Date

January 27, 2026

Agenda Item

Discuss and consider action: Ordinance No. 2026-03: D. Vaughn

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, TERMINATING THE LOCAL STATE OF DISASTER DECLARED DUE TO FLOODING; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR AN OPEN MEETINGS CLAUSE

Information

On July 6, 2025, the Mayor Pro Tem issued a proclamation declaring a local state of disaster for the City of Burnet as a result of extreme flooding that impacted multiple areas of the City, including Hamilton Creek and other creeks and low-lying areas. On July 9, 2025, City Council adopted Ordinance No. 2025-32, ratifying and extending the local state of disaster pursuant to Section 418.108 of the Texas Government Code.

The disaster declaration provided the City with additional emergency authorities necessary to respond to immediate threats to life, safety, and property, and to support emergency response and early recovery efforts following the July 2025 flood event. Conditions related to the July 2025 flooding have stabilized, and continuation of the local disaster declaration is no longer necessary for emergency response purposes. While FEMA and state recovery and reimbursement processes remain ongoing, those activities do not require the continuation of a local disaster declaration.

The purpose of this ordinance is to formally terminate the local state of disaster declaration under Section 418.108(b) of the Texas Government Code, effective January 27, 2026, while allowing the City to continue recovery, reimbursement, and administrative actions associated with the flood event as permitted under state and federal law.

Fiscal Impact

There is no fiscal impact associated with this action.

Recommendation

Staff recommends approval of Ordinance No. 2026-03 as presented.

ORDINANCE NO. 2026-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, TERMINATING THE LOCAL STATE OF DISASTER DECLARED DUE TO FLOODING; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR AN OPEN MEETINGS CLAUSE

WHEREAS, on July 6, 2025, the Mayor Pro Tem issued a proclamation declaring a local state of disaster for the City of Burnet as a result of extreme flooding throughout the City, including areas along Hamilton Creek and other creeks and low-lying areas; and

WHEREAS, on July 9, 2025, the City Council of the City of Burnet subsequently adopted Ordinance No. 2025-32 ratifying and extending the local state of disaster pursuant to Section 418.108 of the Texas Government Code; and

WHEREAS, the conditions necessitating the declaration of a local state of disaster have stabilized to the extent that continuation of the local disaster declaration is no longer required for the protection of life, safety, or property; and

WHEREAS, Section 418.108(b) of the Texas Government Code authorizes the governing body of a political subdivision to terminate a local state of disaster by official action.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, AS FOLLOWS:

Section One. Termination of Local State of Disaster. The local state of disaster declared for the City of Burnet as a result of flooding on July 5, 2025 under Ordinance No. 2025-32 is hereby terminated, effective January 27, 2026.

Section Two. Effect of Termination. As of the effective date of this ordinance, all emergency powers, special authorities, and emergency measures authorized solely by the local disaster declaration are terminated, except as may be necessary to complete recovery, reimbursement, or administrative actions permitted under state or federal law.

Section Three. Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

Section Four. Effective Date. This ordinance shall take effect on January 27, 2026, after its passage and adoption.

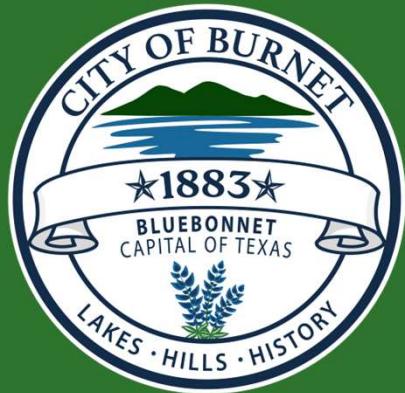
PASSED AND APPROVED on this the 27th day of January 2026.

CITY OF BURNET, TEXAS

Gary Wideman, Mayor

ATTEST:

Maria Gonzales, City Secretary



**City Council
Regular Meeting
January 27, 2026**

Termination of Local Disaster Declaration

Discuss and consider action: Ordinance No. 2026-03: D. Vaughn

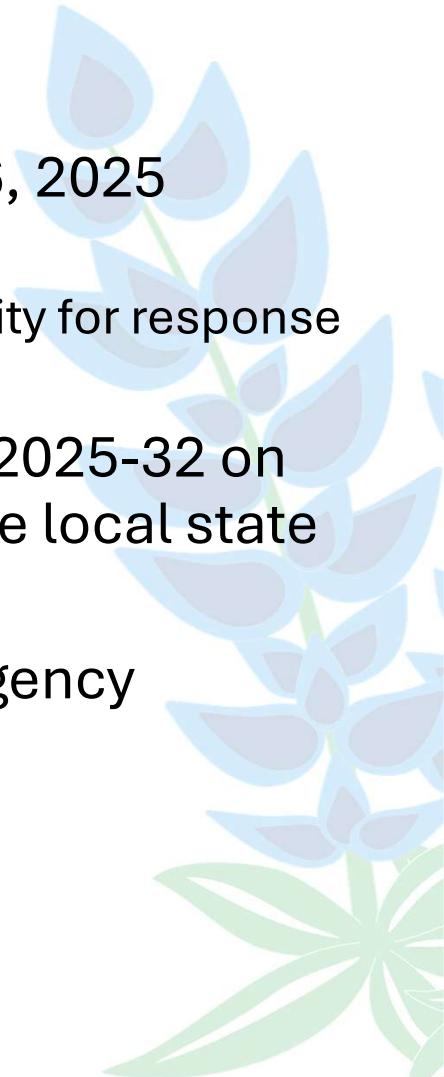
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, TERMINATING THE LOCAL STATE OF DISASTER DECLARED DUE TO FLOODING; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR AN OPEN MEETINGS CLAUSE

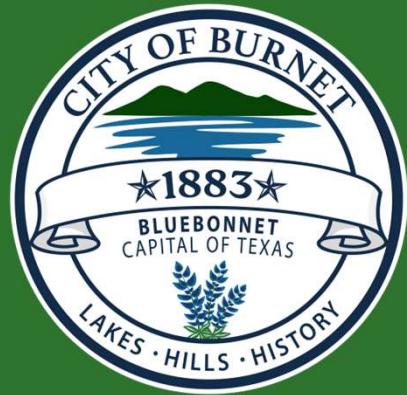




Background

- Local state of disaster declared July 6, 2025 following severe flooding
 - Declaration provided emergency authority for response and early recovery
- City Council adopted Ordinance No. 2025-32 on July 9, 2025 ratifying and extending the local state of disaster
- Conditions have stabilized and emergency response phase has concluded





Proposed Action

- Terminate the local state of disaster declaration effective January 27, 2026
- FEMA recovery and reimbursement processes remain ongoing
- Termination does not impact FEMA or state funding eligibility





Questions?

Recommendation

- Staff recommends the approval and adoption of Ordinance No. 2026-03 as presented.



City of Burnet City Council

Item Brief



Meeting Date

January 27, 2026

Agenda Item

Discuss and consider action: Resolution No. R2026-02: D. Vaughn

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, APPROVING THE PURCHASE OF PROPERTY LEGALLY DESCRIBED AS A BEING A 19.51 ACRE TRACT OF LAND, CONSISTING OF 10.66 ACRES OUT OF THE SUSANO HERNANDEZ SURVEY NO. 40, ABSTRACT NO. 398 AND 8.85 ACRES OUT OF THE EUGENIO PEREZ SURVEY NO. 41, ABSTRACT NO. 672, CONVEYED BY GENERAL WARRANTY DEED TO DELAWARE SPRINGS RANCH INVESTMENTS, LLC., AS RECORDED IN DOCUMENT NO. 202002970 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND AUTHORIZING THE MAYOR TO EXECUTE THE PROPERTY CONTRACT

Information

The attached contract is for the purchase of approximately 19 acres at Delaware Springs Golf Course and the associated access easement.

Fiscal Impact

\$625,000 to be paid by Delaware Springs Golf Course.

Recommendation

Staff recommends approval of Resolution No. R2026-02 as presented

RESOLUTION NO. R2026-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, APPROVING THE PURCHASE OF PROPERTY LEGALLY DESCRIBED AS A BEING A 19.51 ACRE TRACT OF LAND, CONSISTING OF 10.66 ACRES OUT OF THE SUSANO HERNANDEZ SURVEY NO. 40, ABSTRACT NO. 398 AND 8.85 ACRES OUT OF THE EUGENIO PEREZ SURVEY NO. 41, ABSTRACT NO. 672, CONVEYED BY GENERAL WARRANTY DEED TO DELAWARE SPRINGS RANCH INVESTMENTS, LLC., AS RECORDED IN DOCUMENT NO. 202002970 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND AUTHORIZING THE MAYOR TO EXECUTE THE PROPERTY CONTRACT

Whereas, the Delaware Springs Ranch Investments, LLC is the owner of a certain tracts of land referred to as Tract 15 and Tract 11 (the "Property") that is surrounded by the golf course; and

Whereas, the landowner is willing to sell the Property in lieu of development in order to help preserve the rural nature of the course; and

Whereas, acquisition of the Property by the City would protect the rural nature and playability of the golf course; and

Whereas, the purchase of the Property will further the strategic plan for the golf course.

NOW, THEREFORE, BE IT RESOLVED BY CITY COUNCIL OF THE CITY OF BURNET, TEXAS, THAT:

Section one. Findings. The recitals to this Resolution are hereby adopted and incorporated herein for all purposes.

Section two. Approval. The purchase of the Property is hereby approved in accordance with the terms and conditions of the unimproved property contract attached to this resolution.

Section three. Authorization. The mayor is hereby authorized and directed to sign an unimproved property contract that is substantially similar to the attachment hereto; and take such further action and sign such ancillary documents as may be reasonably necessary to facilitate the purchase of the Property.

Section four. Open Meetings. It is hereby officially found and determined that the meeting at which this resolution was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act.

Section five. Effective Date. That this resolution shall take effect immediately upon its passage, and approval as prescribed by law.

PASSED AND APPROVED this the 27th day of January, 2026.

CITY OF BURNET, TEXAS

Gary Wideman, Mayor

ATTEST:

Maria Gonzales, City Secretary

UNIMPROVED PROPERTY CONTRACT

1. **PARTIES:** The parties to this Contract are DELAWARE SPRINGS RANCH INVESTMENTS, LLC (hereinafter called “Seller”), a limited liability company formed under the laws of Texas, and the City of Burnet a Texas home rule municipality (hereinafter called “Buyer”). Seller agrees to sell and convey to Buyer, and Buyer agrees to buy from Seller, the Property defined below.
2. **PROPERTY** (including improvements if any).

Being a 19.51 acre tract of land, consisting of 10.66 acres out of the Susano Hernandez Survey No. 40, Abstract No. 398 and 8.85 acres out of the Eugenio Perez Survey No. 41, Abstract No. 672, conveyed by general warranty deed to Delaware Springs Ranch Investments, LLC., as recorded in Document No. 202002970 of the Official Public Records of Burnet County, Texas and being more particularly described on the legal description attached hereto and made part hereof as **Exhibit “A”**; and

Together with all rights, privileges and appurtenances pertaining thereto, including but not limited to: water rights, claims, permits, strips and gores, easements, and cooperative or association memberships

- 2.1 **Release of Easement.** In addition to the Property described in Section 2, above, Grantor shall fully release to Grantee that certain Easement described as being a 0.4885 acre (21,277 SF) tract of land, out of the Susano Hernandez Survey No. 40, Abstract No. 398, conveyed by general warranty deed to Delaware Springs Ranch Investments, LLC., as recorded in Document No. 202002970 of the Official Public Records of Burnet County, Texas, and being more particularly described on the legal description attached hereto and made part hereof as **Exhibit “B”**.
3. **SALES PRICE:** Six Hundred Twenty-Five Thousand Dollars and 00/100 Cents (\$625,000.00) (hereinafter the “Purchase Price”).
4. **EARNEST MONEY:** Upon execution of this Contract by all parties, Buyer shall deposit Five Thousand Dollars and 00/100 Cents (\$5,000.00) as Earnest Money with Attorney’s Abstract Title Company, Attn: Lisa Campbell, 117 E. Jackson Street, Burnet TX 78611. If Buyer fails to deposit the Earnest Money within five days of Sellers delivery of this Contract, Seller’s offer to sell the Property shall be withdrawn, this Contract shall not be effective, and the Escrow Agent shall not accept the late deposit of the Earnest Money.
5. **TITLE POLICY; SURVEY AND SELLERS DELIVERABLES:**
 - A. **TITLE POLICY:** At closing Seller shall, at its sole cost, provide an Owner’s Policy of Title Insurance by Title Company, as agent for Underwriter, or directly by Underwriter.
 - B. **COMMITMENT:** Seller shall, within 20 days of the Effective Date, provide to Buyer a Commitment for Issuance of an Owner Policy of Title Insurance by Title

Company, as agent for Underwriter, or directly by Underwriter, stating the condition of title to the Land. The “effective date” stated in the Title Commitment must be after the Effective Date of this Contract.

C. **SURVEY:** Seller shall, within 20 days of the Effective Date at its sole costs, obtain an on-the-ground, staked plat of survey and metes-and-bounds description of the Property, prepared by a surveyor satisfactory to Title Company, dated after the Effective Date, and certified to: Seller, Buyer, and Title Company, to comply with the current standards and specifications as published by the Texas Society of Professional Surveyors for the Survey Category required by Title Company.

D. **OBJECTIONS:** Buyer shall have 10 days after the later of Buyer’s receipt of the Title Commitment or a copy of the Survey (“Title Objection Deadline”) to review the Survey, Title Commitment, and legible copies of the title instruments referenced in them and notify Seller of Buyer’s objections to any of them (“Title Objections”). Buyer will be deemed to have approved all matters reflected by the Survey, and Title Commitment, to which Buyer has made no Title Objection by the Title Objection Deadline. The matters that Buyer either approves, or is deemed to have approved, are “Permitted Exceptions.” If Buyer notifies Seller of any Title Objections, Seller has five days from receipt of Buyer’s notice to notify Buyer whether Seller agrees to cure the Title Objections before closing (“Cure Notice”). If Seller does not timely give its Cure Notice or timely gives its Cure Notice but does not agree to cure all the Title Objections before closing, Buyer may, within ten days after the deadline for the giving of Seller’s Cure Notice, notify Seller that either this Contract is terminated or Buyer will proceed to close, subject to Seller’s obligations to remove all liquidated liens, remove all exceptions that arise by, through, or under Seller after the Effective Date, and cure only the Title Objections that Seller has agreed to cure in the Cure Notice. At or before closing, Seller must remove all liquidated liens, remove all exceptions that arise by, through, or under Seller after the Effective Date of this Contract, and cure the Title Objections that Seller has agreed to cure.

E. **TITLE NOTICES:**

- i. **ABSTRACT OR TITLE POLICY:** Buyer is advised to have the Title Policy Commitment reviewed by an attorney of Buyer’s choice due to the time limitations on Buyer’s right to object.
- ii. **MEMBERSHIP IN PROPERTY OWNERS’ ASSOCIATION(S):** The Property is not subject to a mandatory property owners association.
- iii. **STATUTORY TAX DISTRICTS:** The Property is not situated in a utility or other statutorily created district providing water, sewer, drainage, or flood control facilities and services, as those terms are referenced in Texas Water Code Chapter 49.
- iv. **TIDE WATERS:** The Property does not abut tidally influenced waters of the state, as such term is referenced in Texas Natural Resources Code §33.135.
- v. **ANNEXATION:** The Property is located within the corporate limits of Burnet, Burnet County, Texas.
- vi. **PROPERTY LOCATED IN A CERTIFIED SERVICE AREA OF A UTILITY SERVICE PROVIDER:** Notice required by §13.257, Water

Code: The Property's water and sewer service is provided by the City of Burnet and Buyer agrees to inquire with the City regarding any conditions of service.

- vii. PUBLIC IMPROVEMENT DISTRICT: The Property is not in a Public Improvement District, as term is referenced in the Texas Property Code §5.014.
- viii. TEXAS AGRICULTURAL DEVELOPMENT DISTRICT: The property is not located in a Texas Agricultural District.
- ix. TRANSFER FEES: The Property is not subject to a private transfer fee obligation as such term is referenced in Texas Property Code §5.205.
- x. PROPANE GAS SYSTEM SERVICE AREA: The Property is not located in a propane gas system service area owned by a distribution system retailer, as such term is referenced in Texas Utilities Code §141.010.

F. SELLER'S DELIVERABLES. Seller shall, within 20 days of the Effective Date at its sole costs, provide to Buyer all existing environmental and engineering reports in Seller's possession, if any (collectively "Seller's Deliveries"). Buyer acknowledges and agrees that neither Seller nor any of Seller's attorneys, consultants, or contractors have made any representation or warranty regarding the truth or accuracy of any of the Seller's Deliveries. Seller has not undertaken any independent investigation as to the truth, completeness, or accuracy thereof, except as expressly provided for in this Contract. The furnishing of the Seller's Deliveries and any other materials, documents, reports, or agreements shall not be interpreted in and of itself as a representation or warranty of any type or kind by Seller or any other party related in any way to any of the foregoing. The Seller's Deliveries may not be relied upon by Buyer or any other party for any purpose. Buyer is advised and encouraged to conduct its own independent investigation of the matters within the scope of the Seller's Deliveries. Except for Buyer's consultants engaged to evaluate the feasibility of the Property for Buyer's intended purpose, Buyer shall not disclose Seller's deliverables to any third party. Moreover, should this Contract terminate without closing, Buyer shall return Seller's Deliverables to Seller within 10 days of such termination.

G. DELIVERY DELAY. Notwithstanding any provision to the contrary, for each day delivery of the Title Commitment, or Seller's Deliverables is delayed beyond the 20th day after the Effective Date, a day shall be added to the Feasibility Period. This remedy shall run concurrently so that for example, if there is a one-day delay in delivery of both the Title Commitment and the Seller's Deliverables only one day shall be added to the Feasibility Period. Seller shall not be responsible for delay of delivery of Survey.

6. **FEASIBILITY:**

- A. FEASIBILITY PERIOD: Buyer's Feasibility Period shall begin on the Effective Date and shall end 30 days after the Effective Date.
- B. EXTENSION TO FEASIBILITY PERIOD. Intentionally blank.
- C. BUYER'S RIGHT TO TERMINATE DURING FEASIBILITY PERIOD: During the Feasibility Period Buyer may, at its sole discretion, terminate this Contract, for any reason; and, should Buyer timely exercise its right to terminate, as evidenced

by written notification to Seller; then neither Party shall have any further obligation to the other under this Contract. If Buyer terminates this Contract before the end of the Feasibility Period, then unless Seller delivers notice of Seller's objection to Title Company's release of the Earnest Money to Buyer within five days after Buyer delivers Buyer's termination notice to Seller and Title Company, Title Company is authorized, without any further authorization from Seller, to deliver the Earnest Money to Buyer, less \$100, which will be paid to Seller as consideration for the right granted by Seller to Buyer to terminate this Contract.

7. PROPERTY CONDITION:

- A. ACCESS, INSPECTIONS AND UTILITIES: Seller shall permit Buyer and Buyer's agents access to the Property at reasonable times. Buyer may have the Property inspected by inspectors selected by Buyer and licensed by TREC or otherwise permitted by law to make inspections. **NOTICE:** Buyer should determine the availability of utilities to the Property suitable to satisfy Buyer's needs.
 - i. Buyer's Indemnity and Release of Seller
 - a. Indemnity. To the fullest extent authorized by law, Buyer will indemnify, defend, and hold Seller harmless from any loss, attorney's fees, expenses, or claims arising out of Buyer's investigation of the Property, except those arising out of the acts or omissions of Seller and those for repair or remediation of existing conditions discovered by Buyer's inspection. The obligations of Buyer under this provision will survive termination of this Contract and closing.
 - b. Release. Buyer releases Seller and those persons acting on Seller's behalf from all claims and causes of action (including claims for attorney's fees and court and other costs) resulting from Buyer's investigation of the Property.
- B. ACCEPTANCE OF PROPERTY CONDITION: "As Is" means the present condition of the Property with any and all defects and without warranty except for the warranties of title and the warranties in this Contract. Buyer accepts the Property "As Is".
- C. COMPLETION OF REPAIRS: As the Property is unimproved this Paragraph is not applicable.
- D. ENVIRONMENTAL MATTERS: Buyer is advised that the presence of wetlands, toxic substances, including asbestos and wastes or other environmental hazards, or the presence of a threatened or endangered species or its habitat may affect Buyer's intended use of the Property. If Buyer is concerned about these matters, an addendum promulgated by the Texas Bar, or approved by the parties, should be used.
- E. SELLER'S DISCLOSURES: Except as otherwise disclosed in this Contract, Seller has no knowledge of the following:
 - i. any flooding of the Property which has had a material adverse effect on the use of the Property;

- ii. any pending or threatened litigation, condemnation, or special assessment affecting the Property;
- iii. any environmental hazards that materially and adversely affect the Property;
- iv. any dumpsite, landfill, or underground tanks or containers now or previously located on the Property;
- v. any wetlands, as defined by federal or state law or regulation, affecting the Property; or
- vi. any threatened or endangered species or their habitat affecting the Property.

8. **BROKERS' FEES:** Neither Seller nor Buyer have engaged a Broker in regard to this transaction. Buyer and Seller each indemnify and agree to defend and hold the other party harmless from any loss, attorney's fees, and court and other costs arising out of a claim by any person or entity claiming by, through, or under the indemnitor for a broker's or finder's fee or commission because of this transaction or this Contract, whether the claimant is disclosed to the indemnitee or not.

9. **CLOSING:**

- A. **DATE:** The closing of the sale shall occur at a mutually agreed time and date within 10 days after the end of Buyer's Feasibility Period.
- B. **OBLIGATIONS:** At closing:
 - i. Seller shall execute and deliver a warranty deed, in substantial conformance with **Exhibit "C"**, conveying title to the Property to Buyer and showing only the Permitted Exceptions, and shall furnish tax statements or certificates showing no delinquent taxes on the Property.
 - ii. Buyer shall deliver for escrow the balance of the Sales Price.
 - iii. Seller and Buyer shall execute and deliver any notices, statements, certificates, affidavits, releases, loan documents and other documents reasonably required for the closing of the sale.
 - vi. The Property will be conveyed to Buyer free and clear of any liens, assessments, or security interests against the Property, but subject to the Permitted Exceptions listed in the Title Commitment.
 - vii. Seller will, at Seller's sole cost, cause the Title Company to issue an owner's title policy in favor of Buyer in the amount of the Purchase Price, insuring Buyer's good and indefeasible title to the Property, subject only to the Permitted Exceptions.
- C. **COOPERATION:** Each party agrees to cooperate with the other and take those actions and execute such ancillary documents as may reasonably be necessary to facilitate the closing.

10. **POSSESSION:**

- A. **BUYER'S POSSESSION:** Seller shall deliver to Buyer possession of the Property in its present or required condition upon closing.
- B. **LEASES:**

- i. After the Effective Date, Seller may not execute any lease (including but not limited to mineral leases) or convey any interest in the Property without Buyer's written consent.
- ii. As of the effective date the Property is not subject to any lease agreements.

11. SPECIAL PROVISIONS:

NONE

12. SETTLEMENT AND OTHER EXPENSES:

- A. The following expenses must be paid at or prior to closing:
 - i. Expenses payable by Seller (Seller's Expenses): Release of existing liens, including prepayment penalties, and recording fees; release of Seller's loan liability; tax statements or certificates; one-half (1/2) of the costs of the escrow officer's fees; premium for Title Policy; Survey fees; Seller's prorated portion of Ad valorem taxes; Seller's attorney fees and consultant fees; and other expenses payable by Seller under this Contract.
 - ii. Expenses payable by Buyer (Buyer's Expenses): Premium for shortage of area endorsement or other endorsements that are not included in the Owner's Policy; preparation of deed; one-half (1/2) of the costs of the escrow officer's fees; Buyer's prorated portion of Ad valorem taxes and special governmental assessments; courier fee; Buyer's attorney fees and consultant fees; and other expenses payable by Buyer under this Contract. It is noted, that Buyer as a Texas home-rule municipality is exempted from Ad valorem taxes and special governmental assessments.

13. PRORATIONS AND ROLBACK TAXES:

- A. PRORATIONS: Taxes for the current year, interest, maintenance fees, assessments, dues, and rents will be prorated through the Closing Date. The tax proration may be calculated taking into consideration any change in exemptions that will affect the current year's taxes. If taxes for the current year vary from the amount prorated at closing, the parties shall adjust the proration when tax statements for the current year are available. It is noted that Buyer as a Texas home-rule municipality is exempted from Ad valorem taxes and special governmental assessments.

- B. ROLBACK TAXES: Not applicable.

14. CASUALTY LOSS: If any part of the Property is damaged or destroyed by fire or other casualty after the effective date of this Contract, Seller shall restore the Property to its previous condition as soon as reasonably possible, but in any event by the Closing Date. If Seller fails to do so due to factors beyond Seller's control, Buyer may (a) terminate this Contract and the earnest money will be refunded to Buyer (b) extend the time for performance up to 15 days and the Closing Date will be extended as necessary or (c) accept the Property in its damaged condition with an assignment of insurance proceeds and receive credit from Seller at closing in the amount of the deductible under the insurance policy. Seller's obligations under this paragraph are independent of any other obligations of Seller under this Contract.

15. **DEFAULT:** If Buyer fails to comply with this Contract, Buyer will be in default, and Seller may, as its sole remedy, terminate this Contract and receive the earnest money as liquidated damages, thereby releasing both parties from this Contract. If Seller fails to comply with this Contract for any other reason, Seller will be in default and Buyer may elect as its sole remedy to either (a) enforce specific performance; or (b) terminate this Contract and receive the earnest money, thereby releasing both parties from this Contract.
16. **MEDIATION:** It is the policy of the State of Texas to encourage resolution of disputes through alternative dispute resolution procedures such as mediation. Any dispute between Seller and Buyer related to this Contract which is not resolved through informal discussion will be submitted to a mutually acceptable mediation service or provider. The parties to the mediation shall bear the mediation costs equally. This paragraph does not preclude a party from seeking equitable relief from a court of competent jurisdiction.
17. **ATTORNEY'S FEES:** A Buyer, Seller, or escrow agent who prevails in any legal proceeding related to this Contract is entitled to recover reasonable attorney's fees and all costs of such proceeding.
18. **REPRESENTATIONS:** All covenants, representations, and warranties in this Contract survive closing. If any representation of Seller in this Contract is untrue on the Closing Date, Seller will be in default. Unless expressly prohibited by written agreement, Seller may continue to show the Property and receive, negotiate, and accept back up offers.
20. **FEDERAL TAX REQUIREMENTS:** Seller represents and warrants that it is not a foreign corporation, foreign partnership, foreign trust or foreign estate as those terms are defined in the Internal Revenue Code and the regulations issued thereunder, and Seller agrees to execute, acknowledge and deliver to Buyer at Closing a certification of non-foreign status and any form as may be required by the Internal Revenue Code or the regulations issued thereunder. Affidavits shall be provided as to Federal I.D. numbers and to all taxes and forms being paid and filed.
21. **NOTICES:** All notices from one party to the other must be in writing and are effective when mailed to, hand-delivered at, or transmitted by facsimile as follows:

To Seller at:

DELAWARE SPRINGS RANCH INVESTMENTS, LLC
P.O. Box 3383
Midland, TX 78611
Telephone: (325) 998-4548
E-mail: jordan@shipleyranches.com

To Buyer at:

CITY OF BURNET
% City Manager
P.O. Box 1369
Burnet, Texas 78611
Telephone: (512) 715-3208
Facsimile: (512) 756-8560
E-mail: dvaughn@cityofburnet.com

22. **AGREEMENT OF PARTIES:** This Contract contains the entire agreement of the parties and cannot be changed except by their written agreement. Exhibits which are a part of this Contract are:

EXHIBIT "A": The legal description of Tract A (19.51 acres of land).
EXHIBIT "B": The legal description of Tract B (0.4895 acre easement).
EXHIBIT "C": Form of Warranty deed.

23. **CONSULT AN ATTORNEY BEFORE SIGNING.** Buyer is advised to consult with an attorney of Buyer's choice should Buyer questions about this Contract or any matter related to this Contract.

Signature pages to follow:

EXECUTED the _____ day of _____, 2026. (EFFECTIVE DATE.)

SELLER

DELAWARE SPRINGS RANCH INVESTMENTS,
LLC, a Texas Limited Liability Company

By: _____
Jordan Shipley, Manager

BUYER

CITY OF BURNET, a Texas home rule
municipality

By: _____
Gary Wideman, Mayor

Initials: Seller: _____ Buyer: _____

CONTRACT AND EARNEST MONEY RECEIPT

Receipt of Contract and \$5,000.00 Earnest Money in the form of
_____ is acknowledged.

Escrow Agent: Lisa Campbell, Attorney's Abstract Title Company

Date: _____, 2026

By: _____

Attorney's Abstract Title Company
117 E. Jackson Street,
Burnet, TX 78611

EXHIBIT “A”
LEGAL DESCRIPTION OF TRACT A (19.51 ACRES OF LAND)

Initials: Seller:_____ Buyer:_____

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METES AND BOUNDS DESCRIPTION OF TRACT 15 (19.51 ACRES)

BEING A 19.51 ACRE TRACT OF LAND, CONSISTING OF 10.66 ACRES OUT OF THE SUSANO HERNANDEZ SURVEY NO. 40, ABSTRACT NO. 398 AND 8.85 ACRES OUT OF THE EUGENIO PEREZ SURVEY NO. 41, ABSTRACT NO. 672, CONVEYED BY GENERAL WARRANTY DEED TO DELAWARE SPRINGS RANCH INVESTMENTS, LLC., AS RECORDED IN DOCUMENT NO. 202002970 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at $\frac{1}{2}$ " iron rod found, marking an angle corner of marking an angle corner of a 115.32 acre tract of land, conveyed by Correction Deed to City of Burnet, as recorded in Volume 558, Page 690 of the Official Public Records of Burnet County, Texas, for the west corner of this tract;

THENCE, along the northwest, west, north, northeast, east, southeast and south and southwest lines of this tract, common with the southeast, east, southwest, west, northwest, northeast lines of said 115.32 acre tract, the following twenty-one (21) courses and distances:

- 1) North $45^{\circ}06'09''$ East, a distance of **231.12 feet**, to a $\frac{1}{2}$ " iron rod found, for an angle corner of this tract;
- 2) North $48^{\circ}11'27''$ East, a distance of **227.48 feet**, to a $\frac{1}{2}$ " iron rod found, for an angle corner of this tract;
- 3) North $39^{\circ}56'02''$ East, a distance of **219.20 feet**, to a $\frac{1}{2}$ " iron rod set, for a north corner of this tract;
- 4) North $48^{\circ}38'57''$ East, a distance of **171.09 feet**, to a $\frac{1}{2}$ " iron rod found, for an angle corner of this tract;
- 5) North $88^{\circ}19'48''$ East, a distance of **90.18 feet**, to a $\frac{1}{2}$ " iron rod found, for an angle corner of this tract;
- 6) South $31^{\circ}16'01''$ East, a distance of **403.63 feet**, to a $\frac{1}{2}$ " iron rod found, for the east corner of this tract;
- 7) South $17^{\circ}37'26''$ West, a distance of **143.94 feet**, to a $\frac{1}{2}$ " iron rod found, for an angle corner of this tract;
- 8) South $15^{\circ}33'11''$ East, a distance of **277.62 feet**, to a $\frac{1}{2}$ " iron rod set, for an angle corner of this tract;
- 9) South $47^{\circ}07'53''$ East, a distance of **104.25 feet**, to a $\frac{1}{2}$ " iron rod found, at the point-of-curvature of a curve to the right, for an angle corner of this tract;
- 10) Along said curve to the right, an arc length of **240.83 feet**, said curve having a radius of **150.00 feet**, a chord which bears South $01^{\circ}10'14''$ East, for a distance of **215.72 feet**, to a $1/2$ " iron rod found, at the point-of-curvature of said curve to the right, for an angle corner of this tract;

120 Riverwalk Drive, Ste. 208
San Marcos, Texas 78666

Phone:
512-312-5040

TBPELS Firm Reg. F-3524
TBPELS Firm Reg. 10194981



- 11) **South 45°29'47" West**, a distance of **61.61 feet**, to a $\frac{1}{2}$ " iron rod set, for an angle corner of this tract;
- 12) **South 02°14'13" East**, a distance of **388.31 feet**, to a $\frac{1}{2}$ " iron rod found, for an angle corner of this tract;
- 13) **South 37°58'43" West**, a distance of **233.53 feet**, to a $\frac{1}{2}$ " iron rod found, for the south corner of this tract;
- 14) Along said curve to the right, an arc length of **173.69 feet**, said curve having a radius of **75.00 feet**, a chord which bears **North 75°25'41" West**, for a distance of **137.44 feet**, to a $\frac{1}{2}$ " iron rod found, marking the northwest corner of said 0.3543 acre tract, common with an angle corner of said 115.32 acre tract, at the point-of-curvature of a simple curve to the right, for an angle corner of this tract;
- 15) **North 09°02'18" West**, a distance of **295.15 feet**, to a $\frac{1}{2}$ " iron rod found, for an angle corner of this tract;
- 16) **North 10°46'37" West**, a distance of **134.54 feet**, to a $\frac{1}{2}$ " iron rod found, for an angle corner of this tract;
- 17) **North 29°16'21" West**, a distance of **129.64 feet**, to a $\frac{1}{2}$ " iron rod found, for an angle corner of this tract;
- 18) **North 62°58'08" West**, a distance of **277.75 feet**, to a $\frac{1}{2}$ " iron rod found, for an angle corner of this tract;
- 19) **North 54°33'28" West**, a distance of **164.34 feet**, to a $\frac{1}{2}$ " iron rod found, for an angle corner of this tract;
- 20) **North 22°58'18" West**, a distance of **145.05 feet**, to a $\frac{1}{2}$ " iron rod set, for an angle corner of this tract;
- 21) **North 46°55'17" West**, passing a $\frac{1}{2}$ " iron rod found at 2.24 feet, a total distance of **185.36 feet**, to the **POINT OF BEGINNING** containing 19.51 acres of land, more or less.

Surveyor's Notes:

1. Basis of Bearing: Texas State Plane Coordinate System, Central Zone, NAD83
2. Internal Job Number: 25-146
3. Survey Date: 1-07-2025

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San Marcos, Texas 78666

Phone:
512-312-5040

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TBPELS Firm Reg. 10194981



Chris Elizondo
Chris Elizondo
Registered Professional Land Surveyor No. 7213

120 Riverwalk Drive, Ste. 208
San Marcos, Texas 78666

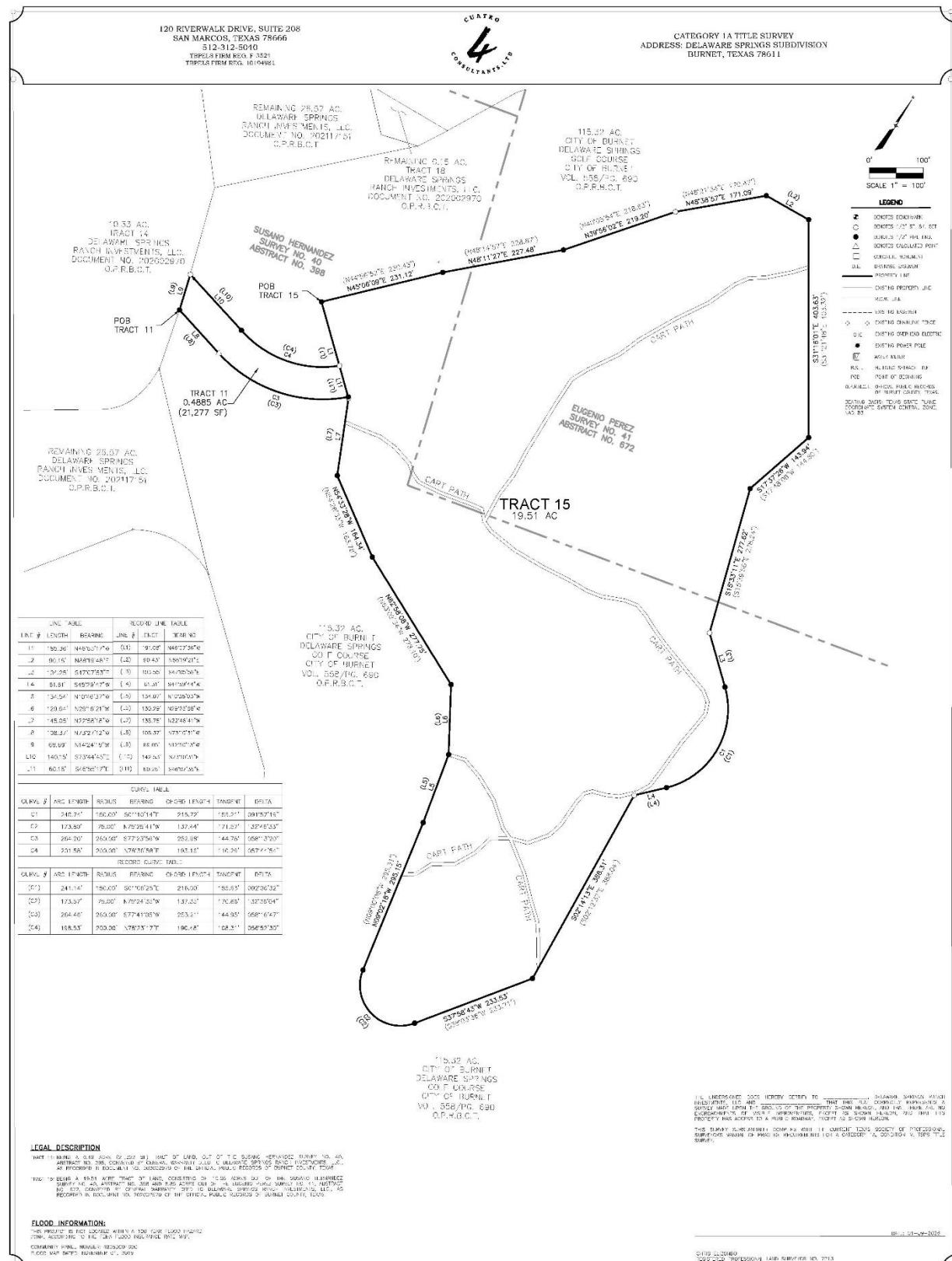
Phone:
512-312-5040

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TBPELS Firm Reg. 10194981

Initials: Seller:_____ Buyer:_____

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Exhibit: Unimproved Property Contract – DELAWARE SPRINGS RANCH INVESTMENTS, LLC Tract 15



Initials: Seller: Buyer:

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EXHIBIT “B”

LEGAL DESCRIPTION OF TRACT B (0.4895 ACRE EASEMENT)

Initials: Seller:_____ Buyer:_____

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METES AND BOUNDS DESCRIPTION OF TRACT 11 (0.4885 ACRES)

BEING A 0.4885 ACRE (21,277 SF) TRACT OF LAND, OUT OF THE SUSANO HERNANDEZ SURVEY, NO. 40, ABSTRACT NO. 398, CONVEYED BY GENERAL WARRANTY DEED TO DELAWARE SPRINGS RANCH INVESTMENTS, LLC., AS RECORDED IN DOCUMENT NO. 202002970 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at $\frac{1}{2}$ " iron rod found, lying in the east line of a 10.33 acre tract, known as Tract 14, conveyed by General Warranty Deed to Delaware Springs Ranch Investments, LLC., as recorded in Document No. 202002970 of the Official Public Records of Burnet County, Texas, marking an angle corner of a 115.32 acre tract of land, conveyed by Correction Deed to City of Burnet, as recorded in Volume 558, Page 690 of the Official Public Records of Burnet County, Texas, for the northwest corner of this tract;

THENCE, North $14^{\circ}24'18''$ West, along the west line of this tract, common with the east line of said Tract 14, a distance of **68.69 feet**, to a $\frac{1}{2}$ " iron rod set, marking an angle corner of said Tract 14, for the northwest corner of this tract;

THENCE, South $73^{\circ}44'45''$ East, along the north line of this tract, common with a south line of said City of Burnet tract, leaving the east line of said Tract 14, a distance of **140.15 feet**, to a $\frac{1}{2}$ " iron rod found, marking an angle corner of said City of Burnet tract, at the point-of-curvature of a curve to the left, for an angle corner of this tract;

THENCE, along said curve to the left, an arc length of **201.43 feet**, said curve having a radius of **200.00 feet**, a chord which bears North $78^{\circ}36'58''$ East, for a distance of **193.16 feet**, to a $\frac{1}{2}$ " iron rod set, lying in the west line of a 19.51 acre tract of land, known as Tract 15, conveyed by General Warranty Deed to Delaware Springs Ranch Investments, LLC., as recorded in Document No. 202002970 of the Official Public Records of Burnet County, Texas, marking an angle corner of said 115.32 acre tract, at the point of tangency of said curve to the left, for the northeast corner of this tract;

THENCE, South $46^{\circ}55'17''$ East, along the east line of this tract, common with a west line of said Tract 15, a distance of **60.18 feet**, to a $\frac{1}{2}$ " iron rod found, marking an angle corner of said City of Burnet tract, common with an angle corner of said Tract 15, at the point-of-curvature of a curve to the right, for the southeast corner of this tract;

THENCE, along said curve to the right, an arc length of **264.26 feet**, said curve having a radius of **260.00 feet**, a chord which bears South $77^{\circ}23'56''$ West, for a distance of **252.98 feet**, to a calculated point, lying in a north line of said City of Burnet tract, at the point-of-tangency of said curve to the right, for an angle corner of this tract;

THENCE, North $73^{\circ}27'12''$ West, along the south line of this tract, common with a north line of said City of Burnet tract, a distance of **108.37 feet**, to the **POINT OF BEGINNING**, containing 0.4885 acres (21,277 SF) of land, more or less.

120 Riverwalk Drive, Ste. 208
San Marcos, Texas 78666

Phone:
512-312-5040

TBPELS Firm Reg. F-3524
TBPELS Firm Reg. 10194981

**Surveyor's Notes:**

1. Basis of Bearing: Texas State Plane Coordinate System, Central Zone, NAD83
2. Internal Job Number: 25-146
3. Survey Date: 1-07-2025



Chris Elizondo
 Chris Elizondo
 Registered Professional Land Surveyor No. 7213

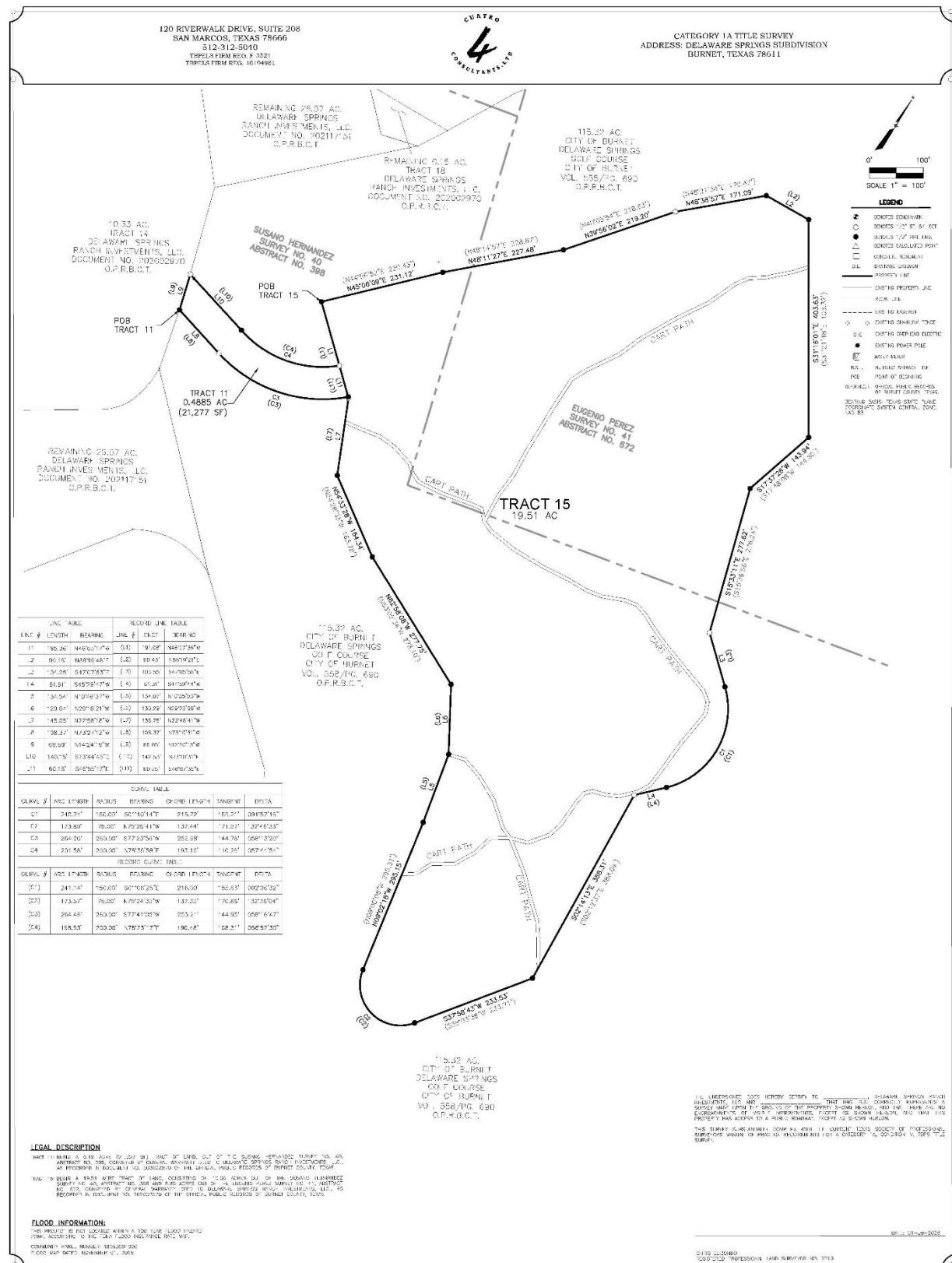
120 Riverwalk Drive, Ste. 208
 San Marcos, Texas 78666

Phone:
 512-312-5040

TBPELS Firm Reg. F-3524
 TBPELS Firm Reg. 10194981

Initials: Seller:_____ Buyer:_____

Exhibit: Unimproved Property Contract – DELAWARE SPRINGS RANCH INVESTMENTS, LLC Tract 15



Initials: Seller: Buyer:

EXHIBIT “C”
FORM OF WARRANTY DEED

Initials: Seller:_____ Buyer:_____

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WARRANTY DEED

STATE OF TEXAS	§
	§
COUNTY OF BURNET	§

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBERS OR YOUR DRIVER'S LICENSE NUMBER.

DATE: _____, 2026

GRANTOR: **DELAWARE SPRINGS RANCH INVESTMENTS, LLC, a Texas Limited Liability Company**

GRANTOR'S MAILING ADDRESS: **P.O. BOX 3383
MIDLAND, TX 78611**

GRANTEE: **CITY OF BURNET**

GRANTEE'S MAILING ADDRESS: **P O BOX 1369
1001 BUCHANAN DRIVE, SUITE 4
BURNET, BURNET COUNTY, TEXAS 78611**

CONSIDERATION: Ten dollars cash in hand received and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

PROPERTY (INCLUDING ANY IMPROVEMENTS):

Being a 19.51 acre tract of land, consisting of 10.66 acres out of the Susano Hernandez Survey No. 40, Abstract No. 398 and 8.85 acres out of the Eugenio Perez Survey No. 41, Abstract No. 672, conveyed by general warranty deed to Delaware Springs Ranch Investments, LLC., as recorded in Document No. 202002970 of the Official Public Records of Burnet County, Texas and being more particularly described on the legal description attached hereto and made part hereof as **Exhibit "A"**; and

Together with all rights, privileges and appurtenances pertaining thereto, including but not limited to: water rights, claims, permits, strips and gores, easements, and cooperative or association memberships (if any).

RELEASE OF EASEMENT:

Initials: Seller:_____ Buyer:_____

Grantor fully releases to Grantee that certain Easement described as being a 0.4885 acre (21,277 SF) tract of land, out of the Susano Hernandez Survey No. 40, Abstract No. 398, conveyed by general warranty deed to Delaware Springs Ranch Investments, LLC., as recorded in Document No. 202002970 of the Official Public Records of Burnet County, Texas, and being more particularly described on the legal description attached hereto and made part hereof as **Exhibit “B”**.

RESERVATIONS FROM CONVEYANCE: None.

EXCEPTIONS TO CONVEYANCE AND WARRANTY:

- (1) Restrictions, covenants, conditions easements, and reservations, if any, relating to the Property, but only to the extent they are still in effect, shown of record in Burnet County, Texas;
- (2) All zoning laws, regulations, and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the Property; and
- (3) Ad valorem taxes and assessments for the current calendar year have been prorated as of the date hereof, and Grantee assumes and agrees to pay all taxes and assessments for the current calendar year prior to delinquency.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, **to have and hold** it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In addition, Grantor fully releases to Grantee the Easement described herein.

When the context requires, singular nouns and pronouns include the plural.

Signature pages to follow.

To be effective as of the date set out above.

GRANTOR:
DELAWARE SPRINGS RANCH
INVESTMENTS, LLC, a Texas Limited
Liability Company

By: _____
Jordan Shipley, Manager

STATE OF TEXAS §
COUNTY OF BURNET §

This instrument was acknowledged before me on the _____ day of _____, 2026, by Jordan Shipley as manager of Delaware Springs Ranch Investments, LLC, on behalf of said company.

NOTARY PUBLIC, THE STATE OF TEXAS

ACCEPTED BY:

CITY OF BURNET

By: _____
Gary Wideman, Mayor

STATE OF TEXAS §
COUNTY OF BURNET §

This instrument was acknowledged before me on the _____ day of _____, 2026, by Gary Wideman as Mayor of the City of Burnet, Texas, on behalf of said municipality.

NOTARY PUBLIC, THE STATE OF TEXAS