

AGENDA
LEGENDS RANCH MUNICIPAL UTILITY DISTRICT OF DENTON COUNTY

Notice is hereby given pursuant to V.T.C.A. Government Code, Chapter 551, that the Board of Directors of Legends Ranch Municipal Utility District of Denton County (the "District") will meet in special session, open to the public, at 12:00 p.m., on Wednesday, December 17, 2025 at the offices of Coats Rose, P.C., 16000 N. Dallas Parkway, Suite 350, Dallas, Texas 75248, at which meeting the following items will be considered and acted on:

1. Hear from the public;
2. Consider approving minutes of meeting on August 20, 2025;
3. Hear Bookkeeper's Report and authorize payment of bills;
4. Consider approving a proposed budget for the fiscal year ending August 31, 2026;
5. Consider approving audit report for the fiscal year ended August 31, 2025;
6. Hear Developer's Report;
7. Hear Engineer's Report and consider taking any action, including:
 - (a) authorize Engineer to proceed with the design of District facilities;
 - (b) approve plans and specifications of District facilities;
 - (c) authorize Engineer to advertise for bids for District projects;
 - (d) authorize construction contracts and related items;
 - (e) approve report, pay estimates, and change orders for construction projects in progress in the District;
8. Hear Financial Advisor's Report and authorize any necessary action;
9. Hear Attorney's Report and consider taking any action required, including adoption of an Order Calling Directors Election.

Pursuant to V.T.C.A. Government Code, Chapter 551, as amended, the Board of Directors may convene in closed session to receive advice from legal counsel and discuss matters relating to pending or contemplated litigation, personnel matters, gifts and donations, real estate transactions, security devices and/or economic development negotiations.

EXECUTED this 10th day of December, 2025.

LEGENDS RANCH MUNICIPAL UTILITY
DISTRICT OF DENTON COUNTY



By: Mindy L. Koehne
Mindy L. Koehne
Coats Rose, P.C.
Attorneys for the District

Legends Ranch MUD

	Actuals as of <u>08/31/2025</u>	Budget for <u>08/31/2025</u>	Proposed Budget for <u>08/31/2026</u>
<u>Income</u>			
Maintenance Taxes	\$ 64,164.68	\$ 0.00	\$ 200,860.00
Developer Advances	<u>66,000.00</u>	<u>89,505.00</u>	<u>0.00</u>
Total Income	\$ 130,164.68	\$ 89,505.00	\$ 200,860.00
<u>Expense</u>			
Director Fees	\$ 5,525.00	\$ 6,630.00	\$ 6,630.00
Payroll Tax Expense	422.62	530.00	530.00
Appraisal Fees	336.51	0.00	600.00
Legal Fees	61,407.14	50,000.00	70,000.00
Audit Fees	12,000.00	12,000.00	13,500.00
Engineering Fees	12,116.02	10,000.00	30,000.00
Election Expense	750.00	0.00	5,000.00
Bookkeeping Fees	5,626.13	4,800.00	7,200.00
Insurance	7,169.00	1,795.00	7,200.00
Travel Expenses	301.10	500.00	600.00
Website Expenses	2,330.00	3,000.00	3,000.00
Other Expenses	<u>85.00</u>	<u>250.00</u>	<u>250.00</u>
Total Expense	\$ 108,068.52	\$ 89,505.00	\$ 144,510.00
Net Gain	<u>\$ 22,096.16</u>	<u>\$ 0.00</u>	<u>\$ 56,350.00</u>

Maintenance Tax: Value: \$17,079,997 Rate: 1.20 @ 98%

TAXPAYER IMPACT STATEMENT

The proposed budget will have no impact on the property tax bill for an average resident homestead as there are currently no properties that qualify for a residential homestead exemption within the boundaries of Legends Ranch Municipal Utility District of Denton County as of the date of the most recent certified values provided by the Denton Central Appraisal District.

DISCLAIMER: This statement is prepared pursuant to Texas Government Code, Section 551.043(c) as amended by House Bill 1522, 89th regular session.