

**AGENDA**  
**ROCKY TOP 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 Rocky Top Ranch Municipal Utility District of Denton County will meet in will meet in **special** session, open to the public, at **12:00 p.m., on Thursday, January 22, 2026 at 3045 Lackland Road, Fort Worth, Texas 76116**, at which meeting the following items will be considered and acted on:

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

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. Pursuant to Section 49.062, Texas Water Code, a written request of at least five registered voters may be submitted to the Board of Directors requesting the Board of Directors to designate a meeting place within the District. If no suitable meeting place exists inside the District, the Board may designate a meeting place outside the District that is located not further than 10 miles from the boundary of the District. If the Board of Directors fails to designate a meeting place within the district or not further than 10 miles from the boundary of the District, after the receipt of such petition, five registered voters may petition the Texas Commission on Environmental Quality to designate a meeting location. Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (972) 788-1600 at least three business days prior to the meeting so that appropriate arrangements can be made.

EXECUTED this 9<sup>th</sup> day of January, 2026.



(DISTRICT SEAL)

ROCKY TOP RANCH MUNICIPAL UTILITY  
DISTRICT OF DENTON COUNTY

By: \_\_\_\_\_

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

Rocky Top Ranch MUD

|                           | Actuals<br><u>10/31/2025</u> | Budget<br><u>10/31/2025</u> | Proposed<br>Budget<br><u>10/31/2026</u> |
|---------------------------|------------------------------|-----------------------------|---|
| <u>Income</u>             |                              |                             |   |
| Maintenance Taxes         | \$ 153,244.13                | \$ 147,000.00               | \$ 281,120.00                           |
| Interest Income           | 1,090.37                     | 0.00                        | \$ 4,000.00                             |
| Total Income              | \$ 154,334.50                | \$ 147,000.00               | \$ 285,120.00                           |
| <u>Other Expenses</u>     |                              |                             |   |
| Director Fees             | \$ 2,652.00                  | \$ 9,945.00                 | \$ 9,945.00                             |
| Payroll Tax Expense       | 202.86                       | 795.00                      | 795.00                                  |
| Appraisal Fees            | 788.16                       | 0.00                        | 1,100.00                                |
| Legal fees                | 11,448.04                    | 20,000.00                   | 20,000.00                               |
| Engineering fees          | 0.00                         | 10,000.00                   | 10,000.00                               |
| Bookkeeping fees          | 4,593.68                     | 4,800.00                    | 7,200.00                                |
| Utilities - Street Lights | 0.00                         | 0.00                        | 4,000.00                                |
| Insurance                 | 3,113.00                     | 3,115.00                    | 3,115.00                                |
| Travel expense            | 48.30                        | 200.00                      | 200.00                                  |
| Website expense           | 920.00                       | 2,400.00                    | 2,400.00                                |
| Fire Protection           | 0.00                         | 0.00                        | 12,000.00                               |
| Other expenses            | 155.11                       | 300.00                      | 400.00                                  |
| Total Expense             | \$ 23,921.15                 | \$ 51,555.00                | \$ 71,155.00                            |
| Net Gain                  | <u>\$ 130,413.35</u>         | <u>\$ 95,445.00</u>         | <u>\$ 213,965.00</u>                    |

Maintenance Tax: Rate: \$1.20 Value: \$23,904,577 @ 98% collections

## TAXPAYER IMPACT STATEMENT

|   | Current Budget<br>Fiscal Year Ending<br>[10/2025]** | Proposed Budget<br>Fiscal Year Ending<br>[10/2026]** | No-New-Revenue Tax<br>Rate Budget*** |
|---|---|--|--------------------------------------|
| Estimated District Operations and<br>Maintenance Tax Bill on Average Homestead* | \$5,012.71  | \$5,012.71   | \$5,012.71                           |

\*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$1.20 per \$100 of assessed value. Average homestead values are determined by the county appraisal district. All estimates above were prepared utilizing the average resident homestead value as of the time that the District's most recent Truth in Taxation worksheet was prepared in accordance with the Texas Water Code.

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

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

**DISCLAIMER:** This statement is prepared pursuant to Texas Government Code, Section 551.043(c) as amended by House Bill 1522, 89<sup>th</sup> regular session. This District has used Texas Water Code equivalent calculations in place of the Tax Code, Chapter 26 "no-new-revenue tax rate" referenced in HB 1522 and has used average the homestead value as required by Texas Water Code Section 49.236 rather than the median homestead values specified in HB 1522. These modifications are necessary because the referenced Tax Code provisions do not apply to the District.

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

|   |   |  |
|---|---|--|
| Average Homestead Value Shown in Most<br>Recent Truth in Taxation Worksheet | X | O/M Tax Rate Used to Produce Projected<br>O/M Levy in Current Budget |
|---|---|--|

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### Taxes for Proposed Budget:

|   |   |   |
|---|---|---|
| Average Homestead Value Shown in Most<br>Recent Truth in Taxation Worksheet | X | O/M Tax Rate Used to Produce Projected<br>O/M Levy in Proposed Budget |
|---|---|---|

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