

AGENDA
NORTHLAKE MUNICIPAL MANAGEMENT DISTRICT NO. 2 OF DENTON COUNTY

Notice is hereby given pursuant to V.T.C.A. Government Code, Chapter 551 that the Board of Directors of Northlake Municipal Management District No. 2 of Denton County (the “District”) will meet in **special session**, open to the public, at **12:30 p.m., on Thursday, January 29, 2026**, at **Saltgrass Steak House, 801 State Highway 121, Lewisville, Texas, 75067**, a designated meeting place outside the District, at which meeting the following items will be considered and acted on:

1. Hear from the public;
2. Consider approving the minutes of the meeting held on November 21, 2025;
3. Consider accepting resignation of Directors Romski and Byrne;
4. Consider appointing Directors to fill vacancies;
5. Consider acceptance of Oaths of Office and Statements of Officers;
6. Consider reconstituting Officers;
7. Consider approving an amended District Registration Form and authorizing filing of the same with the Texas Commission on Environmental Quality;
8. Hear Bookkeeper's Report, including approving payment of bills;
9. Consider approving a proposed budget for the District's fiscal year ending December 31, 2026;
10. Hear Developer's Report and consider acting thereon;
11. Hear Engineer's Report, including:
 - (a) status of construction projects within the District;
 - (b) authorize Engineer to proceed with the design of District facilities;
 - (c) approve plans and specifications of District facilities;
 - (d) authorize Engineer to advertise for bids for District projects;
 - (e) authorize construction contracts and related items;
 - (f) approve report, pay estimates, and change orders for construction projects in progress in the District;
 - (g) consider acceptance of certificates of completion and authorize final acceptance of projects;
12. Hear Financial Advisor's Report and consider taking any action requested; and
13. Hear Attorney's Report and consider taking any action required, including:
 - (a) approval of a Resolution Implementing 20% Penalty on 2025 Delinquent Taxes; and
 - (b) approval of a Resolution Concerning Tax Exemptions for 2026.

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. 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. 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.

EXECUTED this 21st day of January, 2026.

NORTHLAKE MUNICIPAL MANAGEMENT DISTRICT NO. 2
OF DENTON COUNTY



(DISTRICT SEAL)

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

Taxpayer Impact Statement

North Lake mm02

	Current Budget Fiscal Year Ending 12/2025**	Proposed Budget Fiscal Year Ending 12/2026**	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	4,249 ⁰⁰	4059 ⁰⁰	4249 ⁰⁰

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$ 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 operation 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.

Northlake MMD 2

	<u>Actuals as of 12/31/25</u>	<u>Budget for 12/31/2025</u>	<u>Proposed Budget for 12/31/2026</u>
<u>Income</u>			
Maintenance Tax	\$ 303,490.51	223,500.00	\$ 223,270.00
Interest Income	31,258.90	26,000.00	\$ 30,000.00
Total Income	\$ 334,749.41	249,500.00	\$ 253,270.00
<u>Expense</u>			
Legal Fees	28,592.05	35,000.00	38,000.00
Audit Fees	0.00	10,000.00	10,000.00
Engineering Fees	5,834.18	10,000.00	10,000.00
Bookkeeping Fees	11,817.25	12,000.00	15,000.00
M&R - Other Facilities	66,792.25	150,000.00	150,000.00
Insurance	6,229.00	5,300.00	6,250.00
Travel Expenses	466.90	1,200.00	1,200.00
Website Expenses	1,410.00	2,400.00	2,000.00
Other Expenses	506.90	360.00	1,000.00
Total Expense	\$ 121,648.53	226,260.00	\$ 233,450.00
Net Gain	\$ 213,100.88	23,240.00	\$ 19,820.00

Maintenance tax: Value: \$379,713,336 Rate: \$.06 @ 98% collections