

AGENDA
PONDER FARMS 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 Ponder Farms Municipal Utility District of Denton County (the "District") will meet in **special** session, open to the public, at **12:00 p.m.**, on **Friday, February 27, 2026 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 the meeting of February 6, 2026;
3. Hear Bookkeeper's Report and authorize payment of the bills;
4. Consider approving proposed budget for the fiscal year ending February 28, 2027.
5. Hear Developer/Landowner's Report;
6. Hear Engineer's Report and consider taking any action requested by Engineer, 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;
7. Hear Financial Advisor's Report and authorize any necessary action; and
8. Hear Attorney's Report and consider taking any action required, including:
 - (a) consider approval of a Resolution Approving Interlocal Agreement between the City of Denton and the District for the Installation of a Thirty Inch (30") Water Line;
 - (b) consider approval of Agreement Regarding Offsite Waterline by and between the District and D.R. Horton – Texas, Ltd.;
 - (c) consider ratifying prior approval of Utility Easement by and between the District and The Lively Place, LP;
 - (d) consider approval of an Interlocal Cooperation Agreement for Property Tax Assessment and Collection by and between the District and Denton County, Texas;
 - (e) consider approval of Denton County Tax Office Authorization Agreement for Direct Deposit;
 - (f) acceptance of a Certificate Regarding Unopposed Candidates;
 - (g) approval of an Order Cancelling Directors Election and Declaring Unopposed Candidates Elected to Office.

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.

EXECUTED this 20th day of February, 2026.

PONDER FARMS MUNICIPAL UTILITY
DISTRICT OF DENTON COUNTY



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

Ponder Farms MUD

	Actuals as of <u>2/19/2026</u>	Budget for <u>02/28/2026</u>	Proposed Budget for <u>02/28/2027</u>
<u>Income</u>			
Developer Advances	\$ 726,949.00	\$ 65,468.00	\$ 142,215.00
Interest Income	<u>1.78</u>	<u>0.00</u>	<u>0.00</u>
Total Income	\$ 726,950.78	\$ 65,468.00	\$ 142,215.00
<u>Expense</u>			
Director Fees	\$ 11,271.00	\$ 4,420.00	\$ 13,260.00
Payroll Tax Expense	862.20	353.00	1,060.00
Legal Fees	204,286.87	35,000.00	80,000.00
Engineering Fees	15,073.15	10,000.00	30,000.00
Audit Fees	0.00	0.00	4,500.00
Election Expenses	750.00	4,000.00	0.00
Bookkeeping Fees	1,687.50	6,000.00	6,000.00
Insurance	1,795.00	1,795.00	1,795.00
Travel Expense	726.68	1,000.00	1,500.00
Website Expense	2,720.00	2,400.00	3,600.00
Other Expense	<u>206.38</u>	<u>500.00</u>	<u>500.00</u>
<u>Capital Outlay</u>			
Capital Outlay - Easements/Settlements	\$ 474,959.00	\$ 0.00	\$ 0.00
Total Expense	\$ 714,337.78	\$ 65,468.00	\$ 142,215.00
Net Gain	<u>\$ 12,613.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>

TAXPAYER IMPACT STATEMENT

Ponder Farms Municipal Utility District of Denton County

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 Ponder Farms Municipal Utility District of Denton County as of the date of the most recent certified values provided by Denton Central Appraisal District.