

## NOTICE OF MEETING

### FURST RANCH MUNICIPAL UTILITY DISTRICT NO. 1 OF DENTON COUNTY

The Board of Directors of Furst Ranch Municipal Utility District No. 1 of Denton County will hold a regular meeting on **Monday, March 9, 2026, at 12:00 p.m., at the offices of Allen Boone Humphries Robinson LLP, 4514 Cole Avenue, Suite 1450, Dallas, Texas**, to discuss and, if appropriate, act upon the following items:

1. Public comments.
2. Approve Minutes.
3. Director matters, including:
  - a. appoint new director;
  - b. approve Sworn Statement, Official Bond, and Oath of Office of new director;
  - c. reorganize the Board and execution of District Registration Form;
  - d. Open Meetings Act and Public Information Act Training Requirements; and
  - e. conflict of interest disclosure required under Chapter 176 of the Texas Local Government Code, including review of disclosure forms adopted by the Texas Ethics Commission and List of Local Government Officers.
4. 2026 Directors Election, including:
  - a. accept Certificate Declaring Unopposed Status of Candidates for Election to the Board of Directors;
  - b. adopt Order Cancelling Election and Declaring Unopposed Candidates Elected to Office; and
  - c. authorize cancellation of county contract for election service.
5. Financial and bookkeeping matters, including payment of the bills and review of investments.
6. Adopt budget for fiscal year end February 28, 2027.
7. Authorize preparation and filing of the District's Annual Financial Report.
8. Review and approve tax assessor/collector's report and the taking of any action necessary or appropriate in connection therewith.
9. Engineering and Development matters, including:
  - a. report and status of construction projects within the District;
  - b. authorize engineer to proceed with design of District facilities;
  - c. approve plans and specifications of District facilities;
  - d. authorize engineer to advertise for bids for District projects;
  - e. authorize award of construction contracts and related items;
  - f. approve pay estimates and change orders for construction projects in the District;

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) 823-0800 at least three business days prior to the meeting so that appropriate arrangements can be made.

- g. consider acceptance of certificates of completion and authorize final acceptance of projects;
  - h. deeds, easements, consents to encroachment, requests for service, out-of-district service agreements, utility deeds, utility conveyances, and utility commitment letters; and
  - i. notices of default or other matters related to noncompliance with construction contracts.
10. Ratify agreement with Inframark, LLC, to serve as operator for the District.
  11. Adopt Resolution Regarding Development Status for 2026 Tax Year.
  12. Adopt Resolution Concerning Exemptions from Taxation.
  13. Meeting schedule and items for inclusion on the next agenda.

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**AVISO DE ASAMBLEA**

**DISTRITO DE SERVICIOS PÚBLICOS MUNICIPALES NO. 1 DE FURST RANCH  
DEL CONDADO DE DENTON**

La Junta Directiva del Distrito de Servicios Públicos Municipales Furst Ranch No. 1 del Condado de Denton, llevará a cabo una asamblea ordinaria el **lunes 9 de marzo de 2026 a las 12:00 p.m.**, en las oficinas de Allen Boone Humphries Robinson LLP, 4514 Cole Avenue, Suite 1450, Dallas, Texas, para discutir y de ser apropiado actuar sobre los siguientes puntos:

4. Elección de Directores de 2026, incluyendo:
  - a. aceptar el Certificado que Declara el Estatus de Candidatos Sin Oponentes Para la Elección de la Junta Directiva de 2026;
  - b. adoptar una Orden que Cancela la Elección y Declara Electos a los Cargos a los Candidatos Sin Oponentes; y
  - c. autorizar la cancelación del contrato de servicios electorales del condado.



  
 Attorney for the District  
 Abogado del Distrito

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# Proposed Budget

Furst Ranch MUD No. 1 - Fiscal Year Ending 02/2027

	Eleven Month Actuals 03/25 - 01/26	Twelve Months Annualized FYE 02/26	Approved 2026 Budget	Proposed 2027 Budget
<b>Revenues</b>				
14201 · Wastewater - Customer Service Revenue	0	0	0	0
14301 · Maintenance Tax Collections	0	0	0	107,210
14710 · Franchise Fees	169	365	0	800
14901 · Developer Advance	28,000	69,542	112,609	1,621,156
<b>Total Revenues</b>	<b>\$28,169</b>	<b>\$69,907</b>	<b>\$112,609</b>	<b>\$1,729,166</b>
<b>Expenditures</b>				
16202 · Operations - Wastewater	0	0	0	0
16204 · Purchase Wastewater Service	0	0	0	1,296,208
16206 · Maintenance & Repairs - Lift Station	0	0	0	0
16211 · Utilities - Lift Station	0	0	0	5,000
16405 · Drainage Maintenance - HOA	0	0	0	0
16703 · Legal Fees	0	0	50,000	330,000
16706 · Engineering Fees	25,735	40,735	25,000	40,000
16709 · Election Expense	0	0	5,000	0
16712 · Bookkeeping Fees	8,232	9,732	15,000	30,000
16713 · Legal Notices & Other Publ.	0	0	500	500
16714 · Printing & Office Supplies	276	301	200	500
16715 · Filing Fees	0	0	100	150
16716 · Delivery Expense	224	244	500	1,000
16717 · Postage	0	0	40	125
16718 · Insurance & Surety Bond	3,069	8,852	3,069	5,783
16721 · Meeting Expense	0	0	1,000	2,500
16722 · Bank Service Charge	145	205	60	720
16723 · Travel Expense	69	169	1,500	1,500
16728 · Record Storage Fees	248	270	300	300
17101 · Payroll Expenses	5,083	5,967	8,840	13,260
17102 · Payroll Administration	550	600	700	600
17103 · Payroll Tax Expense	389	439	300	1,020
17802 · Miscellaneous Expense	0	2,392	500	0
<b>Total Expenditures</b>	<b>\$44,019</b>	<b>\$69,906</b>	<b>\$112,609</b>	<b>\$1,729,166</b>
<b>Net Excess Revenues &lt;Expenditures&gt;</b>	<b>(\$15,850)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**Exhibit B**  
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 FURST RANCH MUD NO. 1 as of the date of the most recent certified values provided by DENTON CENTRAL APPRAISAL DISTRICT.