

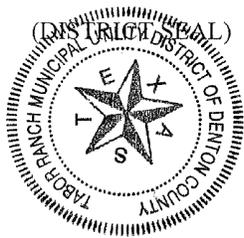
TABOR RANCH MUNICIPAL UTILITY DISTRICT OF DENTON COUNTY

TO: THE BOARD OF DIRECTORS OF TABOR RANCH MUNICIPAL UTILITY DISTRICT OF DENTON COUNTY AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given pursuant to V.T.C.A., Government Code §551, that the Board of Directors of Tabor Ranch Municipal Utility District of Denton County (“District”) will hold a special meeting on **Friday, March 13, 2026 at 12:00 noon at 520 Hawkins Run Road, Midlothian, Texas 76065**, a meeting place located outside the boundaries of the District, for the following purposes:

1. Call to order;
2. Public comment and communication;
3. Consider review and approve minutes of January 23, 2026;
4. Review letter to the Board confirming candidates for May 2, 2026 Directors’ Election; consider and adopt Order Declaring Unopposed Candidates Elected and Canceling Directors Election; and authorize notice of same;
5. Consider review and acceptance of engineer’s report, and take any action necessary or appropriate;
 - a. Status of construction projects within the District;
 - b. Consider authorizing preparation of construction plans/specifications for water, sewer, drainage, paving and recreational facilities;
 - c. Consider approval/ratification of construction plans and specifications;
 - d. Consider approval/ratification of advertising for bids for contract(s);
 - e. Consider approval/ratification of award of construction contract(s);
 - f. Consider approval/ratification of contractor pay estimates, change orders and engineering fee statements;
 - g. Consider acceptance of certificate of completion; authorize final acceptance of facilities; and
 - h. Consider approval/ratification of repair and/or maintenance of District facilities.
6. Consider review and acceptance of operator’s report, and take any action necessary or appropriate;
7. Consider review and approve Contract with Community Waste Disposal, LP for Collection of Solid Waste & Recyclables;
8. Consider review and approve amended rate order;
9. Hear report from developer and take any action in connection with plat approval, reimbursement agreements or assignments thereunder, or other development related items;

10. Ratify and approve Interlocal Cooperation Agreement between the District and Denton County related to improvements located within the Enclave of Tabor Ranch Public Improvement District;
11. Consider review and approve bookkeeper's report and take any action on bookkeeping related matters, updated list of depositories, revisions to bookkeeper services, and authorize release of check on report;
12. Discuss tentative date for next meeting; and
13. Adjournment.



TABOR RANCH MUNICIPAL UTILITY
DISTRICT OF DENTON COUNTY

A handwritten signature in blue ink, appearing to read "Ross S. Martin", is written over a horizontal line.

Ross S. Martin, Attorney for the District

The Board of Directors may enter into Executive Session, if necessary and appropriate, pursuant to the applicable section of Subchapter D, Chapter 551, Texas Government Code Annotated, the Texas Open Meetings Act, on any matter that may come before the Board. No action, decision or vote on any subject or matter may be taken unless specifically listed on the agenda for this meeting.

DRAFT 3.13.26

Tabor Ranch MUD
General Operating Budget
March 1, 2026 thru February 28, 2027

	Mar 26	Apr 26	May 26	Jun 26	Jul 26	Aug 26	Sept 26	Oct 26	Nov 26	Dec 26	Jan 27	Feb 27	Total Budget	2026 Budget	Difference	
Revenue																
Property Tax Revenue	-	-	-	-	-	-	-	-	-	6,832	6,832	-	13,664	13,664	-	
Interest Revenue	2	2	9	14	1	1	1	1	1	1	1	1	35	35	-	
Total Revenue	2	2	9	14	1	1	1	1	1	6,833	6,833	1	13,699	13,699	-	
Expense																
Accounting	850	850	850	850	850	850	850	850	850	850	850	850	10,200	9,635	565	
Tax Assessor/Collect	-	-	-	-	-	-	-	-	-	-	300	-	300	200	100	
Directors' Fees	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	15,600	8,815	6,785	
Insurance	-	-	-	-	-	-	12,738	-	-	-	-	-	-	12,738	3,100	9,638
Legal	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	84,000	66,432	17,568	
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Fire Services	-	-	-	-	-	-	-	-	-	-	-	5,311	5,311	-	5,311	
Operator's Expense	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000	-	-	
AUC Lease	47,230	47,230	47,230	47,230	47,230	47,230	47,230	47,230	47,230	47,230	47,230	47,230	566,760	94,460	472,300	
Total Expense	57,380	57,380	57,380	57,380	57,380	70,118	57,380	57,380	57,380	57,380	57,680	62,691	706,909	182,642	512,267	
Net Ordinary Revenue	(57,378)	(57,378)	(57,371)	(57,366)	(57,379)	(70,117)	(57,379)	(57,379)	(57,379)	(50,547)	(50,847)	(62,690)	(693,210)	(168,943)	(512,267)	
Other Revenue																
Developer Advance	102	6,879	12,641	2,330	55,646	58,497	8,167	6,849	8,149	1,317	1,517	6,849	168,943	168,943	-	
Total Other Revenue	102	6,879	12,641	2,330	55,646	58,497	8,167	6,849	8,149	1,317	1,517	6,849	168,943	168,943	-	
Net Revenue	(57,276)	(50,499)	(44,730)	(55,036)	(1,733)	(11,620)	(49,212)	(50,530)	(49,230)	(49,230)	(49,330)	(55,841)	(524,267)	-	(512,267)	

* Property tax revenue is based on an O&M rate of \$0.42 per \$100 of value and a 98% collections rate.

**TABOR RANCH MUNICIPAL UTILITY DISTRICT
("TRMUD")**

**TAXPAYER IMPACT STATEMENT
PER TEXAS GOV'T CODE §551.043(c)(2)**

TRMUD Property tax bill for the median-valued homestead* for current fiscal year:	N/A
TRMUD Estimated property tax bill for the median-valued homestead* for the upcoming fiscal year if the proposed budget is adopted:	N/A

** The calculations above are based on "average" homestead values because the Appraisal District does not report "median" homestead values.*