

AGENDA
DENTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 6

Notice is hereby given pursuant to V.T.C.A. Government Code, Chapter 551, that the Board of Directors of Denton County Municipal Utility District No. 6 will meet in **regular** session, open to the public, at **12:00 p.m., on Monday, March 16, 2026**, at the offices of Coats Rose, P.C., **16000 North Dallas Parkway, Suite 350, Dallas, Texas 75248**. Guests attending the meeting via Zoom videoconference, please join the meeting at: <https://us06web.zoom.us/j/85772862840?pwd=Ep1rxxZgapWPebbZyLaA152w30fqWI.1>. The meeting ID is: 857 7286 2840 and the passcode to join the Zoom videoconference is: 833420. The following items will be considered and acted on:

1. Hear from the public;
2. Consider approving minutes of the meeting of February 16, 2026;
3. Hear Bookkeeper's Report, including approving payment of bills;
4. Consider adopting a budget for the fiscal year ending April 30, 2027;
5. Consider approving engagement of auditor for the preparation of an audit report for fiscal year ending April 30, 2026;
6. Hear Developer's Report and consider taking any action requested;
7. Hear Engineer's Report, 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) approval of report, pay estimates, and change orders for construction projects in progress in the District;
 - (e) authorize construction contracts and related items;
 - (f) Consider taking action on Right-of-Way Use Permits;
8. Hear Financial Advisor's Report and consider taking any action requested;
9. Hear Attorney's Report and consider taking any action requested, including:
 - (a) acceptance of a Certificate Regarding Unopposed Candidates;
 - (b) approval of an Order Cancelling Directors Election and Declaring Unopposed Candidates Elected to Office;
 - (c) approval of a Resolution Implementing 20% Penalty on Delinquent 2025 Taxes; and
 - (d) approval of a Resolution Concerning Tax Exemptions.

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, and/or real estate matters.

EXECUTED this 5th day of March, 2026.

DENTON COUNTY
MUNICIPAL UTILITY DISTRICT NO. 6



(DISTRICT SEAL)

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

Denton County MUD 6

	Actuals as of <u>04/21/2025</u>	Budget <u>04/30/2026</u>	Proposed Budget <u>04/30/2027</u>
<u>Income</u>			
Maintenance Taxes	\$ 1,460,073.05	\$ 1,596,420.00	\$ 1,639,675.00
Lot Fees	354,000.00	600,000.00	450,000.00
Interest Income	126,386.56	140,000.00	160,000.00
Franchise Fee - Atmos Energy	103,400.90	90,000.00	125,000.00
Total Income	\$ 2,043,860.51	\$ 2,426,420.00	\$ 2,374,675.00
<u>Expense</u>			
Director Fees	\$ 9,061.00	\$ 13,260.00	\$ 13,260.00
Payroll Tax Expense	693.14	1,061.00	1,061.00
Legal Fees	39,319.08	90,000.00	65,000.00
Audit Fees	9,500.00	11,000.00	11,000.00
Engineering Expenses	175,477.31	140,000.00	180,000.00
Bookkeeping Fees	8,658.85	12,000.00	12,000.00
Maintenance & Repairs- Landscaping	300,425.38	370,000.00	370,000.00
Legal Notices/Publication	0.00	100.00	100.00
Insurance	4,214.00	4,200.00	4,250.00
Travel Expense	716.10	850.00	1,000.00
Website Expenses	1,130.00	2,400.00	2,000.00
Other Expenses	1,193.12	1,000.00	1,500.00
Security Service	251,962.05	310,000.00	347,000.00
Total Expense	\$ 802,350.03	\$ 955,871.00	\$ 1,008,171.00
<u>Capital Outlay</u>			
Capital Outlay - Facilities	\$ 101,071.78	\$ 100,000.00	\$ 100,000.00
Net Gain	\$ 1,140,438.70	\$ 1,370,549.00	\$ 1,266,504.00
Maintenance tax - Rate: \$.18 Value: \$929,521,041 @ 98% collection rate			

TAXPAYER IMPACT STATEMENT
Denton County Municipal Utility District No. 6

	Current Budget Fiscal Year Ending 04/2026**	Proposed Budget Fiscal Year Ending 04/2027**	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$4,602.00	\$4,691.00	\$4,602.00

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.935 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, 89th 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 Recent Truth in Taxation Worksheet	X	O/M Tax Rate Used to Produce Projected O/M Levy in Current Budget
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Taxes for Proposed Budget:

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