

AGENDA
BIG SKY MUNICIPAL UTILITY DISTRICT OF DENTON COUNTY

Notice is hereby given that the Board of Directors of Big Sky Municipal Utility District of Denton County (the "District") will meet in **regular** session, open to the public, at **6105 Tennyson Parkway, Suite 210, Plano, Texas 75024**, and via ZOOM video/audio conference meeting at **12:30 p.m.**, on **Wednesday, April 1, 2026**. At the meeting the following items will be considered and acted on:

To participate in the meeting using ZOOM, please visit <https://www.zoom.us/join>
To participate by phone, call: 346-248-7799
The Meeting ID is: 867 6402 9114
The Passcode is: 675868

1. Hear from the public;
2. Consider approving Minutes of Meeting held February 4, 2026;
3. Hear Developer's Report and consider taking any action there,
4. Hear Financial Advisor's Report and take any action thereon;
5. Hear Tax Assessor's Report and take any action thereon, including payment of certain bills;
6. Hear Bookkeeper's Report and take any action thereon, including:
 - (a) payment of certain bills; and
 - (b) consider approving budget for fiscal year ending April 30, 2027;
7. 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; and
 - (g) authorize Engineer to prepare Bond Application No. 2;
8. Hear Operator's Report and take any action thereon;
9. Hear Attorney's Report and take any action thereon, including:
 - (a) consider approving Order Authorizing Application and Application for Approval by Texas Commission on Environmental Quality of Projects and Issuance of Bonds;
 - (b) consider adoption of Resolution Requesting Denton County Appraisal District for Estimate of Value;
 - (c) consider authorizing Auditor to prepare Annual Audit for fiscal year ending April 30, 2025;
 - (d) consider amending the Rate Order;
 - (e) consider approving Resolution Evidencing Annual Review of Investment Policy;
 - (f) consider approving Unclaimed Property Report(s);
 - (g) consider approving Resolution Evidencing Annual Review of the Emergency Preparedness Plan;
 - (h) consider accepting Certificate of Unopposed Candidates;
 - (i) consider approving Order Canceling Election and Declaring Unopposed Candidates Elected to Office; and
 - (j) consider approving Acknowledgement and Consent for Issuance by the National Finance Authority of Special Revenue Capital Appreciation Bonds, Certificate of the District relating to same and any other actions relating to the Forward Financing.

Pursuant to V.T.C.A. Government Code §551, the Board of Directors may convene in closed session in relation to any agenda item included in this Notice with such closed session to be held at the date, hour, and place given in this Notice concerning any and all subjects for any and all purposes permitted by V.T.C.A Government Code Chapter 551, including but not limited to, private consultation with the District's Attorneys on any or all matters or subjects authorized by law, pending or contemplated litigation, personnel matters, real estate transactions, security devices, economic development negotiations and/or gifts and donations.

EXECUTED this 25th day of March, 2026.



(SEAL)

BIG SKY MUNICIPAL UTILITY DISTRICT
OF DENTON COUNTY

By: _____


Laura C. Davis
Sanford Kuhl Hagan Kugle Parker Kahn LLP
Attorneys for the District

Big Sky MUD

	Actuals as of 03/20/2026	Budget for 04/30/2026	Proposed Budget for 04/30/2027
Income			
Customer Service Fees - Water	\$ 210,247.34	\$ 264,000.00	\$ 264,000.00
Tap Connection Fees	8,925.00	20,000.00	10,000.00
NTGCD Collections	17,993.01	25,000.00	22,000.00
Backflow Inspections	1,416.72	500.00	1,500.00
Customer Service Fees - Sewer	238,110.00	241,000.00	286,000.00
Inspection Fees	642.00	1,000.00	1,000.00
Fire Protection Fees	86,900.58	100,500.00	119,285.00
Sales Tax Revenue	10,176.61	10,500.00	13,000.00
Garbage Service	123,932.45	141,700.00	155,000.00
Maintenance Taxes	925,182.96	713,800.00	1,002,550.00
Fire Fund - Tax	106,137.32	193,080.00	119,285.00
Penalties and Interest	24,983.22	26,700.00	26,700.00
Terminations/Reconnection/NSF Fees	4,954.71	4,000.00	5,000.00
Transfer/Connection Fees	5,018.40	6,000.00	6,000.00
TCEQ Assessment Fees	4,448.24	4,700.00	5,350.00
Builder Inspections	825.00	1,000.00	1,000.00
Customer Service Inspections	3,618.16	1,200.00	4,000.00
Interest Income	26,880.70	22,000.00	26,000.00
Total Income	\$ 1,800,392.42	\$ 1,776,680.00	\$ 2,067,670.00
WATER EXPENSES			
Laboratory Expense	\$ 13,896.80	\$ 25,000.00	\$ 20,000.00
Permit Fees	1,291.15	1,300.00	1,300.00
NTGCD fees	4,433.21	10,000.00	7,000.00
Operator Fees	30,913.60	32,900.00	35,000.00
Repairs & Maintenance	178,658.92	160,000.00	180,000.00
Chemicals	0.00	20,000.00	0.00
Utilities	65,482.76	78,000.00	78,000.00
Tap Connection Expense	4,879.30	16,000.00	6,000.00
Backflow Inspections	0.00	2,000.00	2,000.00
SEWER EXPENSES			
WWTP Lease #1	217,800.00	217,800.00	217,800.00
Laboratory Expense	\$ 21,338.25	\$ 33,000.00	\$ 30,000.00
Sewer Permit Fee	1,283.17	1,285.00	1,285.00
Operator Fees	35,323.80	42,100.00	42,100.00
Repair and Maintenance	168,175.82	170,000.00	170,000.00
Sludge Removal	53,939.12	0.00	70,000.00
Chemicals	56,937.64	70,000.00	70,000.00
Sewer Inspection Expense	1,368.00	6,000.00	3,000.00
OTHER EXPENSES			
Director Fees	\$ 5,083.00	\$ 7,735.00	\$ 7,735.00
Payroll Tax Expense	388.84	618.00	618.00
Legal Fees	78,003.42	70,000.00	90,000.00
Audit Fees	17,000.00	17,000.00	18,500.00
Engineering Fees	10,126.23	40,000.00	40,000.00
Financial Advisor Fees	1,200.00	1,000.00	1,200.00
Other Operator Expenses	58,760.58	55,000.00	65,000.00
TCEQ Assessment Fees	2,384.90	2,525.00	2,750.00
Bookkeeping Fees	11,996.95	18,600.00	18,600.00
M & R - Other Facilities	9,338.22	10,000.00	10,000.00
Fire Fund - Tax Expense	422,962.42	193,080.00	238,569.00
Sales Tax Expense	0.00	400.00	400.00
Telephone	1,842.19	2,100.00	2,100.00
Insurance	36,087.00	33,400.00	36,100.00
Travel Expense	75.95	300.00	300.00
Website Expenses	825.00	1,200.00	1,200.00
Legal Notices	0.00	500.00	500.00
Other Expenses	3,287.82	3,000.00	4,500.00
Builder Inspections	1,900.29	0.00	3,000.00
CSI Inspections	2,772.87	7,500.00	4,000.00
Termination/Reconnection	5,939.69	2,000.00	6,500.00
Garbage Expenses	100,258.77	139,200.00	159,000.00
CAPITAL OUTLAY			
Capital Outlay - Facilities	\$ 1,000.00	\$ 0.00	\$ 0.00
Total Expense	\$ 1,626,955.68	\$ 1,490,543.00	\$ 1,644,057.00
Net Gain	\$ 173,436.74	\$ 286,137.00	\$ 423,613.00

Maintenance Tax: Value \$149,344,402 Rate: \$.685 @98% collections
Fire Protection Tax: Value \$149,344,402 Rate: \$.08 @98% collections

Taxpayer Impact Statement

Big Sky MUD

	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*	1,290 ⁰⁰	1,265 ⁰⁰	1,290 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.