

**AMENDED AGENDA**  
**HIGHWAY 380 MUNICIPAL MANAGEMENT DISTRICT NO. 1**

Notice is hereby given pursuant to V.T.C.A. Government Code, Chapter 551, that the Board of Directors of Highway 380 Municipal Management District No. 1 (the "District") will meet in regular session, open to the public, **at 12:00 p.m., on Thursday, April 9, 2026, at the offices of Kimley-Horn & Associates, Inc., 6160 Warren Parkway, Suite 210, Frisco, Texas 75034**, at which meeting the following items will be considered and acted on:

1. Hear from the public;
2. Consider approving minutes of the meeting held on February 12, 2026;
3. Consider approving Bookkeeper's Report, including authorizing payment of bills;
4. Consider adopting a proposed budget for the fiscal year ending April 30, 2027;
5. Consider authorizing engagement of auditor for the preparation of an audit report for the fiscal year ending April 30, 2026;
6. Hear Developer's Report;
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, pay applications, and change orders for construction projects in progress in the District;
  - (g) consider acceptance of certificates of completion and authorize final acceptance of projects;
8. Hear Financial Advisor's Report and consider taking any action requested;
9. Hear Attorney's Report and consider taking any action required, including:
  - (b) approval of a Maintenance Agreement with Benchmark Gardens;
  - (c) approval of an Egress and Ingress Easement to Upper Trinity Regional Water District;
  - (d) ratify approval of an Assignment and Assumption of Grantee's Interest in Waterline Easement;
  - (e) discuss waiving of penalties and fees for certain delinquent taxpayers.

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 1<sup>st</sup> day of April, 2026.



HIGHWAY 380 MUNICIPAL  
MANAGEMENT DISTRICT NO. 1

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

(DISTRICT SEAL)

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Highway 380 MMD

	Actuals as of 03/27/2026	Budget for 04/30/2026	Proposed Budget for 04/30/2027
<u>Income</u>			
Rebate tax from City	\$ 0.00	\$ 3,618,000.00	\$ 3,618,000.00
Grant Revenue	0.00	300,000.00	300,000.00
MMD Portion of Capital Recovery Fee	192,500.00	722,500.00	600,000.00
Maintenance Taxes	1,912,508.11	2,200,000.00	2,085,289.00
Interest Income	57,535.45	65,000.00	65,000.00
<b>Total Income</b>	<b>\$ 2,162,543.56</b>	<b>\$ 6,905,500.00</b>	<b>\$ 6,668,289.00</b>
<u>Expense</u>			
Director Fees	\$ 3,315.00	\$ 6,630.00	\$ 6,630.00
Payroll Tax Expense	253.59	530.00	530.00
Management Fees	35,420.67	35,000.00	38,700.00
Legal Fees	52,409.50	60,000.00	70,000.00
Audit Fees	11,500.00	13,000.00	13,000.00
Engineering Fees	77,216.05	40,000.00	80,000.00
Bookkeeping Fees	10,893.77	15,000.00	15,000.00
M&R - Other Facilities	0.00	2,400.00	2,400.00
Insurance	27,866.00	23,000.00	28,000.00
Travel Expense	354.20	1,000.00	1,000.00
Grant Expense	7,350.00	400,000.00	400,000.00
Website Expense	1,235.00	2,400.00	2,100.00
Other Expense	50.00	3,000.00	1,000.00
<b>Total Expense</b>	<b>\$ 1,986,571.08</b>	<b>\$ 2,949,960.00</b>	<b>\$ 2,917,105.00</b>
Transfer to Debt Service Fund	\$ 0.00	\$ 1,338,660.00	\$ 1,338,660.00
Transfer to ROAD Debt Service Fund	0.00	2,279,340.00	2,279,340.00
<b>Net Gain</b>	<b>\$ 175,972.48</b>	<b>\$ 337,540.00</b>	<b>\$ 133,184.00</b>

Maintenance Tax: Value: \$1,452,844,828 Rate .1345 @ 98% collections

Highway 380 mm

Taxpayer Impact Statement

	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*	2,401 <sup>00</sup>	2,332 <sup>00</sup>	2,401 <sup>00</sup>

The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$ .1345 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.