

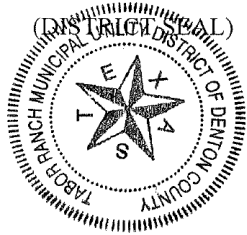
## TABOR RANCH MUNICIPAL UTILITY DISTRICT OF DENTON COUNTY

**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, April 17, 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 March 13, 2026 Board of Directors meeting;
4. 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.
5. Consider review and acceptance of operator’s report, and take any action necessary or appropriate;
6. Hear report from developer and take any action in connection with plat approval, reimbursement agreements or assignments thereunder, or other development related items;
7. Ratify and approve Contract with Community Waste Disposal, LP for Collection of Solid Waste & Recyclables;
8. Consider review and adopt amended rate order;
9. 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;

10. Discussion regarding operating budget for fiscal year ending February 28, 2027, and adopt Resolution;
11. Discuss tentative date for next meeting; and
12. Adjournment.



TABOR RANCH MUNICIPAL UTILITY  
DISTRICT OF DENTON COUNTY

A handwritten signature in blue ink, appearing to read "Ross S. Martin", 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	
<b>Revenue</b>																
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	-	
<b>Total Revenue</b>	<b>2</b>	<b>2</b>	<b>9</b>	<b>14</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>6,833</b>	<b>6,833</b>	<b>1</b>	<b>13,699</b>	<b>13,699</b>	<b>-</b>	
<b>Expense</b>																
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	
<b>Total Expense</b>	<b>57,380</b>	<b>57,380</b>	<b>57,380</b>	<b>57,380</b>	<b>57,380</b>	<b>70,118</b>	<b>57,380</b>	<b>57,380</b>	<b>57,380</b>	<b>57,380</b>	<b>57,680</b>	<b>62,691</b>	<b>706,909</b>	<b>182,642</b>	<b>512,267</b>	
<b>Net Ordinary Revenue</b>	<b>(57,378)</b>	<b>(57,378)</b>	<b>(57,371)</b>	<b>(57,366)</b>	<b>(57,379)</b>	<b>(70,117)</b>	<b>(57,379)</b>	<b>(57,379)</b>	<b>(57,379)</b>	<b>(50,547)</b>	<b>(50,847)</b>	<b>(62,690)</b>	<b>(693,210)</b>	<b>(168,943)</b>	<b>(512,267)</b>	
<b>Other Revenue</b>																
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	-	
<b>Total Other Revenue</b>	<b>102</b>	<b>6,879</b>	<b>12,641</b>	<b>2,330</b>	<b>55,646</b>	<b>58,497</b>	<b>8,167</b>	<b>6,849</b>	<b>8,149</b>	<b>1,317</b>	<b>1,517</b>	<b>6,849</b>	<b>168,943</b>	<b>168,943</b>	<b>-</b>	
<b>Net Revenue</b>	<b>(57,276)</b>	<b>(50,499)</b>	<b>(44,730)</b>	<b>(55,036)</b>	<b>(1,733)</b>	<b>(11,620)</b>	<b>(49,212)</b>	<b>(50,530)</b>	<b>(49,230)</b>	<b>(49,230)</b>	<b>(49,330)</b>	<b>(55,841)</b>	<b>(524,267)</b>	<b>-</b>	<b>(512,267)</b>	

\* 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.*