

AGENDA
ROCKY TOP RANCH MUNICIPAL UTILITY DISTRICT OF DENTON COUNTY

Notice is hereby given pursuant to V.T.C.A. Government Code, Chapter 551, that the Board of Directors of Rocky Top Ranch Municipal Utility District of Denton County will meet in will meet in **special** session, open to the public, at **12:00 p.m., on Wednesday, September 9, 2026 at 6221 Southwest Boulevard, Benbrook, Texas 76132**, at which meeting the following items will be considered and acted on:

1. Hear from the Public;
2. Consider approving minutes of meeting held on July 22, 2026;
3. Hear Bookkeeper's Report and authorize payment of bills;
4. Consider adopting a proposed budget for the fiscal year ending October 31, 2027;
5. Consider engaging McCall Gibson Swedlund Barfoot PLLC for auditing services and to prepare an audit report for the fiscal year ending October 31, 2026;
6. Hear Developer's Report;
7. Hear Engineer's Report, including:
 - (a) authorize Engineer to proceed with the design of District facilities;
 - (b) approve plans and specifications for District facilities;
 - (c) authorize Engineer to advertise for bids for District projects;
 - (d) approve report, pay estimates, and change orders for construction projects in the District;
 - (e) authorize construction contracts and related items;
8. Hear Financial Advisor's Report and authorize any necessary action;
9. Hear Attorney's Report and consider taking any action required, including:
 - (a) conduct public hearing on proposed 2026 tax rate;
 - (b) approval of an Order Setting Tax Rate and Levying Tax for 2026; and
 - (c) approval of an Amended Notice to Sellers and Purchasers regarding the 2026 tax rate.

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 31st day of August, 2026.



(DISTRICT SEAL)

ROCKY TOP RANCH MUNICIPAL UTILITY
DISTRICT OF DENTON COUNTY

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

Rocky Top Ranch MUD

	Actuals 08/31/2026	Approved Budget 10/31/2026	Proposed Budget 10/31/2027
<u>Income</u>			
Maintenance Taxes	\$ 268,128.15	\$ 281,120.00	\$ 281,120.00
Interest Income	6,920.57	4,000.00	\$ 9,000.00
Total Income	\$ 275,048.72	\$ 285,120.00	\$ 290,120.00
<u>Other Expenses</u>			
Director Fees	\$ 4,420.00	\$ 9,945.00	\$ 9,945.00
Payroll Tax Expense	338.14	795.00	795.00
Appraisal Fees	2,010.68	1,100.00	2,100.00
Legal fees	19,712.00	20,000.00	26,000.00
Auditing Fees	9,500.00	0.00	10,500.00
Engineering fees	348.00	10,000.00	10,000.00
Bookkeeping fees	4,781.25	7,200.00	7,200.00
Road & Drainage Maintenance	0.00	10,000.00	10,000.00
Utilities - Street Lights	3,591.63	4,000.00	4,700.00
Insurance	3,170.00	3,115.00	3,170.00
Travel expense	235.79	200.00	250.00
Website expense	1,200.00	2,400.00	1,600.00
Other expenses	537.56	400.00	700.00
Fire Protection	6,376.73	12,000.00	12,000.00
Total Expense	\$ 56,221.78	\$ 81,155.00	\$ 98,960.00
Net Gain	\$ 218,826.94	\$ 203,965.00	\$ 191,160.00

TAXPAYER IMPACT STATEMENT

	Current Budget Fiscal Year Ending [10/31]**	Proposed Budget Fiscal Year Ending [10/31]**	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$ 6015. ²⁵	\$ 6126. ⁰¹	\$ 6015. ²⁵

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

\$[1.20] 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.