

AGENDA
CLEAR SKY 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 Clear Sky Municipal Utility District of Denton County (the "District") will meet in **special session**, open to the public, at **12:00 p.m.**, on **Wednesday, September 23, 2026, at the following location: 2727 Routh Street, Dallas, Texas 75201**, a designated meeting place outside the boundaries of the District, at which meeting the following items will be considered and acted on:

1. Hear from the public;
2. Consider approving the minutes of the meeting of August 27, 2026;
3. Hear Bookkeeper's Report and authorize payment of the bills;
4. Consider approving a proposed budget for the fiscal year ending September 30, 2027;
5. Consider engaging District's Auditor to prepare an audit report for the fiscal year ending September 30, 2026;
6. Hear Developer's Report and authorize any necessary action;
7. Hear Engineer's Report and authorize any necessary action, including;
 - (a) status of construction projects within the District;
 - (b) authorizing Engineer to proceed with the design of District facilities;
 - (c) approving plans and specifications of District facilities;
 - (d) authorizing Engineer to advertise for bids for District projects;
 - (e) authorizing construction contracts and related items; and
 - (f) approving report, pay estimates, and change orders for construction projects in progress in the District;
8. Hear Financial Advisor's Report and consider taking any action requested;
9. Consider matters related to the District's Unlimited Tax Utility Bonds, Series 2026 (the "Bonds"), including;
 - (a) approval of a Developer Reimbursement Audit Report for the Bonds;
 - (b) approval of an Amended Notice to Sellers and Purchasers for the Bonds and authorize filing of same in the Real Property Records of Denton County; and
 - (c) authorize consultants to take any action and execute any necessary documents and certificates for closing on the Bonds;
10. Hear Attorney's Report and consider taking any action required.

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 23rd day of September, 2026.

CLEAR SKY MUNICIPAL UTILITY DISTRICT
OF DENTON COUNTY

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



Exhibit 1
TAXPAYER IMPACT STATEMENT

For the Fiscal Year 2026

The proposed budget will have no impact on the property tax bill for an average resident homestead as there are no properties that qualify for a residential homestead exemption within the boundaries of **Clear Sky MUD** as of the date of the most recent certified values provided by **Denton County Appraisal District**.

Clear Sky MUD of Denton County
Operating Budget
October 2026 - September 2027

	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-26	TOTAL Oct 2026 - Sept 2027	Prior Year Budget	Difference
Revenue															
4320 • Maintenance Taxes	0	0	0	261,380	225,685	0	0	0	0	0	0	0	487,065	170,370	316,695
5391 • Interest Income	800	800	800	800	800	800	800	800	800	800	800	800	9,600	0	9,600
Total Revenue	\$800	\$800	\$800	\$262,180	\$226,485	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$496,665	\$170,370	\$326,295
Expense															
6310 • Director Fees	1,210	0	1,210	0	1,210	0	1,210	0	1,210	0	1,210	1,210	8,470	7,660	810
6315 • Appraisal Fees	0	0	1,400	0	0	0	0	0	0	0	0	0	1,400	1,300	100
6320 • Legal Fees	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000	20,000	10,000
6321 • Auditing Fees	0	0	8,000	0	0	3,500	0	0	0	0	0	0	11,500	10,500	1,000
6322 • Engineering Fees	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000	30,000	0
6333 • Bookkeeping Fees	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	9,000	3,000
6337 • Website Expense	150	150	150	150	150	150	150	150	150	150	150	150	1,800	2,400	-600
6352 • Utilities	350	350	350	350	350	350	350	350	350	350	350	350	4,200	0	4,200
6353 • Insurance	0	3,126	0	0	0	0	0	0	0	0	0	0	3,126	3,070	56
6359 • Other Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	400	-400
Total Expense	\$7,710	\$9,626	\$17,110	\$6,500	\$7,710	\$10,000	\$7,710	\$6,500	\$7,710	\$6,500	\$7,710	\$7,710	\$102,496	\$84,330	\$18,166
Net Revenue/Expense	(\$6,910)	(\$8,826)	(\$16,310)	\$255,680	\$218,775	(\$9,200)	(\$6,910)	(\$5,700)	(\$6,910)	(\$5,700)	(\$6,910)	(\$6,910)	\$394,169	\$86,040	\$308,129

\$1.00 tax rate based on 98% collection on 2026 Certified Values