

AMENDED
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, September 19, 2025 at 12:00 noon at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201**, 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 August 8, 2025;
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;
 - a. Consider review and approve subscriber agreement relative to wastewater treatment plant permit; and
 - b. Consider review and approve Beacon SAAS Managed Solution Master Agreement.
6. Consider discussion regarding a rate order for the District, and if timely, adopt the rate order;
7. Adopt Order Setting Tax Rate for 2025;
8. Consider review and approve an Amended District Information Form and authorize the filing thereof;
9. Ratify approval of insurance proposals;

10. Consider review and approve bookkeeper's report, adoption of budget; and take any action on bookkeeping related matters, updated list of depositories, revisions to bookkeeper services, and authorize release of check on report;
11. Hear report from developer and take any action in connection with plat approval, reimbursement agreements or assignments thereunder, or other development related items;
12. Ratify and approve the Enclave of Tabor Ranch Public Improvement District Financing Agreement by and between Tabor 380 Development, LLC, Denton County, Texas, and the District;
13. Discuss tentative date for next meeting; and
14. Adjournment.

EXECUTED this 12th day of September, 2025.



TABOR RANCH MUNICIPAL UTILITY
DISTRICT OF DENTON COUNTY

A handwritten signature in blue ink, appearing to read "Ross S. Martin", is 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 9.16.25

Tabor Ranch MUD
General Operating Budget
March 1, 2025 thru February 28, 2026

	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sept 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb 26	Total Budget
Revenue													
4000 - Property Tax Revenue	-	-	-	-	-	-	-	-	-	6,832	6,832	-	13,664
5391 - Interest Revenue	2	2	9	14	1	1	1	1	1	1	1	1	35
Total Revenue	2	2	9	14	1	1	1	1	1	6,833	6,833	1	13,699
Expense													
7001 - Accounting	104	963	571	1,565	482	850	850	850	850	850	850	850	9,635
7001 - Tax Assessor/Collect	-	-	-	-	-	-	-	-	-	-	200	-	200
7200 - Directors' Fees	-	-	1,500	779	-	1,318	1,318	-	1,300	1,300	1,300	-	8,815
7300 - Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
7350 - AUC Lease	-	-	-	-	47,230	47,230	-	-	-	-	-	-	94,460
7460 - Insurance	-	-	-	-	-	3,100	-	-	-	-	-	-	3,100
7500 - Legal	-	5,918	10,579	-	7,935	6,000	6,000	6,000	6,000	6,000	6,000	6,000	66,432
Total Expense	104	6,881	12,650	2,344	55,647	58,498	8,168	6,850	8,150	8,150	8,350	6,850	182,642
Net Ordinary Revenue	(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)
Other Revenue													
8510 - 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
Total Other Revenue	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
Net Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-

* 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 OF DENTON COUNTY
("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.*