

NORTH PARKWAY MUNICIPAL MANAGEMENT DISTRICT NO. 1

TO: THE BOARD OF DIRECTORS OF NORTH PARKWAY MUNICIPAL MANAGEMENT DISTRICT NO. 1 AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given pursuant to V.T.C.A. Government Code, Section 551, that the Board of Directors of North Parkway Municipal Management District No. 1 (“District”) will hold a regular meeting on **Monday, October 20, 2025, at 1:00 p.m. at 1800 Valley View Lane, Suite 400, Farmers Branch, Texas 75234**, outside the boundaries of the District.

1. Call to order;
2. Public communication and comments;
3. Review and approve Minutes of Board of Directors Meeting held on October 6, 2025;
4. Hear report from financial advisor, and take any action necessary or related thereto;
5. Hear report from Municap, Inc., and take any action necessary or related thereto;
6. Hear report from developer and take any action in connection with plat approval, reimbursement agreements or assignments thereunder with developer or any builders within the District, or other development related items;
7. Consider, review and approve the following items related to the Public Finance Authority Texas Infrastructure Program Tax-Exempt Revenue Anticipation Improvement and Refunding Bonds (Legacy Hills Project), Series 2025 (the “2025 TIP Financing”), and take any action necessary or appropriate:
 - a. Acknowledgement, Agreement, and Consent to Sale and Assignment Agreement;
 - b. Letter to Public Finance Authority evidencing the 2025 TIP Financing; and
 - c. District Certificate;
8. 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 or repair/modification of existing 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;
 - 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;
 - h. Consider approval/ratification of repair and/or maintenance of District facilities; and

- i. Consider approval/ratification of draws or disbursements on Series 2021 MI Bonds; Series 2021 Contract Revenue Bonds; 2021 Capital Recovery Fee Bonds, and Series 2022 MI Bonds.
9. Review and approve bookkeeping report, adopt budget(s); adopt any necessary resolutions and approve signature cards relating to new accounts, investment report, update listing of depositories, and take any action related thereto;
10. Discuss tentative date for next meeting;
11. Adjournment.

EXECUTED this 14th day of October, 2025.



NORTH PARKWAY MUNICIPAL
MANAGEMENT DISTRICT NO. 1

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.

**NORTH PARKWAY MUNICIPAL MANAGEMENT DISTRICT NO. 1
(SINGLE DEFINED AREA)**

**TAXPAYER IMPACT STATEMENT
PER TEXAS GOV'T CODE §551.043(c)(2)**

NPMMD No. 1 (SDA) Property tax bill for the median-valued homestead* for current fiscal year:	\$658,105
NPMMD No. 1 (SDA) Estimated property tax bill for the median-valued homestead* for the upcoming fiscal year if the proposed budget is adopted:	\$547,877

** The calculations above are based on "average" homestead values because the Appraisal District does not report "median" homestead values.*

[Proposed Budget Attached]

DRAFT 9/15/25

**North Parkway MMD No.1
FY 2026 Single Family Defined Area No. 1 Oper Budget**

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	2026 Budget	2025 Budget	2026 to 2025 Difference	
Revenue																
Property Tax Revenue	-	9,799	68,590	78,389	19,597	19,597	-	-	-	-	-	-	195,972	104,635	91,337	
Interest Revenue	250	250	250	250	250	250	250	250	250	250	250	250	3,000	4,900	(1,900)	
Total revenue	250	10,049	68,840	78,639	19,847	19,847	250	250	250	250	250	250	198,972	109,535	89,437	
Expense																
Accounting	800	800	800	800	800	800	800	800	800	800	800	800	9,600	12,119	(2,519)	
Admin Exp	-	-	-	-	-	-	-	-	-	-	-	-	-	25,252	(25,252)	
Auditing	-	-	7,500	7,500	-	-	-	-	-	-	-	-	-	15,000	14,158	842
Delivery/Courier	200	-	-	-	-	-	-	200	-	-	-	-	-	400	114	286
Directors' Fees	1,561	1,561	1,561	1,561	1,561	1,561	1,561	1,561	1,561	1,561	1,561	1,561	18,732	6,060	12,672	
Insurance	-	-	-	-	-	-	-	-	-	3,000	-	-	-	3,128	(128)	
Legal	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	48,000	60,602	(12,602)	
Membership Dues	-	-	-	750	-	-	-	-	-	-	-	-	-	750	(927)	
Office Supplies	150	-	-	-	-	-	-	-	-	-	-	-	-	150	88	62
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	7,074	(7,074)	
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-	2,936	(2,936)	
Total Expense	6,711	6,361	13,861	14,611	6,361	6,361	6,361	6,561	6,361	9,361	6,361	6,361	95,632	133,208	(37,576)	
Net Ordinary Revenue	(6,461)	3,688	54,979	64,028	13,486	13,486	(6,111)	(6,311)	(6,111)	(9,111)	(6,111)	(6,111)	103,340	(23,673)	127,013	

Property tax revenue is based on an M&O rate of \$0.0562 with 98% collections.

DRAFT 9/15/25

North Parkway MMD No.1
FY 2026 Single Family Defined Area No. 1 Debt Service Budget

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	2026 Budget
Revenue													
Property Tax Revenue	-	61,337	429,361	490,698	122,675	122,675	-	-	-	-	-	-	1,226,745
Interest revenue	-	200	1,400	1,400	350	350	350	350	350	350	350	350	5,800
Total revenue	-	61,537	430,761	492,098	123,025	123,025	350	350	350	350	350	350	1,232,545
Expense													
Road Bond Principal	-	-	-	-	-	-	-	-	-	-	-	380,000	380,000
Road Bond Interest	-	-	-	-	-	559,104	-	-	-	-	-	608,544	1,167,648
Collector/Appraisal Fees	-	-	1,000	-	-	1,000	-	-	1,000	-	-	1,000	4,000
Paying Agent Fees	-	-	-	-	-	1,500	-	-	-	-	-	-	1,500
Total Expense	-	-	1,000	-	-	561,604	-	-	1,000	-	-	989,544	1,553,148
Net Ordinary Revenue	-	61,537	429,761	492,098	123,025	(438,579)	350	350	(650)	350	350	(989,194)	(320,602)

* Property tax revenue is based on a debt service tax rate of \$0.3518 with 98% collections.

* 2025 Road Bond included capitalized interest to cover first year of debt service payments.