

## **COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 10**

### **TO: THE BOARD OF DIRECTORS OF COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 10 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 Collin County Municipal Utility District No. 10 (“District”) will hold a special meeting on Monday, February 2, 2026, at 12:00 p.m. at 10003 Technology Blvd West, Dallas, Texas 75220. The Board will discuss and, if appropriate, act upon the following items:

1. Public communication and comments;
2. Consider and approve the Minutes of the November 10, 2025, Board of Directors meeting;
3. Hear report from Community Waste Disposal regarding solid waste collections and annual review of services;
4. Consider addition of land to the current District boundaries;
5. Consider review and adopt Order Adding Lands and Redefining Boundaries;
6. Consider review and approve an Amended District Information Form and take any action as may be necessary related thereto;
7. Consider review and approve a contingent fee contract with Abernathy, Roeder, Boyd & Hullett, PC, for the collection of delinquent taxes owed to the District pursuant to the Texas Tax Code, Section 6.30, and Government Code 2254.1036;
8. Hear report from developer and take any action in connection with plat approval, reimbursement agreements or assignments thereunder, or other development related items;
9. 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, 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(s);
  - f. Consider approval/ratification of contractor pay estimates, change orders and engineering fee statements; and
  - g. Consider acceptance of certificate of completion; authorize final acceptance of facilities.
10. Discussion regarding operations budget and debt service budget for fiscal year ending February 28, 2027, and consider review and adopt Resolution Adoption Operating Budget and Resolution Adopting Debt Service Budget for Fiscal Year ending February 28, 2025;
11. Review and approve bookkeeping report, adopt any necessary resolutions and approve signature cards relating to any new accounts, investment report, update listing of depositories, review tax collections, approve of engagement for preparation of annual financial report, and take further action on such matters as may be necessary with regard to bookkeeping matters;

12. Review current District Investment Policy and, if timely, approve a Resolution Acknowledging Annual Review of Investment Policy and Investment Strategies and take any action as may be necessary;
13. Consider and adopt Resolution Adopting Prevailing Wage Rate Scale for Construction Workers;
14. Consider and adopt Resolution Designating Depositories and Establishing Investment Accounts for Deposit of District Funds;
15. Consider supplemental agenda;
16. Discuss tentative date for next meeting; and
17. Adjournment.

Required Notice for District's First Meeting of the Calendar Year

The Board of Directors of Collin County Municipal Utility District No. 10 conducts its Board Meetings at a designated meeting location outside the boundaries of the District. Qualified resident electors of the District may request that the Board designate a meeting location within the District and hold meetings within the boundaries of the District. For more information, please refer to Chapter 49 of the Texas Water Code, Section 49.062(c) or contact the 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.

EXECUTED this 26<sup>th</sup> day of January, 2026.



COLLIN COUNTY MUNICIPAL UTILITY  
DISTRICT NO. 10

*Sarah Landiak*

Sarah Landiak, Attorney for the District

**COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 10  
("CCMUD 10")**

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

CCMUD 10 property tax bill for the median-valued homestead* for current fiscal year:	\$1,883.42
CCMUD 10 estimated property tax bill for the median-valued homestead* for the current fiscal year if the proposed amended budget is adopted:	\$1,883.42

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

Draft Budget

**Collin MUD #10**  
**General Operating Budget**  
**March 1, 2026 thru February 28, 2027**

	Mar 26	Apr 26	May 26	Jun 26	Jul 26	Aug 26	Sep 26	Oct 26	Nov 26	Dec 26	Jan 27	Feb 27	TOTAL 03/26-02/27	PY Budget	Difference
<b>Revenue</b>															
4000 · Property Tax Revenue								2,000	28,000	28,000	90,000	100,500	248,500	199,500	49,000
5391 · Interest Revenue	22	22	22	22	22	22	22	22	22	22	22	22	264	82	182
<b>Total Revenue</b>	<b>22</b>	<b>22</b>	<b>22</b>	<b>22</b>	<b>22</b>	<b>22</b>	<b>22</b>	<b>2,022</b>	<b>28,022</b>	<b>28,022</b>	<b>90,022</b>	<b>100,522</b>	<b>248,764</b>	<b>199,582</b>	<b>49,182</b>
<b>Expense</b>															
6071 · Appraisal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6072 · Collections Budget															
7001 · Accounting	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	18,900	18,000	900
7190 · Delivery/Courier	-	20	-	-	-	-	-	-	-	-	-	-	20	64	(44)
7200 · Directors' Fees	1,248	1,248	1,248	1,248	-	1,248	1,248	1,248	1,248	1,248		1,248	12,483	12,483	-
7275 · Election Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7300 · Engineering	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	15,000	15,000
7460 · Insurance	-	-	-	-	-	3,431	-	-	-	-	-	-	3,431	1,795	1,636
7500 · Legal	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	45,000	55,000	(10,000)
7070 · Audit			8,000		4,750								12,750	10,000	2,750
7800 · Misc Expense	-	-								177			177	876	(699)
7501 · Publishing Notices	-				248								248	184	65
7522 · Mtg Expense -Catering	320	320	320	320		320	320	320	320	320		320	3,200	3,037	163
<b>Total Expense</b>	<b>9,393</b>	<b>9,413</b>	<b>17,393</b>	<b>9,393</b>	<b>12,823</b>	<b>12,824</b>	<b>9,393</b>	<b>9,393</b>	<b>9,393</b>	<b>9,570</b>	<b>7,825</b>	<b>9,393</b>	<b>126,209</b>	<b>116,439</b>	<b>9,770</b>
<b>Net Ordinary Revenue</b>	<b>(9,371)</b>	<b>(9,391)</b>	<b>(17,371)</b>	<b>(9,371)</b>	<b>(12,801)</b>	<b>(12,802)</b>	<b>(9,371)</b>	<b>(7,371)</b>	<b>18,629</b>	<b>18,452</b>	<b>82,197</b>	<b>91,129</b>	<b>122,555</b>	<b>83,144</b>	<b>39,412</b>

**SUPPLEMENTAL AGENDA**

**COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 10**


**TO: THE BOARD OF DIRECTORS OF COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 10 AND TO ALL OTHER INTERESTED PERSONS:**

Notice is hereby given pursuant to Chapter 551, Texas Government Code that the Board of Directors of Collin County Municipal Utility District No. 10 will hold a regular meeting on Monday, February 2, 2026, at 12:00 p.m. at 10003 Technology Blvd West, Dallas, Texas 75220, for the following purposes:

1. Consider and approve an Order Calling Directors Election to be held on Saturday, May 2, 2026; and
2. Consider authorizing Notice of Election.



COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 10

  
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Sarah Landiak, Attorney for the District

**ORDEN DEL DÍA SUPLEMENTARIO**

**DISTRITO NO. 10 MUNICIPAL DE SERVICIOS PUBLICOS DEL CONDADO DE COLLIN**


**A: EL JUNTA DE DIRECTORES DEL DISTRITO NO. 10 MUNICIPAL DE SERVICIOS PUBLICOS DEL CONDADO DE COLLIN Y A TODAS LAS DEMÁS PERSONAS INTERESADAS:**

Por la presente se da aviso conforme al capítulo 551, código del gobierno de Texas que el Junta de Directores del Distrito No. 10 Municipal de Servicios Publicos del Condado de Collin celebrará una reunión regular el lunes, 2 de febrero de 2026 a las 12:00 p.m. en 10003 Technology Blvd West, Dallas, Texas 75220, para los siguientes propósitos:

1. Considerar y aprobar una Orden Convocando a la Elección de Directores que se celebrará el sábado, 2 de mayo de 2026; y
2. Considerar autorizar el aviso de elección.



DISTRITO NO. 10 MUNICIPAL DE SERVICIOS PUBLICOS DEL CONDADO DE COLLIN

  
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Sarah Landiak, Abogado para el Distrito

**NOTICE PURSUANT TO GOVERNMENT CODE SEC. 2254.1036**

WHEREAS, the COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 10 of Collin County (“District”), wishes to enter into a contingent fee contract with the law firm of Abernathy, Roeder, Boyd & Hullett, P.C. (“Firm”) and hereby posts this notice pursuant to Sec. 2254.1036 of the Government Code.

WHEREAS, this notice shall be posted before or at the time of giving the written notice required by Government Code Sec. 551.041 for a meeting described by Sec. 2254.1036(2) of the Government Code and shall announce the following:

- A. The District is pursuing a contract with the Firm for the collection of delinquent property taxes owed to the District and through this contract the District seeks to increase recovery of its delinquent debts in the most effective and efficient manner. The desired outcome is the efficient collection of delinquent property taxes, penalties, and interest. GOVT. CODE § 2254.1036(1)(A).
- B. The District believes the Firm has the qualifications, competency, and experience necessary to fulfill the contract. GOVT. CODE § 2254.1036(1)(B). The Firm and its predecessor, Gay, McCall, Isaacks, & Roberts, PC, have collected delinquent tax and government receivables for nearly 40 years. The Firm is local, with its principal office located in McKinney, Texas. It employs more than 50 individuals, including 19 attorneys. Its collection team consists of long-term Firm employees, including attorneys, paralegals, law clerks, legal secretaries, collection support personnel and information technology experts.
- C. The nature of any relationship between the District and the Firm is as follows. GOVT. CODE § 2254.1036(1)(C).
  - i. The Firm represents the Collin County Tax Office, which collects taxes/assessments for the District
- D. The District is unable to perform or efficiently collect its own delinquent taxes. GOVT. CODE § 2254.1036(1)(D). The services involve filing a high volume of cases each month and performing the services in-house would require the taxing units to invest in additional technology, personnel, and other resources to provide adequate support services incidental to the legal services.
- E. These collection services cannot be provided for an hourly fee. GOVT. CODE § 2254.1036(1)(E). The Tax Code allows the assessment of a percentage-based fee to recover the costs of collecting delinquent taxes (Texas Tax Code Sections 6.30, 33.07, 33.08, 33.11, and 33.48). This percentage-based fee is assessed only against the debtor and not the District or non-delinquent taxpayers of the District. The collection of delinquent taxes is a high-volume practice, requiring a significant amount of research, mailing, and handling of outbound/inbound calls. An hourly fee for such work will likely exceed amount of delinquent taxes due and represent an additional cost to the District. The Tax Code does not expressly authorize the District to pay for collection services based on an hourly fee.
- F. The District believes this contingent fee contract is in its best interest. GOVT. CODE § 2254.1036(1)(F). Under the contingent fee contract, the Firm will be paid the amount of the percentage-based collection fee, regardless the number of hours the Firm spends to collect the delinquent debt. Additionally, the percentage-based collection penalty is a pass-through expense to the debtor and not an expense to the District or non-delinquent taxpayers in the District. This contract will allow the Taxing Entities to recover delinquent property taxes, penalties and interest that are essential revenue.

Posted by the COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 10 OF  
COLLIN COUNTY Board the 26th day of January, 2026.