

SUNSET RANCH MUNICIPAL UTILITY DISTRICT OF GRAYSON COUNTY

TO: THE BOARD OF DIRECTORS OF SUNSET RANCH MUNICIPAL UTILITY DISTRICT OF GRAYSON 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 Sunset Ranch Municipal Utility District of Grayson County (“District”) will hold a regular meeting on Wednesday, May 13, 2026, at 12:30 p.m., outside the boundaries of the District at 13455 Noel Road, Two Galleria Office Tower, Dallas, Texas 75240 (1st Floor Conference Room). The Board will discuss and, if appropriate, act upon the following items:

1. Public communications and comments;
2. Consider and approve Minutes of the March 11, 2026, meeting of the Board;
3. Consider termination of Robert W. Baird & Co., Inc. (“Baird”), as financial advisor to the District; acknowledge waiver of 30-day notice period by Baird; consider engagement of Cedar Creek Municipal Advisors, LLC; and take any other action as may be required related thereto;
4. Consider discussion regarding tax exemptions and take any action as may be necessary;
5. Hear update from developer or engineer as to development projects within the District; take any action in connection with plat approval, reimbursement agreements or assignments thereunder, or other development related items;
6. Consider ratification and approval of conveyance of detention ponds and easements from developer to District;
7. Consider Engineer’s Report, including:
 - 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(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;
8. 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, approval of engagement for preparation of annual financial report, and take further action on such matters as may be necessary with regard to bookkeeping matters;

9. Consider review and adopt Resolution Adopting Amended Operations Budget for the fiscal year ending August 31, 2026;
10. Discuss tentative date for next meeting; and
11. Adjournment.

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 6th day of May, 2026.



SUNSET RANCH MUNICIPAL UTILITY
DISTRICT OF GRAYSON COUNTY

Ross S. Martin,
Proposed Attorney for the District

**SUNSET RANCH MUNICIPAL UTILITY DISTRICT OF GRAYSON COUNTY
("SRMUD")**

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

SRMUD property tax bill for the median-valued homestead* for current fiscal year:	N/A
SRMUD estimated property tax bill for the median-valued homestead* for the current fiscal year if the proposed amended budget is adopted:	N/A

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

Sunset Ranch MUD
General Operating Budget
September 1, 2025 thru August 31, 2026

	Sept 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb 26	Mar 26	Apr 26	May 26	Jun 26	Jul 26	Aug 26	Total Budget
Revenue													
4000 · Property Tax Revenue	-	-	-	-	-	91,036	-	18,208	-	-	-	-	109,244
5391 · Interest Revenue	5	5	2	3	2	25	7	7	7	7	7	7	84
Total Revenue	5	5	2	3	2	91,061	7	18,215	7	7	7	7	109,328
Expense													
6071 · Appraisal Budget	-	1,605	-	-	-	-	-	-	-	-	-	-	1,605
7001 · Accounting	599	696		1,426	645	741	750	750	750	750	750	750	8,607
7200 · Directors' Fees	1,105	1,105	1,105	1,105	884	884	1,105	1,105	1,105	1,105	1,105	1,105	12,818
7210 · Mileage	98	98	98	114	103	94	98	98	98	98	98	98	1,194
7250 · Payroll Taxes	85	85	85	85	68	68	85	85	85	85	85	85	981
7300 · Engineering	1,246	2,894	1,989	1,663	1,405	9,414	1,500	1,500	1,500	1,500	1,500	1,500	27,611
7460 · Insurance	-	2,569	-	-	3,258	-	-	-	-	-	-	-	5,827
7500 · Legal	3,202	1,506	4,709	4,627	7,975	7,909	4,557	4,557	4,557	4,557	4,557	4,557	57,269
Total Expense	6,335	10,558	7,985	9,019	14,338	19,110	8,095	8,095	8,095	8,095	8,095	8,095	115,912
Net Ordinary Revenue	(6,330)	(10,553)	(7,984)	(9,016)	(14,335)	71,951	(8,088)	10,120	(8,088)	(8,088)	(8,088)	(8,088)	(6,585)
Other Revenue													
8510 · Developer Advance	3,623	5,971	5,526	16,864	7,975	6,767	-	-	-	-	-	-	46,725
Total Other Revenue	3,623	5,971	5,526	16,864	7,975	6,767	-	-	-	-	-	-	46,725
Net Revenue	(2,707)	(4,582)	(2,458)	7,848	(6,360)	78,718	(8,088)	10,120	(8,088)	(8,088)	(8,088)	(8,088)	40,140