

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, August 24, 2026, at 1:00 p.m. at 1800 Valley View Lane, Suite 400, Farmers Branch, Texas 75234, outside the boundaries of the District.

1. Public communication and comments;
2. Review and approve Minutes of Board of Directors Meeting held on July 20, 2026;
3. Consider review of draft 2026-27 Annual Update to Service and Assessment Plan and Assessment Rolls, consider adoption of Order related to same, and take any action as may be necessary or related thereto;
4. Hear report from Municap, Inc., and take any action necessary or related thereto, including, but not limited to, consideration of the following:
 - a. Second Transfer of 2025-26 North Parkway MMD Annual Installments;
 - b. Second Transfer of 2025-26 Legacy Hills PID Annual Installments; and
 - c. Legacy Hills PID Trust Account Closing Instruction Letter.
5. Confirm receipt of 2026 certified roll prepared by Collin Central Appraisal District; consider authorizing tax rate calculation services; review tax rate recommendation from Financial Advisor; approve proposed tax rate for 2026; adopt Notice of Water District Hearing on Tax Rate; and authorize publication of same;
6. Hear report from financial advisor, and take any action necessary or related thereto;
7. Consider discussion regarding exclusion of land by substitution, adoption of Order Calling Public Hearing on Exclusion of Land, and authorization of publication of Notice of Hearing;
8. 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;
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, 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; and
 - h. Consider approval/ratification of repair and/or maintenance of District facilities.
10. 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.
11. Review and approve bookkeeping report, adopt any necessary resolutions and approve signature cards relating to new accounts, investment report, update listing of depositories, and take any action related thereto;
12. Discuss tentative date for next meeting;
13. 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 17th day of August, 2026.



NORTH PARKWAY MUNICIPAL
MANAGEMENT DISTRICT NO. 1

Ross S. Martin, Attorney for the District

DRAFT 8/17/26

North Parkway MMD No.1
FY 2027 Single Family Defined Area No. 1 Oper Budget

	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	2027 Budget	2026 Budget	Yr-Over-Yr Delta
Revenue															
Property Tax Revenue	-	-	99,382	99,382	56,789	28,394	-	-	-	-	-	-	283,947	195,972	87,975
Interest Revenue	250	250	250	250	250	250	250	250	250	250	250	250	3,000	3,000	-
Total revenue	250	250	99,632	99,632	57,039	28,644	250	250	250	250	250	250	286,947	198,972	87,975
Expense															
Accounting	850	850	850	850	850	850	850	850	850	850	850	850	10,200	9,600	600
Auditing	-	-	7,500	7,500	-	-	-	-	-	-	-	-	15,000	15,000	-
Delivery/Courier	100	-	-	-	-	-	-	100	-	-	-	-	200	400	(200)
Directors' Fees	1,356	1,356	1,356	1,356	1,356	1,356	1,356	1,356	1,356	1,356	1,356	1,356	16,272	18,732	(2,460)
Insurance	-	-	-	-	-	-	-	-	-	4,000	-	-	4,000	3,000	1,000
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	48,000	(3,000)
Membership Dues	-	-	-	750	-	-	-	-	-	-	-	-	750	750	-
Office Supplies	200	-	-	-	-	-	-	-	-	-	-	-	200	150	50
Total Expense	6,256	5,956	13,456	14,206	5,956	5,956	5,956	6,056	5,956	9,956	5,956	5,956	91,622	95,632	(4,010)
Net Ordinary Revenue	(6,006)	(5,706)	86,176	85,426	51,083	22,688	(5,706)	(5,806)	(5,706)	(9,706)	(5,706)	(5,706)	195,325	103,340	91,985

* Property tax revenue is based on an M&O rate of \$0.0643 with 98.5% collections.

DRAFT 8/17/26

Debt Service

North Parkway MMD No.1
FY 2027 Single Family Defined Area No. 1 Debt Service Budget

	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	2027 Budget	2026 Budget	Yr-Over-Yr Delta
Revenue															
Property Tax Revenue	-	-	531,220	531,220	303,554	151,777	-	-	-	-	-	-	1,517,771	1,226,745	291,026
Interest revenue	350	350	350	350	350	350	350	350	350	350	350	350	4,200	5,800	(1,600)
Total revenue	350	350	531,570	531,570	303,904	152,127	350	350	350	350	350	350	1,521,971	1,232,545	289,426
Expense															
Road Bond Principal	-	-	-	-	-	-	-	-	-	-	-	350,000	350,000	380,000	(30,000)
Road Bond Interest	-	-	-	-	-	596,113	-	-	-	-	-	596,113	1,192,226	1,167,648	24,578
Collector/Appraisal Fee	-	-	11,800	-	-	-	-	-	-	-	-	1,000	12,800	4,000	8,800
Paying Agent Fees	-	-	-	-	950	-	-	-	-	-	200	-	1,150	1,500	(350)
Total Expense	-	-	11,800	-	950	596,113	-	-	-	-	200	947,113	1,556,176	1,553,148	3,028
Net Ordinary Revenue	350	350	519,770	531,570	302,954	(443,986)	350	350	350	350	150	(946,763)	(34,204)	(320,603)	286,399

* Property tax revenue is based on a debt service tax rate of \$0.34370 with 98.5% collections.

* As of 8/24/26 district has \$621,000 in debt service fund, which includes payment of 9/1 debt service obligations.