

**MOONLIGHT BEND MUNICIPAL UTILITY DISTRICT  
AGENDA**

September 24, 2025

TO: THE BOARD OF DIRECTORS OF MOONLIGHT BEND MUNICIPAL UTILITY DISTRICT AND ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Moonlight Bend Municipal Utility District will hold a meeting at **12:00 noon on Wednesday, September 24, 2025**, at the offices of Armbrust & Brown, PLLC, 100 Congress Avenue, Suite 1300, Austin, Texas 78701. The following matters may be considered and acted upon during the meeting:

**PUBLIC COMMENT**

1. Citizens' communications and Board member announcements;

**CONSENT ITEMS**

*(These items may be considered and acted upon collectively. Any of these items may be pulled for discussion upon the request of any member of the Board.)*

2. Minutes of the August 25, 2025 meeting;

**BUDGET AND TAX ITEMS**

3. 2025-2026 budget and 2025 tax rate, including:
  - (a) Conduct a public hearing on District's 2025 tax rate, including recommendation from District's financial advisor;
  - (b) Budget for fiscal year 2025-2026, including approving Resolution Adopting Budget;
  - (c) Record vote on District's 2025 tax rate and adopt Order Levying Taxes;
  - (d) Amended and Restated Information Form;

**REPORTS AND DISCUSSION/ACTION ITEMS**

4. Report from the District's accountant, including bills, invoices, and transfers;
5. Report from the District's engineer, including:
  - (a) District construction projects, including consideration of pay applications and change orders:
    - (i) Raw Water Intake project;
    - (ii) Water Treatment Plant project;
    - (iii) Elevated Storage Tank project;
    - (iv) Wastewater Treatment Plant and SADDs projects;

- (b) Groundwater system;
- (c) Land Development projects;
- (d) Easement exhibits;
- 6. Report from the developer;
- 7. Operations Services Agreement with Crossroads Utility Services, LLC;
- 8. Attorney's report;
- 9. Future meeting schedule and agenda items.

**The Board of Directors is authorized by the Texas Open Meetings Act, Chapter 551, Texas Government Code, to convene in closed or executive session for certain purposes, including, without limitation, receiving legal advice from the District's attorney (Section 551.071); discussing real property matters (Section 551.072); discussing gifts and donations (Section 551.073); discussing personnel matters (Section 551.074); discussing security personnel or devices or security audits (Section 551.076); and discussing information technology security practices (Section 551.089). If the Board of Directors determines to go into executive session to discuss any item on this agenda, the presiding officer will announce that an executive session will be held and will identify the item to be discussed and the provision of the Open Meetings Act that authorizes the closed or executive session.**



A handwritten signature in black ink, appearing to be "JWA".

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Attorney for the District

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The District is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call (512) 435-2300 for more information. Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may utilize the statewide Relay Texas program, 1-800-735-2988.

# MOONLIGHT BEND MUNICIPAL UTILITY DISTRICT

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

Property tax bill for the median-valued homestead* for current fiscal year:	NA
Estimated property tax bill for the median-valued homestead* for the upcoming fiscal year if the proposed budget (attached) is adopted:	NA
Estimated property tax bill for the median-valued homestead* for the upcoming fiscal year if a balanced budget funded at the no-new-revenue tax rate as calculated under Chapter 26 of the Texas Tax Code*** is adopted:	NA**

\*The Appraisal District does not report "median" homestead values. The calculations above are based on "average" homestead values, which are reported.

\*\*The No-New-Revenue Tax Rate, as calculated under Chapter 26 of the Texas Tax Code, may not be capable of funding a balanced budget for the District.

\*\*\***No-New-Revenue Tax Rate** = rate expressed in dollars per \$100 of table value calculated according to the following formula:

$$\text{No-New-Revenue Tax Rate} = \frac{(\text{Last Year's Levy} - \text{Lost Property Levy})}{(\text{Current Total Value} - \text{New Property Value})}$$

**Last Year's Levy** = the total of the amount of taxes that would be generated by multiplying the total tax rate adopted in the preceding year by the total taxable value of property on the appraisal roll for the preceding year, including taxable value that was reduced in an appeal, all appraisal roll supplements and corrections as of the date of the calculation (other than corrections made under Texas Tax Code § 25.25(d) for errors that resulted in an incorrect appraised value that exceeds more than one-fourth of the correct appraised value for a residence or one-third the correct value in the case of all other property), portions of property involved in an appeal that are not in dispute, and the amount of taxes refunded by the taxing unit in the preceding year for tax years before that year.

**Lost Property Levy** = amount of taxes levied in the preceding year on property value that was taxable in the preceding year but is not taxable in the current year because the property is exempt in the current year under a provision of the Texas Tax Code other than 11.251 (Tangible Personal Property Exempt), 11.253 (Tangible Personal Property in Transit), and 11.35 (Temporary Exemption for Qualified Property Damaged by Disaster), the property has qualified for special appraisal under Chapter 23 of the Texas Tax Code in the current year, or the property is located in the territory that has ceased to be part of the taxing unit since the preceding year.

**Current Total Value** = total taxable value of property listed on the appraisal roll for the current year, including all supplements and corrections as of the date of the calculation, less the taxable value of property exempted for the current tax year for the first time under Texas Tax Code § 11.31 (Pollution Control Property) or 11.315 (Energy Storage System in Nonattainment Area).

**New Property Value** = means the following:

- Total taxable value of property added to the appraisal roll in the current year by annexation and improvements listed on the appraisal roll that were made after January 1<sup>st</sup> of the preceding tax year, including personal property located in new improvements that was brought into the unit after January 1<sup>st</sup> of the preceding tax year.
- Property value that is included in the current total value for the tax year succeeding a tax year in which any portion of the value of the property was excluded from the total value because of the application of a tax abatement agreement to all or a portion of the property, less the value of the property that was included in the total value for the preceding tax year.
- For purposes of an entity created under Section 52, Article III, or Section 59, Article XVI of the Constitution, property value that is included in the current total value for the tax year succeeding a tax year in which the following occurs: (a) the subdivision of land by plat; (b) installation of water, sewer, or drainage lines, or (c) the paving of undeveloped land.

Moonlight Bend MUD  
Proposed Budget  
Fiscal Year 2025-2026

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Proposed 2025-2026 Budget
Revenues:													
Property Tax Revenue	\$ -	\$ -	\$ -	\$ 26,744	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,744
Developer Advances	17,500	-	-	17,500	-	-	17,500	-	-	17,500	-	-	70,000
Total Revenues	17,500	-	-	44,244	-	-	17,500	-	-	17,500	-	-	96,744
Expenses:													
Administrative Expenses -													
Director Fees	1,105	1,105	1,105	1,105	1,105	1,105	1,105	1,105	1,105	1,105	1,105	1,105	13,260
Payroll Taxes	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Mileage Reimbursements	75	75	75	75	75	75	75	75	75	75	75	75	900
Insurance	4,000	-	-	-	-	-	-	-	-	-	-	-	4,000
Miscellaneous	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Total Administrative Expenses	5,380	1,380	1,380	1,380	1,380	1,380	1,380	1,380	1,380	1,380	1,380	1,380	20,560
Professional Fees -													
Legal Fees	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	42,000
Records Retention Policy Compliance	-	-	-	-	-	-	-	-	-	-	-	-	2,500
Financial Advisor Fees	-	-	-	-	-	-	-	-	-	-	-	-	2,500
Accounting Fees	400	400	1,650	400	400	1,650	400	400	1,650	400	400	1,650	9,800
Engineering Fees	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000
Total Professional Fees	5,400	5,400	6,650	5,400	5,400	6,650	5,400	5,400	6,650	5,400	5,400	11,650	74,800
Total Expenses	10,780	6,780	8,030	6,780	6,780	8,030	6,780	6,780	8,030	6,780	6,780	13,030	95,360
Excess/(Deficiency)	\$ 6,720	\$ (6,780)	\$ (8,030)	\$ 37,464	\$ (6,780)	\$ (8,030)	\$ 10,720	\$ (6,780)	\$ (8,030)	\$ 10,720	\$ (6,780)	\$ (13,030)	\$ 1,384

Assumptions:  
\* Assessed Valuation of \$2,674,410  
\* Tax Rate of \$1.00 (all O&M)