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Krista Bartsch
Bastrop County Clerk

THE COLONY MUNICIPAL UTILITY DISTRICT NO. 1F

AGENDA

September 22, 2025

TO: THE BOARD OF DIRECTORS OF THE COLONY MUNICIPAL UTILITY DISTRICT NO. 1F AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of The Colony Municipal Utility District No. 1F will hold a meeting at **10:00 a.m. on Monday, September 22, 2025** at **The Colony Amenity Center, 368 Stephen F. Austin, Bastrop, Texas**. The following matters may be considered and acted upon at the meeting:

PUBLIC COMMENT

1. Citizens' communications and Board member announcements;

DIRECTOR ITEMS

2. Accept resignation of Director King;
3. Election of officers;
4. Revised District Registration Form;

CONSENT ITEMS

(These items may be approved collectively or individually. Any of these items may be pulled for discussion upon the request of any Board member.)

5. Minutes of August 25, 2025 Board meeting;

SERVICE AGREEMENT RENEWALS

6. Renewal of Operations Services Agreement with Crossroads Utility Services LLC (internal facilities);
7. Renewal of Bookkeeping Services Agreement with Bott & Douthitt, PLLC;

BUDGET AND TAX ITEMS

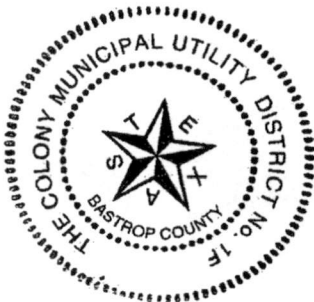
8. 2025-2026 budget and 2025 tax rate, including:
 - (a) Tax rate analysis, including recommendation from District's financial advisor regarding 2025 tax rate;
 - (b) Public hearing on District's 2025 tax rate, including public feedback received through appraisal District/County tax office website;
 - (c) Budget for fiscal year 2025-2026, including Resolution Adopting Budget;
 - (d) Record vote on District's 2025 tax rate and Order Levying Taxes;

- (e) Amended and Restated Information Form (*if necessary for tax rate change*);

REPORTS AND RELATED ACTION ITEMS

9. Accountant's report, including bills, invoices, transfers, and investments;
10. General manager and utility operator's report, including:
 - (a) Utility operations, maintenance, and repairs;
 - (b) Connection and billing reports, delinquent accounts, and write-offs;
11. Engineer's report, including:
 - (a) Action items, including:
 - (i) The Colony MUD 1F Sections 4 and 5, including approval of any pay estimates and/or change orders;
 - (b) Project updates;
12. Developer's report, including construction, development, and homebuilding update;
13. Attorney's report;
14. 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 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); or 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.



Attorney for the District

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

COLONY MUNICIPAL UTILITY DISTRICT NO. 1F

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

Property tax bill for the median-valued homestead* for current fiscal year (fiscal year 2024-2025):	\$NA
Estimated property tax bill for the median-valued homestead* for the upcoming fiscal year (fiscal year 2025-2026) if the proposed budget (attached) is adopted:	\$NA
Estimated property tax bill for the median-valued homestead* for the upcoming fiscal year (fiscal year 2025-2026) 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:

- o 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 1st of the preceding tax year, including personal property located in new improvements that was brought into the unit after January 1st of the preceding tax year.
- o 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.
- o 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.

PROPOSED BUDGET FOR FISCAL YEAR 2025-2026

The Colony Municipal Utility District No. 1F
Proposed Budget - General Fund
Fiscal Year 2025-2026

	Proposed FY-2026 Budget	Approved FY-2025 Budget	Projected FY-2025 Actual
Revenues:			
Property Taxes	\$ 104,535	\$ 23,442	\$ 44,034
Service Fees - Water	46,000	-	53,108
Capacity Charges - Water	177,390	-	-
Meter Charges	8,100	-	2,550
Tap Fees - Water	10,800	-	-
Service Fees - Sewer	4,500	-	-
Capacity Charges - Sewer	133,110	-	-
Tap Fees - Sewer	10,800	-	-
Grinder Pumps	-	-	-
Inspection Fees	12,150	-	-
Drainage & Use Fees	10,800	-	-
Penalties & Interest	1,200	-	-
Investment Interest	6,000	-	264
Developer Advance	199,588	186,421	227,021
Total Revenues	724,973	209,863	326,977
Expenses:			
Operating Expenses			
Operations Expenses	43,161	-	3,595
System Maintenance-Water	14,235	-	13,060
System Maintenance-Sewer	6,000	-	-
System Maintenance-Drainage	10,000	-	-
Inspection/Meter Fee (Plumbing)	28,350	-	7,749
Permit Fees	300	-	-
Total Wastewater Expenses	102,046	-	24,404
Administrative Expenses			
Director Fees	18,330	7,140	5,559
Insurance	2,400	1,200	1,200
Payroll Taxes	560	320	312
Bank Fees	-	-	-
Water Capacity Charges	177,390	-	-
Wastewater Capacity Charges	133,110	-	-
Public Notices	1,000	400	1,082
Other / Miscellaneous	1,500	650	565
Total Administrative Exp	334,290	9,710	8,718
Professional Fees			
Legal Fees	39,000	24,000	19,308
Bookkeeping Fees	25,100	17,250	16,963
Audit Fees	12,500	-	-
Financial Advisor	1,750	3,000	3,000
Engineering Fees	24,000	10,800	8,674
Total Professional Fees	102,350	55,050	47,945
Contracted Services			
Appraisal District Fees	1,200	1,000	879
Tax Collector Fees	300	-	-
Total Contracted Services	1,500	1,000	879
Managing District Charges			
Monthly Charges	146,725	144,103	144,103
Intergovernmental Contribution	-	-	-
User Charges	38,062	-	39,011
Managing Dist Op & Maint	184,787	144,103	183,114
Total Expenses	724,973	209,863	265,060
Excess/(Deficiency)	\$ 0	\$ -	\$ 61,917

Appraised Value: \$12,298,247
Total Tax Rate: \$.85
O&M Tax Rate: \$.85
DSF Tax Rate: \$.00
27 new connections for the year