

**CITY OF FAIR OAKS RANCH MUNICIPAL DEVELOPMENT DISTRICT
BOARD OF DIRECTORS MEETING**

Wednesday, April 8, 2026 at 4:00 PM

Public Safety Training Room, Police Station, 7286 Dietz Elkhorn Rd Fair Oaks Ranch

AGENDA

OPEN MEETING

1. Roll Call- Declaration of a Quorum
2. Pledge of Allegiance

CITIZENS and GUEST FORUM

To address the Municipal Development District Board of Directors, please sign the Attendance Roster located on the table at the entrance in the foyer of the Public Safety Training Room. In accordance with the Open Meetings Act, Council or Committee may not discuss or take action on any item which has not been posted on the agenda. Speakers shall limit their comments to five (5) minutes each.

3. Citizens to be heard

CONSENT AGENDA

All of the following items are considered to be routine by the Municipal Development District Board of Directors, there will be no separate discussion on these items and will be enacted with one motion. Items may be removed by any Council or Committee Member by making such request prior to a motion and vote.

4. Approval of the January 14, 2026 Municipal Development District meeting minutes

Keith Rhoden, MDD Secretary

REPORTS

5. Financial and Investment Report for the Quarter Ended March 31, 2026

Summer Fleming, CGFO, MDD Investment Officer

6. Strategic Planning for MDD funds

Nicholas DiCianni, Marketing & Project Opportunities Subcommittee Chair



CITY OF FAIR OAKS RANCH MUNICIPAL DEVELOPMENT DISTRICT BOARD OF DIRECTORS MEETING

Wednesday, January 14, 2026 at 4:00 PM

Public Safety Training Room, Police Station, Fair Oaks Ranch

MINUTES

OPEN MEETING

1. Roll Call- Declaration of a Quorum

Present: President Laura Koerner, Vice President Nicholas DiCianni, Secretary Keith Rhoden, Ruben Olvera, Steven Robertson, and David Fairhurst

Absent: Treasurer Mike Lovelace

With a quorum present, the meeting was called to order at 4:00 PM.

CITIZENS and GUEST FORUM

3. Citizens to be heard – None.

CONSENT AGENDA

4. Approval of the October 8, 2025 Municipal Development District meeting minutes

The minutes were approved by consensus.

REPORTS

5. Financial and Investment Report for the Quarter Ended December 31, 2025

Summer Fleming, Finance Director & Investment Officer, presented the financial reports for the quarter ending December 31, 2025. She noted interest income was slightly ahead of expectations due to the current rate environment. No questions were asked by the Board.

CONSIDERATION / ACTION ITEMS

6. Consideration and possible action approving the Municipal Development District Audit Report for the fiscal year ended September 30, 2025

Summer Fleming presented the annual audit report for the fiscal year 2025. The financial statements were fairly presented in accordance with Generally Accepted Accounting Principles. There were no exceptions noted.

MOTION: Made by Ruben Olvera and seconded by Steven Robertson to accept the Municipal Development District Audit Report for the fiscal year ended September 30, 2025, as presented.

VOTE: 6 - 0; Motion Passed

WORKSHOP

7. Strategic Planning for MDD funds

Nicholas DiCianni led the workshop discussion for Strategic Planning. He noted ideas should center on safety, holding down costs for the city, improving the quality of life and determining the return on investment. The following ideas were generated by the Board:

- Purchase land in the city or adjacent that could be annexed. Work with a company to develop it.
- Fund a scaled back community center.
- Support water conservation programs to reduce water usage such as rainwater harvesting, smart landscaping or water efficient appliances.
- Safety - Create a public walkway underpass for people to cross road to walking paths.
- Promote parkway beautification efforts to improve the appeal of the city.
- Oak wilt prevention.
- Recreation facilities.
- Partner with FORHA for expansion of recreational areas.
- Purchase land for specific use, such as greenways.
- Fund gateway features at other key city entrances.
- Purchase land for a veteran park.
- Support projects that develop and connect walking/biking trails.

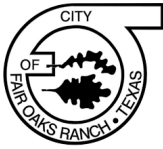
ADJOURNMENT

President Koerner adjourned the meeting at 5:05 PM.

Laura Koerner, MDD President

ATTEST:

Keith Rhoden, MDD Secretary



**MUNICIPAL DEVELOPMENT DISTRICT BOARD OF
DIRECTORS REPORT
CITY OF FAIR OAKS RANCH, TEXAS**

AGENDA TOPIC: Financial and Investment Report for the Quarter Ended March 31, 2026

DATE: April 8, 2026

DEPARTMENT: Municipal Development District

PRESENTED BY: Summer Fleming, CGFO, Director of Finance

INTRODUCTION / BACKGROUND:

Pursuant to Texas Government Code Section 2256.023 and Section 11 of the MDD's Investment Policy, the Investment Officer is required to prepare and submit a written quarterly report to the MDD Board detailing the District's investment assets and the market value of those investments. The attached presentation is provided in fulfillment of the second-quarter reporting requirements for Fiscal Year 2025-26 and summarizes the District's investment activity, portfolio composition, and overall financial position.

POLICY ANALYSIS / BENEFIT(S) TO CITIZENS:

Regular review and reporting of the MDD's investment portfolio is a key component of prudent financial management and ensures ongoing compliance with the District's adopted Investment Policy. Quarterly reporting provides transparency, allows the Board to monitor performance and risk, and confirms that public funds are being invested in a manner that prioritizes safety, liquidity, and yield for the benefit of the community.

LONGTERM FINANCIAL AND BUDGETARY IMPACT:

Through the second quarter of the fiscal year, the District collected \$205,380 in sales tax revenue and has accrued an additional \$102,690 for the months of February and March. Interest earnings for the quarter totaled \$36,211, bringing year-to-date interest earnings to \$74,712.

Year-to-date expenditures total \$38,121, primarily reflecting the annual management fee paid to the City, audit services, and legal fees. Based on current monthly trends, the sales tax revenue projection has increased by approximately \$15,000, while the projected interest earnings have decreased from first quarter levels. Overall, the District is projected to increase its fund balance by approximately \$646,200 by year-end.

As of March 31, 2026, the District's investments are held in two local government investment pools with a combined balance of approximately \$3.97 million, and the operating account balance is approximately \$33,000.

Fair Oaks Ranch
Municipal Development District
Quarterly Financial & Investment Report

For the Quarter Ended
March 31, 2026

Prepared by:

Summer Fleming

Summer Fleming, MDD Investment Officer

Fair Oaks Ranch Municipal Development District
Statement of Revenues and Expenditures
Budget and Actual
For the Quarter Ended March 31, 2026

	FY 2026 Adopted Budget	FY 2026 6-Month Actual	FY 2026 12-Month Projected	Budget Variance Positive (Negative)
Beginning Fund Balance	3,763,134	3,763,134	3,763,134	
Revenues				
Local Sales Tax	554,320	308,070	570,000	15,680
Interest	150,000	74,712	145,000	(5,000)
Total Revenue	<u>704,320</u>	<u>382,782</u>	<u>715,000</u>	<u>10,680</u>
Expenditures				
Supplies	250	203	250	-
Training/Seminars	500	-	500	-
Attorney	3,500	688	3,500	-
Auditor	4,850	4,850	4,850	-
Professional Services	34,650	32,330	34,650	-
Insurance	50	50	50	-
Grant Awards	25,000	-	25,000	-
Total Expenditures	<u>68,800</u>	<u>38,121</u>	<u>68,800</u>	<u>-</u>
Revenues over/(under) expenditures	635,520	344,661	646,200	10,680
Ending Fund Balance	4,398,654	4,107,795	4,409,334	
Ending Fund Balance Detail				
	Budget	Actual	Projected	
Operating	50,000	50,000	50,000	
Infrastructure - Assigned	4,348,654	4,057,795	4,359,334	
Infrastructure - Committed	-	-	-	
	<u>4,398,654</u>	<u>4,107,795</u>	<u>4,409,334</u>	

Fair Oaks Ranch Municipal Development District
Investment Report
For the Quarter Ended March 31, 2026

Description	Beginning Balance	Ending Balance	Market Value	QTR Interest	Fiscal YTD Interest	Avg Yield	Weighted Avg Maturity
Frost Bank	39,199	33,020	33,020	243	482	0.32%	N/A
TexPool	1,471,268	1,644,746	1,644,746	14,203	28,665	3.69%	41 Days
Texas Class	2,305,574	2,327,339	2,327,339	21,765	45,565	3.81%	50 Days
Total	3,816,041	4,005,105	4,005,105	36,211	74,712		

Interest Rate Comparison

Qtr Ended	TexPool	Texas CLASS	3 Month T-bill	6 Month T-bill	2 Year Treasury Note
Jun-25	4.32%	4.41%	4.24%	4.11%	3.78%
Sep-25	4.29%	4.38%	3.95%	3.84%	3.57%
Dec-25	3.99%	4.11%	3.54%	3.50%	3.46%
Mar-26	3.69%	3.81%	3.61%	3.59%	3.80%
Year Average	4.07%	4.18%	3.84%	3.76%	3.65%