

**AGENDA**  
**THE LAKES FRESH WATER SUPPLY DISTRICT OF DENTON COUNTY**

Notice is hereby given pursuant to V.T.C.A. Government Code, Chapter 551, that the Board of Supervisors of The Lakes Fresh Water Supply District of Denton County will meet in **regular** session, open to the public, **at 5:30 p.m., on Tuesday, January 20, 2026, at the offices of Coats Rose, P.C., 16000 North Dallas Parkway, Suite 350, Dallas, Texas 75248**, a designated meeting place of the Board outside the boundaries of the District, at which meeting the following items will be considered and acted on:

1. Hear from the public;
2. Consider approving minutes of the meeting held on December 16, 2025;
3. Consider approving a proposed budget for the fiscal year ending January 31, 2027;
4. Hear Bookkeeper's Report and approve payment of District's bills;
5. Consider authorizing preparation of the audit report for the fiscal year ending January 31, 2026;
6. Hear Developer's Report;
7. Hear Engineer's Report, including:
  - (a) status of construction projects within the District;
  - (b) authorizing Engineer to proceed with the design of District facilities;
  - (c) approving plans and specifications of District facilities;
  - (d) authorizing Engineer to advertise for bids for District projects;
  - (e) authorizing construction contracts and related items;
  - (f) approving report, pay estimates, and change orders for construction projects in progress in the District; and
  - (g) consider acceptance of certificate of completion and authorize final acceptance of projects;
8. Hear Financial Advisor's Report and authorize any necessary action thereon;
9. Hear Attorney's Report and consider authorizing any action required.

Pursuant to V.T.C.A. Government Code, Chapter 551, as amended, the Board of Directors may convene in closed session to receive advice from legal counsel and discuss matters relating to pending or contemplated litigation, personnel matters, gifts and donations, real estate transactions, security devices and/or economic development negotiations.

Pursuant to Section 49.062, Texas Water Code, a written request of at least five registered voters may be submitted to the Board of Directors requesting the Board of Directors to designate a meeting place within the District. If no suitable meeting place exists inside the District, the Board may designate a meeting place outside the District that is located not further than 10 miles from the boundary of the District. If the Board of Directors fails to designate a meeting place within the district or not further than 10 miles from the boundary of the District, after the receipt of such petition, five registered voters may petition the Texas Commission on Environmental Quality to designate a meeting location.

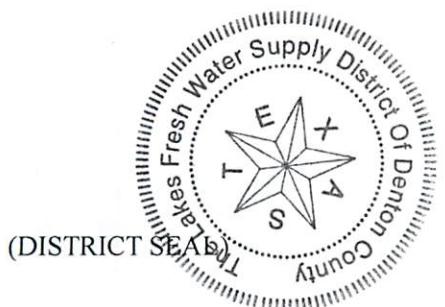
Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (972) 788-1600 at least three business days prior to the meeting so that appropriate arrangements can be made.

EXECUTED this 13th day of January, 2026.

THE LAKES FRESH WATER  
SUPPLY DISTRICT OF DENTON COUNTY

By: Mindy L. Koehne

Mindy L. Koehne  
Coats Rose, P.C.  
Attorneys for the District



The Lakes FWSD

	Actuals as of <u>01/07/2026</u>	Budget for <u>01/31/2026</u>	Proposed Budget for <u>01/31/2027</u>
<u>Income</u>			
Maintenance Taxes	\$ 473,563.39	\$ 1,708,875.00	\$ 2,115,170.00
Interest Income	85,680.83	100,000.00	100,000.00
<b>Total Income</b>	<b>\$ 559,244.22</b>	<b>\$ 1,808,875.00</b>	<b>\$ 2,215,170.00</b>
<u>Expense</u>			
Director Fees	\$ 11,492.00	\$ 13,260.00	\$ 13,260.00
Payroll Tax Expense	879.15	1,060.00	1,060.00
Legal Fees	76,216.23	95,000.00	95,000.00
Audit Fees	19,500.00	23,500.00	21,000.00
Engineering Fees	67,615.07	25,000.00	80,000.00
Election Expense	0.00	7,000.00	0.00
Bookkeeping Fees	9,589.29	11,400.00	11,400.00
Insurance	4,333.00	4,200.00	4,335.00
Travel Expenses	989.44	1,200.00	1,200.00
Website Expenses	1,615.00	2,400.00	2,400.00
Other Expenses	1,705.22	2,400.00	2,400.00
Police & Fire Service	1,104,208.00	1,301,400.00	1,372,000.00
<u>Capital Outlay</u>			
Capital Outlay - Facilities	\$ 14,034.92	250,000.00	620,000.00
Capital Outlay - Engineering	0.00	40,000.00	100,000.00
<b>Total Expense</b>	<b>\$ 1,312,177.32</b>	<b>\$ 1,777,820.00</b>	<b>\$ 2,324,055.00</b>
<b>Net Gain</b>	<b>\$ (752,933.10)</b>	<b>\$ 31,055.00</b>	<b>\$ (108,885.00)</b>
Maintenance tax: Value: \$1,463,279,655		Rate: \$.1475 @ 98% collections	

## **TAXPAYER IMPACT STATEMENT THE LAKES FRESH WATER SUPPLY DISTRICT OF DENTON COUNTY**

	Current Budget Fiscal Year Ending January 2026**	Proposed Budget Fiscal Year Ending January 2027**	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$3,505	\$3,487	\$3,505

\*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.1475 per \$100 of assessed value. Average homestead values are determined by the county appraisal district. All estimates above were prepared utilizing the average resident homestead value as of the time that the District's most recent Truth in Taxation worksheet was prepared in accordance with the Texas Water Code.

\*\*Average tax bill estimates for the current and proposed budgets reflect those taxes necessary to fund the operations and maintenance tax revenues stated in the applicable budget.

\*\*\*This column estimates the operations and maintenance taxes to be paid on the average homestead if the proposed budget generates the same amount of operations and maintenance tax revenues as the current budget.

**DISCLAIMER:** This statement is prepared pursuant to Texas Government Code, Section 551.043(c) as amended by House Bill 1522, 89<sup>th</sup> regular session. This District has used Texas Water Code equivalent calculations in place of the Tax Code, Chapter 26 "no-new-revenue tax rate" referenced in HB 1522 and has used average the homestead value as required by Texas Water Code Section 49.236 rather than the median homestead values specified in HB 1522. These modifications are necessary because the referenced Tax Code provisions do not apply to the District.