

NOTICE OF MEETING

DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 8-A

The Board of Directors ("Board") of Denton County Fresh Water Supply District No. 8-A will hold a public meeting on Tuesday, January 27, 2026, at 6:30 p.m., at 701 Savannah Boulevard, Aubrey, Texas, to discuss and, if appropriate, act upon the following items:

1. Call to order; confirm quorum.
2. Public comments – In accordance with the Open Meetings Act, Directors are prohibited from acting on or discussing any items brought before them at this time. Citizen's comments will be limited to 3 minutes. Comments about any of the agenda items are appreciated by the Board and may be taken into consideration at this time or during that agenda item. Please complete a Public Input Form if you desire to address the Board. All remarks and questions addressed to the Board shall be addressed to the Board as a whole and not to any individual member thereof.
3. Consent Agenda - Items are considered self-explanatory and non-controversial and will be enacted in a single motion. There will be no separate discussion of these items unless so requested by at least one member of the Board, in which case such item will be removed from consent and considered after action on the remaining consent items:
 - a) approval of Minutes of Board meeting held December 16, 2025; and
 - b) tax assessment and collections matters as of December 31, 2025.

CONSULTANT AND COMMITTEE REPORTS

1. General Manager's and Engineer's report, and authorize actions and expenditures as necessary; engineering matters, including the following items and actions relating to, among other projects, irrigation repairs:
 - a) Design;
 - b) Approve construction plans and specifications and authorize advertisement for bids;
 - c) Review bids and award contract;
 - d) Approve pay estimates, change orders and final acceptance and direct Engineer to notify insurance company of new facility, as appropriate;
 - e) Accept certificate of completion and authorize final acceptance of facilities, if necessary;
 - f) Deeds, easements, consents to encroachment, requests for service or

- utility commitment letters; and
 - g) Authorize and/or ratify repair and maintenance of District facilities, as necessary.
2. Financial and bookkeeping matters, including payment of bills;
 3. Report on District website.
 4. Discuss Committee matters and authorize any appropriate action.

OLD BUSINESS

1. Annual Report regarding Post-Issuance Compliance Policy
2. Conduct annual review of Investment Policy and adopt Resolution regarding annual review and, if necessary, regarding adoption of amended policy.
3. Review, revise, and adopt Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions.
4. Consider budget for District's fiscal year ending February 28, 2027.
5. Accept annual disclosure statement from Investment Officer/Bookkeeper.

NEW BUSINESS

1. 2026 Directors Elections, including;
 - a) adopt Resolution Designating an Agent of the Secretary of the Board of Directors During the 2026 Board of Directors Election Period;
 - b) authorize Notice of Deadline to File Applications for Place on the Ballot;
 - c) approve contracting for election services and any associated agreements if necessary, with Denton County;
 - d) adopt Order Calling Directors Election; and
 - e) authorize Notice of Election.
2. Consider matters for placement on future agendas.

ADJOURN

AVISO DE ASAMBLEA

DISTRITO DE SUMINISTRO DE AGUA POTABLE DEL CONDADO DE DENTON NRO. 8-A

La Junta Supervisores del Distrito de suministro de agua potable del condado de Denton nro. 8-A llevará a cabo una asamblea ordinaria el **martes 27 de enero de 2026 a las 6:30 p.m.**, en 701 Savannah Boulevard, Savannah, Texas, para debatir y, de ser necesario, actuar sobre los siguientes puntos:

1. Elección de Directores de 2026, que incluye:
 - a) adoptar una Resolución Designando un Agente del Secretario de la Junta Directiva Durante el Período de la Elección de la Junta Directiva de 2026;
 - b) autorizar el Aviso de Fecha Límite para Presentar una Solicitud de un Lugar en la Boleta;
 - c) aprobar la contratación de servicios electorales y cualquier convenio relacionado necesario con el Condado de Denton;
 - d) adoptar una Orden Para Convocar una Elección de Directores; y
 - e) autorizar el Aviso de Elección.



Jonathan Finke
Attorney for the District
Abogado del Distrito

Denton County Fresh Water Supply District No. 8-A reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney), Section, 551.072 (Deliberations Regarding Real Property), Section 551.073 (Deliberations Regarding Gifts and Donations), Section 551.074 (Personnel Matters), Section 551.076 (Deliberations Regarding Security Matters), and Section 551.087 (Economic Development).

Exhibit 1
TAXPAYER IMPACT STATEMENT

	Current Budget Fiscal Year Ending February 2027**	Proposed Budget Fiscal Year Ending February 2026**	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$1,708.84	\$1,494.75	\$1,758.59

*The **Denton County Fresh Water Supply District No. 8-A** levies taxes in accordance with the Texas Water Code. The **Denton County Fresh Water Supply District No. 8-A** current operations and maintenance tax rate is equal to **\$0.439** 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 **Denton Country Fresh Water Supply District No. 8-A** 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.

Taxes for Current Budget and No-New-Revenue Tax Rate Budget:

389,259 X .452

100

Taxes for Proposed Budget:

389,259 .384

X

100

Instructions for Preparation: This form is to be prepared by the Bookkeeper for the District and provided to the Attorney and Legal Assistant, along with the proposed budget, at least 10 days prior to the date of the meeting at which the proposed budget will be considered. Please note that the rates utilized below may not conform exactly to the O/M rate levied by the Board. The average homestead value should be the average resident homestead value shown in the most recent truth in taxation worksheet prepared by the Tax Assessor Collector on behalf of the District.

Denton County FWSD 8A General Operating Budget

FYE 2027 DRAFT Budget

	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	CY Budget	PY Budget	Difference
Revenue															
Property Tax Revenue	-	-	-	-	-	-	-	-	44,719	149,062	1,192,498	104,344	1,490,623	1,490,623	-
Pilot Pmt										79,363			79,363	79,363	-
Investment Revenue	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	100,000	130,000	(30,000)
Easement/Franchise Revenue													-	-	-
Cable TV Easement	-	522	-	-	522	-	-	522	-	-	522	-	2,087	3,289	(1,202)
Co-Serv Electric Easement	-	25,022	-	-	25,022	-	-	25,022	-	-	25,022	-	100,089	100,757	(668)
Co-Serv Gas Easement	-	2,405	-	-	2,405	-	-	2,405	-	-	2,405	-	9,618	8,394	1,225
Water & Sewer Revenue														1,290,453	(1,290,453)
Extra cart trash fee	-	-	-	-	-	-	-	-	-	-	-	-	-	7,476	(7,476)
TCEQ Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	6,348	(6,348)
District 8-B Water & Sewer														548,855	
Fire Plan collections	14,625	14,625	14,625	14,625	14,625	14,625	14,625	14,625	14,625	14,625	14,625	14,625	175,500	175,500	-
District Service Fee - Trash	20,864	20,864	20,864	20,864	20,864	20,864	20,864	20,864	20,864	20,864	20,864	20,864	250,368	104,320	146,048
Total Revenue	43,822	71,771	43,822	43,822	71,771	43,822	43,822	71,771	88,541	272,248	1,264,269	148,166	2,207,648	3,945,377	(1,737,729)
Operating Expenses															
Mustang O & M													-	320,864	(320,864)
Little Elm Police Services	-	131,143	-	-	131,143	-	-	144,258	-	-	144,258	-	550,802	550,802	-
Little Elm Police Capital	-	-	-	-	-	-	-	-	-	-	44,991	-	44,991	146,309	(101,318)
LEPD Vehicle & Equip Reserve	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	150,000	150,000	-
Street Crimes Unit	-	-	-	-	9,000	-	-	-	-	-	-	-	9,000	9,000	-
SRO - DISD	-	5,626	-	-	8,934	-	-	8,934	-	-	8,934	-	32,427	35,398	(2,971)
Radar Trailer													-	4,364	(4,364)
Fire Exp	17,222	17,222	17,222	17,222	17,222	17,222	17,222	17,222	17,222	17,222	18,641	18,641	209,499	194,311	15,188
Trash exp	20,864	20,864	20,864	20,864	20,864	20,864	20,864	20,864	20,864	20,864	20,864	20,864	250,368	250,368	-
R&M Road Maint Reserve	33,333	33,333	33,333	33,333	33,333	33,333	33,333	33,333	33,333	33,333	33,333	33,333	400,000	200,000	200,000
R&M Landscaping	936	936	936	936	936	936	936	936	936	936	936	936	11,232	13,316	(2,084)
R&M Signs						3,000							3,000	3,147	(147)
R&M Stripping	-	-	-	-	-	40,000	-	-	-	-	-	-	40,000	30,000	10,000
R&M Irrigation						10,000							10,000	10,000	-
R&M Debris Soperators	7,241	-	-	7,241	-	-	7,241	-	-	7,241	-	-	28,963	28,963	-
R&M Other	390	390	390	390	390	390	390	390	390	390	390	390	4,685	4,685	-
Meter Reconnect Fees	-	-	-	-	-	-	-	-	-	1,317	-	-	1,317	1,317	-
Polaris Expense	60	60	60	60	60	60	60	60	60	60	60	60	720	300	420
GM General Dutes	2,000	2,000	2,000	2,000	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	26,000	26,000	-
TCEQ Taxes													-	6,348	(6,348)
Stormwater Management		2,000			2,000			2,000			2,000		8,000	8,000	-
Utilities - Electric	581	581	581	581	581	581	581	581	581	581	581	581	6,975	4,334	2,641
Total Operating Expenses	95,127	226,656	87,887	95,127	239,214	141,137	95,377	243,328	88,137	96,694	289,739	89,556	1,787,979	3,283,977	(1,495,998)
Gross profit	(51,305)	(154,885)	(44,064)	(51,305)	(167,443)	(97,314)	(51,555)	(171,557)	404	175,553	974,530	58,610	419,668	661,400	(241,732)
Administrative Expense															
Accounting	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	36,000	36,000	-
Auditing	-	750	16,000	5,500									22,250	22,250	-
Bank Fees	25			-									25	25	-
Delivery/courier	50	-	-	-	-	-	-	-	-	-	-	-	50	50	-
Director Fees& mileage	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	40,800	40,800	-
Prof training				1,326							1,326		2,652	2,652	-
Election Official & Expenses	-	-	8,426	-	-	-	-	-	-	-	-	-	8,426	-	8,426
Engineering	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	44,856	144
Engineering - Public Storage	40	40	40	40	40	40	40	40	40	40	40	40	480	240	240
Insurance - Prop, Gen Liab, etc.	11,030	-	-	-	-	-	-	-	-	-	-	-	11,030	11,030	-
Legal - general	9,167	9,167	9,167	9,167	9,167	9,167	9,167	9,167	9,167	9,167	9,167	9,167	110,000	110,000	-
Legal - continuing disclosure	-	-	-	-	-	-	-	5,300	-	-	-	-	5,300	3,300	2,000
Meeting Expense	221	221	221	221	221	221	221	221	221	221	221	221	2,648	2,322	326
Posting Meeting	75	75	75	150	75	150	75	75	150	75	150	75	1,200	1,200	-
Office Supplies	-	-	-	-	-	-	185	-	-	-	-	-	185	-	185
Communications	900	900	900	900	900	900	900	900	900	900	900	900	10,800	10,800	-
Website & Email Hosting	281	281	281	281	281	321	281	281	281	281	281	281	3,412	3,412	-
Publication fee	-	-	-	-	-	-	2,176	-	-	-	-	-	2,176	2,176	-
Total Administrative Expense	31,938	21,583	45,260	27,734	20,833	20,948	23,194	26,133	20,908	20,833	22,234	20,833	302,434	318,730	(16,296)
Net Revenue over Exp	(83,243)	(176,468)	(89,324)	(79,039)	(188,276)	(118,263)	(74,749)	(197,690)	(20,504)	154,720	952,296	37,776	117,234	342,670	(225,436)

APPENDICES (Available Upon Request) - A. Audited District Financial Statements, B. District Bond Transcripts, C. District Bond Election Engineering Reports