

AGENDA
OAK POINT WATER CONTROL AND IMPROVEMENT DISTRICT NO. 3

Notice is hereby given pursuant to V.T.C.A. Government Code, Chapter 551, that the Board of Directors of Oak Point Water Control and Improvement District No. 3 will meet in **special session**, open to the public, **at 12:00 p.m., on Tuesday, January 27, 2026, at the offices of Coats Rose, P.C., 16000 North Dallas Parkway, Suite 350, Dallas, Texas 75248**, at which meeting the following items will be considered and acted on:

1. Hear from the public;
2. Consider approving the minutes of meeting held on September 9, 2025;
3. Hear Bookkeeper's Report, including:
 - (a) approval of payment of bills; and
 - (b) approval of Dye & Toverly Rate Change for bookkeeping services.
4. Consider approving proposed budget for the fiscal year ending January 31, 2027;
5. Consider engaging auditor to prepare an audit report for the fiscal year ending January 31, 2026;
6. Hear Developer's Report;
7. Hear Engineer's Report, including:
 - (a) authorize Engineer to proceed with design of District facilities;
 - (b) approve plans and specifications for District facilities;
 - (c) authorize Engineer to advertise for bids for District projects;
 - (d) authorize construction contracts and related items; and
 - (e) approve report, pay estimates, and change orders for construction projects in the District;
8. Hear Financial Advisor's Report and consider taking action thereon; and
9. Hear Attorney's Report and consider taking any action required, including:
 - (a) approval of an Order Calling Directors Election; and
 - (b) approval of a Resolution Evidencing Review of Investment Policies and Investment Strategies.

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 the 20th day of January, 2026.



OAK POINT WATER CONTROL
AND IMPROVEMENT DISTRICT NO. 3

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

Oak Point Water Control & Improvement District No. 3

Operating Budget

Draft Budget

February 2026 through January 2027

| | Feb-26 | Mar-26 | Apr-26 | May-26 | Jun-26 | Jul-26 | Aug-26 | Sep-26 | Oct-26 | Nov-26 | Dec-26 | Jan-27 | Total | Prior Year Budget | Difference |
|------------------------------|-----------------|----------------|----------------|-----------------|----------------|----------------|-----------------|----------------|----------------|-----------------|----------------|---------------|----------------|-------------------|-----------------|
| Revenue | | | | | | | | | | | | | | | |
| 4000 · Property Tax Revenue* | | | | | | | | | | 1,500 | 115,000 | 26,431 | 142,931 | 157,921 | (14,990) |
| 5391 · Interest Revenue | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 24,000 | 24,000 | 0 |
| Total Revenue | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 3,500 | 117,000 | 28,431 | 166,931 | 181,921 | (14,990) |
| Expense | | | | | | | | | | | | | | | |
| 7001 · Accounting | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 12,000 | 12,000 | 0 |
| 7070 · Auditing | | | | 9,950 | | | | | | | | | 9,950 | 9,950 | 0 |
| 7200 · Director's Fees | | 1,317 | | 1,317 | | 1,317 | | 1,317 | | 1,317 | | 1,317 | 7,902 | 7,902 | 0 |
| 7300 · Engineering | 833 | 833 | 833 | 833 | 833 | 833 | 833 | 833 | 834 | 834 | 834 | 834 | 10,000 | 60,000 | (50,000) |
| 7305 · Storm Water Mgmt Prgm | 10,000 | | | 10,000 | | | 10,000 | | | 10,000 | | | 40,000 | 0 | 40,000 |
| 7460 · Insurance | | | | | | | | 3,113 | | | | | 3,113 | 3,113 | 0 |
| 7500 · Legal | 3,333 | 3,333 | 3,333 | 3,333 | 3,333 | 3,333 | 3,333 | 3,333 | 3,334 | 3,334 | 3,334 | 3,334 | 40,000 | 30,000 | 10,000 |
| 7600 · Office Supplies | | | | | | | | | | | | 165 | 165 | 165 | 0 |
| 7651 · Web Hosting | 170 | 170 | 170 | 170 | 170 | 170 | 170 | 170 | 170 | 170 | 170 | 170 | 2,040 | 2,040 | 0 |
| Total Expense | 15,336 | 6,653 | 5,336 | 26,603 | 5,336 | 6,653 | 15,336 | 9,766 | 5,338 | 16,655 | 5,338 | 6,820 | 125,170 | 125,170 | 0 |
| Net Income | (13,336) | (4,653) | (3,336) | (24,603) | (3,336) | (4,653) | (13,336) | (7,766) | (3,338) | (13,155) | 111,662 | 21,611 | 41,761 | 56,751 | (14,990) |

* FYE 1/31/2027 Tax Revenue based on 2025 M&O Tax Rate of 0.095 at 98% collection

FYE 1/31/2026 Tax Rate for M&O was 0.105 - 2024 tax year

Oak Point Water Control & Improvement District No. 3

Debt Service Budget

Draft Budget

February 2026 through January 2027

| | Feb-25 | Mar-25 | Apr-25 | May-25 | Jun-25 | Jul-25 | Aug-25 | Sep-25 | Oct-25 | Nov-25 | Dec-25 | Jan-26 | Total | Prior Year Budget | Difference |
|------------------------------|--------|--------|-----------|--------|--------|--------|--------|-----------|--------|--------|---------|--------|---------|-------------------|------------|
| Revenue | | | | | | | | | | | | | | | |
| 4000 · Property Tax Revenue* | | | | | | | | | | 5,093 | 405,526 | 93,401 | 504,020 | 503,842 | 178 |
| 5391 · Interest Revenue | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 24,000 | 24,000 | 0 |
| Total Revenue | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 7,093 | 407,526 | 95,401 | 528,020 | 527,842 | 178 |
| Expense | | | | | | | | | | | | | | | |
| Tax appraisal fees | | | | | | | | | | | | 5,000 | 5,000 | 5,000 | 0 |
| Tax Assessor Collector Fee | | | | | | | | | | | | 450 | 450 | 450 | 0 |
| Paying Agent Fees | | 525 | | | | | | 525 | | | | | 1,050 | 1,050 | 0 |
| Bond Interest Expense | | | 104,353 | | | | | 104,353 | | | | | 208,706 | 215,406 | (6,700) |
| Bond Principal | | | | | | | | 310,000 | | | | | 310,000 | 305,000 | 5,000 |
| Total Expense | 0 | 525 | 104,353 | 0 | 0 | 0 | 0 | 414,878 | 0 | 0 | 0 | 5,450 | 525,206 | 526,906 | (1,700) |
| Net Income | 2,000 | 1,475 | (102,353) | 2,000 | 2,000 | 2,000 | 2,000 | (412,878) | 2,000 | 7,093 | 407,526 | 89,951 | 2,814 | 936 | 1,878 |

* FYE 1/31/2027 Tax Revenue based on 2025 I&S Tax Rate of 0.335 at 98% collection

FYE 1/31/2026 Tax Rate for I&S was 0.335 - 2024 tax year

TAXPAYER IMPACT STATEMENT
Oak Point Water Control & Improvement District No. 3

| | Current Budget Fiscal Year Ending 01/31/2026** | Proposed Budget Fiscal Year Ending 01/31/2027** | No-New-Revenue Tax Rate Budget*** |
|---|--|---|--------------------------------------|
| Estimated District Operations and Maintenance Tax Bill on Average Homestead* | \$392.04 | \$354.70 | \$392.04 |

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.095 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, 89th 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.