

AGENDA
OAK POINT WATER CONTROL AND IMPROVEMENT DISTRICT NO. 4
OF DENTON COUNTY

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. 4 of Denton County will meet in special session, open to the public, at **12:00 p.m., on Thursday, April 9, 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 minutes of meeting of February 4, 2026;
3. Consider approving Bookkeeper's Report, including payment of bills;
4. Consider approving a proposed budget for the fiscal year ending April 30, 2027;
5. Consider approving engagement of auditor for preparation of audit report the fiscal year ending April 30, 2026;
6. Hear Engineer's Report, including:
 - (a) authorize Engineer to proceed with the 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;
7. Hear Financial Advisor's Report and consider taking any action thereon;
8. Hear Attorney's Report and consider taking any action required, including:
 - (a) acceptance of a Certificate Regarding Unopposed Candidates;
 - (b) approve an Order Cancelling Directors Election and Declaring Unopposed Candidates Elected to Office;
 - (c) consider approving amended District Registration Form and authorize the filing of same with the Texas Commission on Environmental Quality; and
 - (d) take such other action and execute such other documents relating to the Directors Election

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.

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 2nd day of April, 2026.

OAK POINT WATER CONTROL
AND IMPROVEMENT DISTRICT NO. 4
OF DENTON COUNTY

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



Oak Point WCID 4

	Actuals for <u>03/25/2026</u>	Budget for <u>04/30/2026</u>	Proposed Budget for <u>04/30/2027</u>
<u>Income</u>			
Maintenance Taxes	\$ 73,998.54	\$ 150,850.00	\$ 101,255.00
Interest Income	48,110.45	50,000.00	50,000.00
Total Income	\$ 122,108.99	\$ 200,850.00	\$ 151,255.00
<u>Expense</u>			
Director Fees	\$ 3,757.00	\$ 5,525.00	\$ 5,525.00
Payroll Tax Expense	287.39	442.00	442.00
Legal Fees	28,292.06	24,000.00	40,000.00
Audit Fees	15,500.00	16,000.00	17,000.00
Engineering Fees	0.00	15,000.00	15,000.00
Bookkeeping Fees	7,950.00	9,000.00	12,600.00
Insurance	3,126.00	3,100.00	3,150.00
Travel Expense	334.33	400.00	700.00
Website Expense	1,035.00	2,000.00	2,000.00
Other Expenses	916.32	1,000.00	1,000.00
Total Expense	\$ 61,198.10	\$ 76,467.00	\$ 97,417.00
Net Gain	\$ 60,910.89	\$ 124,383.00	\$ 53,838.00

Maintenance tax: Value: \$344,407,545 Rate: .03 @98% collections

TAXPAYER IMPACT STATEMENT OAK POINT WATER CONTROL AND IMPROVEMENT DISTRICT NO. 4 OF DENTON COUNTY

	Current Budget Fiscal Year Ending April 2026**	Proposed Budget Fiscal Year Ending April 2027**	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$252.49	\$161.06	\$252.49

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.03 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.