

**BROOKFIELD WATER CONTROL AND IMPROVEMENT DISTRICT
OF DENTON COUNTY**

TO: THE BOARD OF DIRECTORS OF BROOKFIELD WATER CONTROL AND IMPROVEMENT DISTRICT OF DENTON COUNTY AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given pursuant to V.T.C.A., Government Code §551, that the Board of Directors of Brookfield Water Control and Improvement District of Denton County ("District") will hold a special meeting on Friday, July 31, 2026, at 12:00 noon at 300 Throckmorton Street, Suite 1700, Fort Worth, Texas 76102. The Board will discuss and, if appropriate, act upon the following items:

1. Public communications and comments;
2. Review and approve Minutes of the June 5, 2026, Board of Directors Meeting;
3. Consider review and approval of the Agreement for the Construction of Improvements and Reimbursement with Forestar (USA) Real Estate Group, Inc.;
4. Consider review of the Sale and Assignment Agreement (the "Sale and Assignment Agreement"), by and between D.R. Horton – Texas, Ltd. (the "Developer"), the National Finance Authority (the "Authority"), as issuer, and UMB Bank, N.A., as trustee, and consider approval of the Acknowledgement and Consent by the District to the Sale and Assignment Agreement;
5. Consider review and approval of a Certificate of the District in connection with the Authority's issuance of its National Finance Authority Special Revenue Bonds (D.R. Horton Fort Worth Projects, Denton County, Texas) Series 2026 Bonds;
6. Confirm receipt of 2026 certified tax roll prepared by Denton Central Appraisal District; review tax rate recommendation from Financial Advisor; acknowledge receipt of completed Tax Rate Calculation Worksheet from Financial Advisor; approve proposed tax rate for 2026; adopt Notice of Water District Hearing on Tax Rate and call public hearing regarding same; and authorize publication of same;
7. Hear report from developer and take any action in connection with plat approval, reimbursement agreements, addition of lands, or assignments thereunder, or other development related items;
8. Consider review and acceptance of engineer's report, and take any action necessary or appropriate;
 - a. Status of construction projects within the District;
 - b. Consider authorizing preparation of construction plans/specifications for water, sewer, paving and recreational facilities or repair/modification of existing facilities;
 - c. Consider approval/ratification of construction plans and specifications;
 - d. Consider approval/ratification of advertising for bids for contract(s);
 - e. Consider approval/ratification of award of construction contract(s);
 - f. Consider approval/ratification of contractor pay estimates, change orders and engineering fee statements;
 - g. Consider acceptance of certificate of completion; authorize final acceptance of facilities; and
 - h. Consider assignment of construction contracts.
9. Consider review and approval of Assignments and Assumption of Construction Contracts by and among D.R. Horton – Texas, Ltd., as assignor, Forestar (USA) Real Estate Group, Inc., as assignee, and the District, with respect to the Lone Star at Liberty Trails Phase 2 paving improvements contract, the Lone Star at Liberty Trails Phase 2 utility improvements contract, and the Lone Star

at Liberty Trails Phase 2 street lighting improvements contract;

10. Review and approve bookkeeping report, adopt any necessary resolutions and approve signature cards relating to any new accounts, investment report, budget related matters, update listing of depositories, review tax collections, and take further action on such matters as may be necessary with regard to bookkeeping matters;
11. Consider review and adopt Resolution Adopting Operations Budget and Resolution Adopting Debt Service Budget for the fiscal year ending July 31, 2027;
12. Discuss tentative date for next meeting; and
13. Adjournment.

The Board of Directors may enter into Executive Session, if necessary and appropriate, pursuant to the applicable section of Subchapter D, Chapter 551, Texas Government Code Annotated, the Texas Open Meetings Act, on any matter that may come before the Board. No action, decision or vote on any subject or matter may be taken unless specifically listed on the agenda for this meeting.

EXECUTED this 24th day of July, 2026.



BROOKFIELD WATER CONTROL AND
IMPROVEMENT DISTRICT OF DENTON COUNTY

Ross S. Martin, Attorney for the District

**BROOKFIELD WATER CONTROL AND IMPROVEMENT DISTRICT
OF DENTON COUNTY
("BWCID")**

**TAXPAYER IMPACT STATEMENT
PER TEXAS GOV'T CODE §551.043(c)(2)**

BWCID property tax bill for the median-valued homestead* for current fiscal year:	\$319,013
BWCID estimated property tax bill for the median-valued homestead* for the current fiscal year if the proposed amended budget is adopted:	\$324,213

** The calculations above are based on "average" homestead values because the Appraisal District does not report "median" homestead values.*

Exhibit "A"

Brookfield WCID of Denton County
Operating Budget Overview
August 2026 through July 2027

Drafted 6/26/26														Previous	
														Budget	Difference
	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug '26 - July 27	Aug '25 - July 26	
Ordinary Revenue/Expense															
Revenue															
4000 · Property Tax Revenue	0	0	0	4,956	115,121	40,106	9,428	907	0	0	0	0	170,518	170,549	(31)
4010 · Fire Fees Revenue	0	0	0	8,757	71,288	28,468	21,585	3,954	0	0	0	0	134,051	0	134,051
5391 · Interest income	1,155	1,155	1,155	1,155	1,155	1,155	1,155	1,155	1,155	1,155	1,155	1,155	13,860	18,000	(4,140)
Total Revenue	1,155	1,155	1,155	14,868	187,564	69,729	32,168	6,016	1,155	1,155	1,155	1,155	318,430	188,549	129,881
Expense															
7001 · Accounting	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	24,600	24,000	600
7070 · Auditing	0	12,000	0	0	4,250	0	0	0	0	0	0	0	16,250	15,250	1,000
7200 · Director's Fees	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	14,400	16,200	(1,800)
7300 · Engineering	4,166	4,166	4,166	4,166	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	50,000	30,000	20,000
7400 · Fire Fees	11,171	11,171	11,171	11,171	11,171	11,171	11,171	11,171	11,171	11,171	11,171	11,171	134,051	0	134,051
7460 · Insurance	0	0	0	0	0	0	0	0	0	0	3,295	0	3,295	3,295	0
7500 · Legal	9,750	9,750	9,750	9,750	9,750	9,750	9,750	9,750	9,750	9,750	9,750	9,750	117,000	65,000	52,000
7520 · Meeting exp	150	150	150	150	150	150	150	150	150	150	150	150	1,800	1,800	0
7550 · Utilities	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	12,600	5,472	7,128
7600 · Office Supplies	0	0	0	0	0	0	0	183	0	0	0	0	183	0	183
7750 · Road Signs	150	200	200	200	200	200	200	200	200	200	200	200	2,350	2,400	(50)
7760 · Street Light R&M	417	417	417	417	417	417	417	417	417	417	417	417	5,000	14,976	(9,976)
Total Expense	30,104	42,154	30,154	30,154	34,405	30,155	30,155	30,338	30,155	30,155	33,450	30,155	381,529	178,393	203,136
Net Ordinary Revenue	(28,949)	(40,999)	(28,999)	(15,286)	153,159	39,575	2,013	(24,321)	(29,000)	(29,000)	(32,295)	(29,000)	(63,100)	10,156	(73,256)
Net Revenue	(28,949)	(40,999)	(28,999)	(15,286)	153,159	39,575	2,013	(24,321)	(29,000)	(29,000)	(32,295)	(29,000)	(63,100)	10,156	(4,551)

*Property Tax Revenue is based on an O&M Tax Rate of 0.0649 and total rate of \$0.8775

Exhibit "A"

Brookfield WCID of Denton County Debt Service Budget Overview August 2026 through July 2027

Drafted 6/26/26

	Current Budget												2025-2026		
	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug '26 - July 27	Previous Budget	Difference
Ordinary Revenue/Expense															
Revenue															
4000 · Property Tax Revenue	0	0	0	64,586	1,431,689	489,126	135,762	13,865	0	0	0	0	2,135,028	1,923,721	211,307.50
5391 · Interest Revenue	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	56,400	60,000	(3,600.00)
Total Revenue	4,700	4,700	4,700	69,286	1,436,389	493,826	140,462	18,565	4,700	4,700	4,700	4,700	2,191,428	1,983,721	207,707.50
Expense															
6040 · Tax Collector/Appraisal Fee	0	0	0	0	9,900	0	0	0	0	0	0	0	9,900	9,900	0
6020 · Paying Agent Fee	0	1,200	0	0	0	0	0	0	0	0	0	0	1,200	1,200	0
6000 · DS Interest	0	757,272	0	0	0	0	0	692,072	0	0	0	0	1,449,344	1,596,219	(146,875)
6010 · DS Principal	0	615,000	0	0	0	0	0	0	0	0	0	0	615,000	450,000	165,000
Total Expense	0	1,373,472	0	0	9,900	0	0	692,072	0	0	0	0	2,075,444	2,057,319	18,125
Net Revenue	4,700	(1,368,772)	4,700	69,286	1,426,489	493,826	140,462	(673,507)	4,700	4,700	4,700	4,700	115,984	(73,598)	189,582.50

*Property Tax Revenue is based on an DS Tax Rate of 0.8126%.