

NOTICE OF MEETING

NORTHLAKE FRESH WATER SUPPLY DISTRICT NO. 1 OF DENTON COUNTY

The Board of Directors of Northlake Fresh Water Supply District No. 1 of Denton County will hold a regular meeting on Tuesday, August 11, 2026, at 12:00 p.m., at 9800 Hillwood Parkway, Suite 250, Fort Worth, Texas, 76177, to discuss and, if appropriate, act upon the following items:

1. Public comment.
2. Approval of the minutes from the June 10, 2026, meeting.
3. Status of application for approval to exercise additional waste disposal and drainage powers and take any action related thereto.
4. Authorize renewal of District's insurance policies, including review of Engineer's list of facilities to be insured.
5. Financial and bookkeeping matters, including payment of the bills and review investments.
 - a. termination of Agreement for Bookkeeping Services with Dye & Tovery, LLC; and
 - b. engage Tovery Accounting Consultants, LLC, as the District's bookkeeper.
6. Adopt budget for fiscal year end May 31, 2027.
7. Engineering matters, including:
 - a. approve engineer's report;
 - b. accept assignment of construction contracts, if appropriate;
 - c. consider agreements or proposals for right of way services;
 - d. consider proposals and/or service agreements for engineering services; and
 - e. pay estimates and change orders, and then take any related actions.
8. Ratify authorization for preparation of the Bond Engineering Report, and approval of same.
9. Discuss anticipated annexation and take any action related thereto.
10. Report regarding development in the District.
11. 2026 Bond Elections and Operation and Maintenance Tax Elections, including:
 - a. adopt Resolution Designating an Agent of the Secretary of the Board of Directors During the 2026 Bond Elections and Operation and Maintenance Tax Elections Period;
 - b. approve contracting for election services with Denton County;
 - c. adopt Order Calling Bond Elections and Operation and Maintenance Tax Elections;
 - d. authorize Notice of Election;
 - e. adopt Resolution Adopting Voting Systems; and

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) 823-0800 at least three business days prior to the meeting so that appropriate arrangements can be made.

- f. authorize posting of early voting and election day roster.
- 12. Matters for placement on future agendas.
- 13. Adjourn.

AVISO DE ASAMBLEA

DISTRITO DE SUMINISTRO DE AGUA DULCE NRO. 1 DE NORTHLAKE DEL CONDADO DE DENTON

La Junta Directores del Distrito de Suministro de Agua Dulce Nro. 1 de Northlake del Condado de Denton llevará a cabo una asamblea regular el martes 11 de agosto de 2026 a las 12:00 p.m. en 9800 Hillwood Parkway, Suite 250, Fort Worth, Texas 76177, para debatir y, de ser necesario, actuar sobre los siguientes puntos:

- 10. Elección de Bonos y Elecciones de Impuestos de Operación y Mantenimiento de 2026, incluyendo:
 - a. adoptar una Resolución Designando un Agente del Secretario de la Junta Directiva Durante el Periodo de la Elecciones de Bonos y Elecciones de Impuestos de Operación y Mantenimiento de la Junta Directiva de 2026;
 - b. aprobar la contratación de servicios electorales y cualquier convenio relacionado necesario con el Condado de Denton;
 - c. adoptar una Orden para Convocar una Elección de Bonos y Elecciones de Impuestos de Operación y Mantenimiento;
 - d. autorizar el Aviso de Elección;
 - e. adoptar un resolución para adoptar un sistema de votación; y
 - f. autorizar la publicación de la lista de la votación anticipada y del día de elección.



Attorney for the District
Abogado del Distrito

Northlake Fresh Water Supply District No. 1 of Denton County 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).

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Northlake Fresh Water Supply District No. 1 of Denton County

Bookkeeper's Report & Developers Draw

June 10, 2026

From: Northlake FWSD No. 1
c/o Dye & Tovery, LLC
Ph: (972) 612-0088
Fax: (972) 612-0098

Esther G. Lara
esther@dyetoverycpa.com
cc: Brandi Galindo
brandi@dyetoverycpa.com

To: Provident Realty Advisors
Case Van Lare
cvanlare@providentrealty.net
Nathan Forney
nforney@provident.net

Hillwood
Kimberly Cole
kimberly.cole@hillwood.com

Make checks payable to:
Northlake FWSD No. 1

Wire Instructions
Please contact our office for wiring instructions.

P.O. Box 863657
Plano, TX 75086-3657

Federal Express
c/o Dye & Tovery, LLC
2321 Coit Road, Suite B
Plano, TX 75075

Beginning Balance	\$ (7,405.69)
Developer Advance - 03/06/2026	7,159.75
Developer Advance - 04/14/2026	2,245.94
Voided Check # 1025 - Westwood - 02/20/26	4,647.61
Voided Check # 1029 - Summer Wade - 03/06/26 Brd Mtg	252.53
Interest Income	6.18
Adjusted Cash Balance	\$ 855.21
Total of all bills	(54,723.25)
Ending Balance	\$ (53,868.04)
Minimum balance to keep in account	2,000.00

Funding Requests

Provident Realty Advisors	\$ 45,223.15
Hillwood Investment Properties	\$ 11,500.10
Total Funding Needed	\$ 56,723.25

Held Checks from Current Board Meeting

218.46	1033	Supervisor - Austin Lindquist	funding
224.26	1034	Supervisor - Chrystal Garcia	funding
236.87	1035	Supervisor - Lorrain Fernandez	funding
252.53	1036	Supervisor - Summer Wade	funding
42,401.39	1037	ABHR	funding
6,193.75	1039	ABHR	funding
3,676.97	1038	Dye & Tovery, LLC	funding
1,519.02	1040	Dye & Tovery, LLC	funding
\$ 54,723.25			

\$ 855.21 Adjusted Ending Balance

Paid In Between Meetings by Provident Realty Advisors

4,647.61	Check#	Westwood	Re-Issue for Ck #1025
858.75	WIRE	Westwood	Inv # 1260301762 Engineering thru 02/28/26
544.75	WIRE	Westwood	Inv # 12606400629 Engineering thru 03/31/26
\$ 6,051.11			

Bills to be Paid by Provident Realty Advisors

40,753.17	Check#	ABHR	Inv# 184883 Legal thru 03/15/26
1,648.22	1037	ABHR	Inv# 187795 Legal thru 03/31/26
1,930.88	1038	Dye & Tovery, LLC	Inv# 10056 Bookkeeping thru 02/28/26
1,746.09	1038	Dye & Tovery, LLC	Inv# 10198 Bookkeeping thru 03/31/26
\$ 46,078.36			

Bills to be paid by Hillwood Investment Properties

218.46	Check#	Supervisor - Austin Lindquist	Current Meeting
224.26	1034	Supervisor - Chrystal Garcia	Current Meeting
236.87	1035	Supervisor - Lorrain Fernandez	Current Meeting
252.53	1036	Supervisor - Summer Wade	Current Meeting
6,193.75	1039	ABHR	Inv# 187795 Legal thru 04/24/26
1,501.74	1040	Dye & Tovery, LLC	Inv# 10328 Bookkeeping thru 04/30/26
17.28	1040	Dye & Tovery, LLC	Inv# 10454 Veribanc Report 06/03/26
\$ 8,644.89			

\$ 54,723.25 Total
Bills to be paid - Current Meeting



Dye & Tovery, LLC

P.O. Box 863657, Plano, TX 75086-3657
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Kerry@DyeToveryCPA.com
Brandi@DyeToveryCPA.com

DRAFT BUDGET

DRAFT BUDGET

TAXPAYER IMPACT STATEMENT

For the Fiscal Year **MAY 2027**

The Northlake Fresh Water Supply District No. 1 of Denton County does not levy an operations and maintenance tax to fund its operations and maintenance budget, and the proposed operations and maintenance budget will not impact the property tax bill of a homestead within the boundaries of the **Northlake Fresh Water Supply District No. 1 of Denton County**
