

NOTICE OF MEETING

DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 7

The Board of Directors of Denton County Fresh Water Supply District No. 7 will hold a regular meeting on **Tuesday, August 18, 2026, at 5:45 p.m.**, at 2650 FM 407 E, Suite 125, Bartonville, Texas, 76226, to discuss and, if appropriate, act upon the following items:

1. Determination of Quorum and Call to Order (TM).
2. Pledges of Allegiance (TM).
3. Public comment(s) – In accordance with the Open Meetings Act, Directors are prohibited from acting on or discussing any new items brought before them at this time. Citizens' comments will be limited to 3 minutes. Comments about any of the agenda items are appreciated by the Board of Directors and may be taken into consideration at this time or during that agenda item. All remarks and questions addressed to the Board shall be addressed to the Board as a whole and not to any individual member thereof (TM).
4. Discuss 2026 tax rate, set public hearing date, and authorize notice of public hearing regarding adoption of tax rate (JF).
5. Update from public safety subcommittee, including discussion of e-bikes and use on district property, with the taking of any action necessary or appropriate in connection therewith (KM).
6. Discussion regarding use of Flock Safety cameras in the District (KM).
7. Consent Items, including:
 - a. review and approval of Minutes of July 28, 2026, Board of Directors Meeting (JF);
 - b. General Manager's monthly status report (KM);
 - c. review and approval of controller's report, including financial comparison report, status of investments, and payment of bills, and the taking of any action necessary or appropriate in connection therewith (KS); and
 - d. review and acceptance of tax assessor-collector's reports (KS).
8. Discussion regarding routine maintenance, repair, or landscape proposals, as may be needed, including approval of amended and restated services agreement with Gold Landscape, and the taking of any action necessary or appropriate in connection therewith (KM).
9. Status update from Building Committee regarding district office building, including the taking of any action in connection therewith (KM).
10. Discussion of review of District compensation study, including the impact to the District's 2026-2027 budget; and authorize the taking of any action necessary or appropriate in connection therewith (KS).

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.

11. Engineering and project matters, including:
 - a. design (KC);
 - b. approve construction plans and specifications and authorize advertisement for bids (KC);
 - c. review bids and award contracts for construction (KC);
 - d. approve construction invoices, pay estimates, change orders and final acceptance and direct Engineer to notify insurance company of new facilities (KC);
 - e. accept certificates of completion and authorize final acceptance of facilities, if necessary (KC);
 - f. deeds, easements, consents to encroachment, requests for service or utility commitment letters (KC); and
 - g. authorize and/or ratify repair and maintenance of District facilities, as necessary (KC).
12. Status update from Communication Committee regarding website updating and consultants (KS).
13. Update on Double Oak request for wastewater facility usage (KM).
14. Update on Bartonville sewer connection (KM).
15. Discussion regarding pickleball court events and improvements (TM).
16. Discussion of Board attendance and notice of Director absences for meetings (TM).
17. Discussion regarding purchase of District apparel (TM).
18. Playground Updates for Installation and Repairs (DW).
19. Consider appointment of District representative to the North Central Texas Council of Governments (JF).
20. Discussion on use of District real property, including the purchase, exchange, lease, or value of real property (JF).
21. Establishing future agenda items (JF).
22. Adjourn (TM).



Jonathan H. Finke
Attorney for the District

Denton County Fresh Water Supply District No. 7 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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DCFWSO 7
Proposed Operating Budget
Fiscal Year 26-27

	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	Total
Revenue:													
Retail Water Sales	\$250,499.88	\$264,910.81	\$200,288.99	\$167,302.88	\$170,205.05	\$158,025.85	\$212,799.99	\$207,514.42	\$224,040.44	\$278,372.95	\$285,931.90	\$302,233.03	\$2,722,126.18
Wastewater Service	\$124,948.68	\$132,975.60	\$126,844.67	\$126,704.06	\$126,110.91	\$128,072.36	\$134,898.13	\$140,092.43	\$139,843.54	\$134,554.08	\$120,863.33	\$125,523.41	\$1,561,431.19
Water Tower Lease	\$3,406.12	\$3,406.12	\$3,406.12	\$3,406.12	\$3,406.12	\$3,406.12	\$3,406.12	\$3,406.12	\$3,406.12	\$3,439.24	\$3,439.24	\$3,439.24	\$40,972.81
Admin Fees	\$1,231.70	\$694.02	\$709.62	\$1,306.80	\$626.77	\$1,511.25	\$1,152.35	\$1,521.70	\$1,647.75	\$1,336.02	\$1,068.30	\$1,056.28	\$14,062.55
Solid Waste Collection	\$53,595.00	\$53,595.00	\$53,595.00	\$53,595.00	\$53,595.00	\$53,595.00	\$53,595.00	\$53,595.00	\$53,595.00	\$53,595.00	\$53,595.00	\$53,595.00	\$643,140.00
Franchise Fees	\$9,976.78	\$42,773.40	\$2,293.16	\$14,274.35	\$15,166.28	\$26,371.66	\$2,407.82	\$48,434.11	\$2,407.82	\$2,407.82	\$38,490.22	\$2,407.82	\$207,411.20
Building Permit Fees	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$60,000.00
Contractor Registration Fees	\$526.25	\$526.25	\$526.25	\$526.25	\$526.25	\$526.25	\$526.25	\$526.25	\$526.25	\$526.25	\$526.25	\$526.25	\$6,315.00
Interest Income	\$24,227.61	\$22,157.98	\$23,748.89	\$25,250.69	\$23,744.64	\$24,700.50	\$23,533.52	\$24,045.16	\$23,290.85	\$23,771.22	\$23,766.25	\$68,210.27	\$330,447.57
Property Tax	\$9,682.36	\$39,941.29	\$1,508,213.15	\$575,731.96	\$523,564.25	\$9,788.42	\$16,762.43	\$10,250.00	\$16,533.88	\$0.00	\$0.00	\$0.00	\$2,710,467.74
Pickleball	\$1,200.00	\$1,000.00	\$900.00	\$800.00	\$1,100.00	\$1,400.00	\$1,300.00	\$1,500.00	\$1,400.00	\$1,500.00	\$1,520.00	\$1,644.00	\$15,264.00
Total Operating Revenue	\$184,294.37	\$567,180.46	\$1,925,525.85	\$973,898.11	\$923,045.26	\$412,397.40	\$455,381.60	\$495,885.18	\$471,691.65	\$504,502.58	\$534,200.48	\$563,635.30	\$8,311,638.25
Expenses:													
Water Service Admin Fee	\$2,105.00	\$0.00	\$5,056.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,161.80
Water Services Demand	\$102,674.99	\$102,674.99	\$102,674.99	\$102,674.99	\$102,674.99	\$102,674.99	\$102,674.99	\$102,674.99	\$102,674.99	\$102,674.99	\$102,674.99	\$102,674.99	\$1,232,099.90
Water Services Volume	\$72,795.47	\$42,864.72	\$33,897.40	\$32,865.62	\$29,040.36	\$42,727.47	\$46,894.42	\$53,676.52	\$71,142.07	\$92,562.33	\$101,088.90	\$75,757.09	\$695,312.36
Waste Water Service Cap/Facilities	\$46,428.00	\$46,428.00	\$46,428.00	\$46,428.00	\$46,428.00	\$46,428.00	\$46,428.00	\$46,428.00	\$46,428.00	\$46,428.00	\$46,428.00	\$46,428.00	\$557,135.97
Waste Water Treatment Charge	\$17,584.38	\$17,092.49	\$18,200.94	\$20,756.19	\$16,778.03	\$17,973.74	\$19,175.83	\$18,336.85	\$17,545.22	\$17,998.73	\$17,998.73	\$17,238.86	\$216,340.92
Contracted Services: System Operator	\$2,455.26	\$2,455.26	\$2,455.26	\$2,455.26	\$2,455.26	\$2,455.26	\$2,455.26	\$2,455.26	\$2,455.26	\$2,455.26	\$2,455.26	\$2,455.26	\$40,713.12
Auditing Fees	\$0.00	\$0.00	\$20,000.00	\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$35,000.00
Legal Fees	\$6,695.54	\$6,672.23	\$5,592.82	\$6,460.20	\$6,688.62	\$8,660.58	\$6,830.08	\$8,801.25	\$6,522.15	\$6,759.58	\$6,077.67	\$8,150.84	\$83,911.55
Professional Services	\$12,613.50	\$13,250.00	\$11,750.00	\$19,213.50	\$11,750.00	\$11,750.00	\$16,713.50	\$8,000.00	\$4,500.00	\$5,113.50	\$5,100.00	\$5,100.00	\$124,854.00
Water Meter	\$0.00	\$6,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,000.00
Engineering Fees	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$14,400.00
Bank Charges	\$2,215.77	\$2,138.63	\$1,967.80	\$2,591.91	\$2,943.31	\$2,712.71	\$2,483.92	\$2,392.22	\$2,777.56	\$2,747.02	\$2,767.12	\$1,236.16	\$28,964.11
Shared Utilities	\$11,487.22	\$9,970.85	\$10,130.82	\$10,279.32	\$9,843.68	\$10,298.12	\$11,073.82	\$10,993.87	\$11,633.60	\$11,556.58	\$12,123.08	\$11,694.55	\$131,085.48
Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$36,340.52	\$0.00	\$0.00	\$0.00	\$0.00	\$36,340.52
Solid Waste Collection	\$45,863.16	\$45,863.16	\$45,863.16	\$45,863.16	\$45,863.16	\$45,863.16	\$48,156.32	\$48,156.32	\$48,156.32	\$48,156.32	\$48,156.32	\$48,156.32	\$564,116.87
Employee Benefit - Health	\$8,159.72	\$8,159.72	\$8,159.72	\$37,883.68	\$9,383.68	\$9,383.68	\$9,383.68	\$9,383.68	\$9,383.68	\$9,383.68	\$9,383.68	\$9,383.68	\$137,432.26
Employee Benefit - Retirement	\$12,527.41	\$11,637.09	\$11,637.09	\$11,637.09	\$11,637.09	\$11,637.09	\$11,637.09	\$11,637.09	\$11,637.09	\$11,637.09	\$11,637.09	\$11,637.09	\$140,535.45
Maintenance Water System	\$5,600.00	\$5,600.00	\$5,600.00	\$5,600.00	\$5,600.00	\$5,600.00	\$5,600.00	\$5,600.00	\$5,600.00	\$5,600.00	\$5,600.00	\$5,600.00	\$67,200.00
Maintenance Sewer System	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$30,000.00
Pond Maintenance	\$724.40	\$806.87	\$538.12	\$558.53	\$673.30	\$4,603.38	\$2,502.39	\$2,311.06	\$1,277.66	\$1,184.22	\$1,429.24	\$1,762.78	\$18,371.94
Road Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150,000.00	\$150,000.00	\$10,000.00	\$0.00	\$370,000.00
Sidewalk Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$10,000.00	\$10,000.00	\$0.00	\$30,000.00
Annual Landscape K	\$72,147.00	\$72,147.00	\$72,147.00	\$72,147.00	\$72,147.00	\$72,147.00	\$72,147.00	\$72,147.00	\$72,147.00	\$72,147.00	\$72,147.00	\$72,147.00	\$865,764.00
Additional Landscape	\$11,000.00	\$7,500.00	\$15,000.00	\$8,500.00	\$5,000.00	\$5,000.00	\$17,500.00	\$10,000.00	\$7,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$124,500.00
District Payroll	\$55,677.38	\$51,720.42	\$51,720.42	\$51,720.42	\$51,720.42	\$51,720.42	\$51,720.42	\$51,720.42	\$51,720.42	\$51,720.42	\$51,720.42	\$51,720.42	\$624,602.00
Payroll Taxes	\$4,259.32	\$3,956.61	\$3,956.61	\$3,956.61	\$3,956.61	\$3,956.61	\$3,956.61	\$3,956.61	\$3,956.61	\$3,956.61	\$3,956.61	\$3,956.61	\$47,782.05
Director Fees	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	\$21,000.00
DCAD Tax Fee	\$0.00	\$0.00	\$15,815.20	\$0.00	\$0.00	\$15,815.20	\$0.00	\$0.00	\$15,815.20	\$0.00	\$0.00	\$15,815.20	\$63,260.79
Pickleball	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$14,400.00
Capital Outlay	\$250,250.00	\$250,250.00	\$375,250.00	\$305,250.00	\$250,250.00	\$250,250.00	\$250,250.00	\$250,250.00	\$287,750.00	\$412,750.00	\$250,250.00	\$250,250.00	\$3,383,000.00
D6/D7 Shared Expenses	\$27,699.82	\$17,351.82	\$47,537.82	\$23,903.82	\$17,709.82	\$59,107.32	\$28,684.82	\$22,650.50	\$30,258.00	\$21,875.00	\$18,751.00	\$43,751.00	\$359,281.74
Total Operating Expenses	\$777,593.33	\$731,189.85	\$918,019.97	\$843,645.30	\$709,193.33	\$767,120.63	\$761,716.06	\$791,401.14	\$978,322.45	\$1,105,403.82	\$968,895.11	\$804,065.84	\$10,076,566.82
Net	(\$593,298.95)	(\$164,009.39)	\$1,007,505.88	\$130,252.81	\$213,851.92	(\$374,723.23)	(\$306,334.46)	(\$295,515.96)	(\$506,630.80)	(\$600,901.24)	(\$334,684.63)	(\$240,430.54)	(\$1,764,928.57)

DCFWS D 7
Debt Service Fund Budget
Fiscal Year 26/27

	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	Total
Revenue:													
Interest Income	\$6,325.32	\$5,909.04	\$5,924.23	\$10,273.92	\$7,951.34	\$6,955.51	\$7,586.21	\$7,859.09	\$7,625.64	\$7,765.70	\$6,459.93	\$5,754.53	\$86,390.46
Property Tax Revenue	\$21,443.06	\$88,456.08	\$3,340,167.81	\$1,275,046.14	\$1,159,512.80	\$21,677.95	\$37,122.96	\$22,700.19	\$36,616.79	\$0.00	\$0.00	\$0.00	\$6,002,743.77
Total Debt Service Revenue	\$27,768.38	\$94,365.13	\$3,346,092.04	\$1,285,320.06	\$1,167,464.14	\$28,633.45	\$44,709.16	\$30,559.28	\$44,242.42	\$7,765.70	\$6,459.93	\$5,754.53	\$6,089,134.23
Expenses:													
Bank Charges/Fees	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$420.00
Bond Principal	\$0.00	\$0.00	\$0.00	\$0.00	\$4,470,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,470,000.00
Bond Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$797,137.51	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$735,606.26	\$0.00	\$1,532,743.77
Fiscal Agent Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$0.00	\$4,000.00
Total Debt Service Expenses	\$35.00	\$35.00	\$35.00	\$35.00	\$5,269,172.51	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$737,641.26	\$35.00	\$6,007,163.77
Net	\$27,733.38	\$94,330.13	\$3,346,057.04	\$1,285,285.06	(\$4,101,708.37)	\$28,598.45	\$44,674.16	\$30,524.28	\$44,207.42	\$7,730.70	(\$731,181.33)	\$5,719.53	\$81,970.46

DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 7
TAXPAYER IMPACT STATEMENT

	Current Budget Fiscal Year Ending September 2026	Proposed Budget Fiscal Year Ending September 2027	No-New-Revenue Tax Rate Budget
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$1,255.84	\$1,321.62	\$1,255.84

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$.19827 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.