

**OAK POINT WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1
OF DENTON COUNTY**

TO: THE BOARD OF DIRECTORS OF OAK POINT WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 OF DENTON COUNTY AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given pursuant to VTCA, Government Code §551, that the Board of Directors of Oak Point Water Control and Improvement District No. 1 of Denton County will hold a special meeting on **September 1, 2026 at 12:00 noon at 2728 N. Harwood St., Suite 500, Dallas, Texas 75201** for the following purposes:

1. Call to order;
2. Public communications and comments;
3. Review and approve Minutes of August 6, 2026, Board of Directors meeting;
4. Conduct public hearing regarding District's proposed 2026 tax rate;
5. Consider review and approve Order Setting Tax Rate for 2026;
6. Consider review and approved Amended District Information Form;
7. Hear report from engineer and take any required action;
8. Hear report from developer and take any action in connection with plat approval, reimbursement agreements or assignments thereunder;
9. Review and approve bookkeeping and tax collection reports, budget and take any action on bookkeeping related matters including adoption of budget; quarterly investment reports; investment recommendations; new account related matters; updated list of designated banks; revisions to engagement letter for bookkeeping services; and authorize release of checks as noted on report;
10. Discussion regarding operating and debt service budgets for fiscal year ending August 31, 2027, and consider approving Resolution(s) adopting the budgets;
11. Discuss tentative date for next meeting; and
12. Adjournment.

Dated: August 26, 2026.



OAK POINT WATER CONTROL AND
IMPROVEMENT DISTRICT NO. 1 OF DENTON
COUNTY

Ross S. Martin, Attorney for District

The Board of Directors may enter into Executive Session pursuant to Chapter 551, Subchapter D, Texas Government Code, to consult with attorney regarding pending or contemplated litigation, including settlement offers; deliberate regarding real property; personnel matters; and conference with employees.

Oak Point WCID 1

	Actuals as of <u>08/05/2025</u>	Budget for <u>09/30/2026</u>	Proposed Budget for <u>09/30/2027</u>
<u>Income</u>			
Maintenance Taxes	\$ 240,043.66	\$ 223,412.00	\$ 240,000.00
Interest Income	9,008.50	12,000.00	12,000.00
Total Income	\$ 249,052.16	\$ 235,412.00	\$ 252,000.00
<u>Expense</u>			
Director Fees	\$ 4,641.00	\$ 8,840.00	\$ 8,840.00
Payroll Tax Expense	355.04	700.00	700.00
Legal Fees	23,594.45	30,000.00	30,000.00
Audit Fees	16,500.00	17,000.00	18,000.00
Engineering Fees	0.00	5,000.00	5,000.00
Bookkeeping Fees	6,500.00	10,800.00	10,800.00
Appraisal Fees	0.00	500.00	500.00
Insurance	4,426.00	4,369.00	4,450.00
Travel Expenses	384.85	1,500.00	1,500.00
Website Expenses	1,244.00	1,600.00	1,600.00
Other Expenses	1,037.64	600.00	1,200.00
Total Expense	\$ 58,682.98	\$ 80,909.00	\$ 82,590.00
Net Gain	\$ 190,369.18	\$ 154,503.00	\$ 169,410.00

**OAK POINT WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1
("OPWCID NO. 1")**

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

OPWCID NO. 1 Property tax bill for the average homestead for current fiscal year:	\$1,561.27
OPWCID NO. 1 Estimated property tax bill for the average homestead for the upcoming fiscal year if the proposed budget is adopted:	\$1,555.38