

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, September 15, 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. Update from public safety subcommittee, with the taking of any action necessary or appropriate in connection therewith (KM).
5. Conduct public hearing regarding District's tax rate, adopt Order Levying Taxes, and authorize execution of Amendment to Information Form (JF).
6. Consent Items, including:
 - a. review and approval of Minutes of August 18, 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).
7. Discussion regarding routine maintenance, repair, or landscape proposals, as may be needed, and the taking of any action necessary or appropriate in connection therewith (KM).
8. Adopt Amended Rate Order (KM).
9. Discussion of amended and restated services agreement with Gold Landscape, including review of updated insurance proposals (JF).
10. Discussion regarding solid waste services contract with Republic Services, including the taking of any action in connection therewith (KM).
11. Status update from Building Committee regarding district office building, including:
 - a. approve Emergency Access Easement (JF);
 - b. approve Temporary Construction Easement (JF); and
 - c. the taking of any action in connection therewith (JF).
12. Engineering and project matters, including:
 - a. design (KC);
 - b. approve construction plans and specifications and authorize advertisement for bids (KC);

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.

- 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);
 - g. authorize and/or ratify repair and maintenance of District facilities, as necessary (KC); and
 - h. review amendment to the Agreement Between Client and Engineer for Professional Services (JF).
- 13. Adopt budget for fiscal year end September 30, 2027 (KS).
 - 14. Authorize auditor to conduct audit for fiscal year end September 30, 2026 (JF).
 - 15. Status update from Communication Committee regarding website updating and consultants (KS).
 - 16. Status update regarding District agreement audit project (KM).
 - 17. Discussion regarding pickleball court events and improvements (TM).
 - 18. Discussion on use of District real property, including the purchase, exchange, lease, or value of real property (JF).
 - 19. Establishing future agenda items (JF).
 - 20. 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).

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	\$894.02	\$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	\$7,407.82	\$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	\$1,250.00	\$1,400.00	\$1,500.00	\$1,520.00	\$1,644.00	\$15,264.00
Total Operating Revenue	\$484,294.37	\$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	\$32,885.62	\$29,040.36	\$42,727.47	\$46,894.42	\$53,676.52	\$71,142.07	\$93,573.89	\$101,088.90	\$75,757.09	\$696,323.93
Water 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	\$17,564.38	\$17,092.49	\$18,200.94	\$20,756.19	\$16,778.03	\$17,679.65	\$17,973.74	\$19,175.83	\$18,137.06	\$17,103.47	\$17,238.86	\$17,238.86	\$215,699.37
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	\$6,680.62	\$6,660.58	\$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	\$1,957.80	\$2,591.91	\$2,943.31	\$2,712.71	\$2,483.92	\$2,356.43	\$2,356.43	\$2,325.90	\$2,767.12	\$1,236.16	\$28,121.85
Shared Utilities	\$11,447.22	\$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	\$11,533.61	\$11,533.61	\$11,533.61	\$11,533.61	\$11,533.61	\$11,533.61	\$11,533.61	\$11,533.61	\$11,533.61	\$11,533.61	\$11,533.61	\$11,533.61	\$138,403.29
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	\$70,000.00	\$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	\$51,260.48	\$51,260.48	\$51,260.48	\$51,260.48	\$51,260.48	\$51,260.48	\$51,260.48	\$51,260.48	\$51,260.48	\$51,260.48	\$51,260.48	\$51,260.48	\$615,125.71
Payroll Taxes	\$3,921.43	\$3,921.43	\$3,921.43	\$3,921.43	\$3,921.43	\$3,921.43	\$3,921.43	\$3,921.43	\$3,921.43	\$3,921.43	\$3,921.43	\$3,921.43	\$47,057.12
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	\$21,876.00	\$18,751.00	\$43,751.00	\$359,281.74
Total Operating Expenses	\$771,844.73	\$730,591.23	\$917,421.35	\$843,046.68	\$708,594.71	\$786,522.01	\$761,117.44	\$790,802.52	\$977,102.91	\$1,104,953.89	\$868,296.49	\$803,467.23	\$10,063,761.20
Net	(\$287,550.36)	(\$163,410.77)	\$1,008,104.50	\$130,851.43	\$214,450.54	(\$374,124.61)	(\$305,735.84)	(\$294,917.34)	(\$505,411.26)	(\$800,451.31)	(\$334,096.02)	(\$239,831.93)	(\$1,752,122.96)

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.

**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.

Instructions for Preparation: Please note that the rates utilized below may not conform exactly to the O/M rate levied by the Board. The average homestead value should be the same for all calculations and should be the average resident homestead value shown in the most recent truth in taxation worksheet prepared by the Tax Assessor Collector on behalf of the District.

Taxes for Current Budget and No-New-Revenue Tax Rate Budget:

Average Homestead Value Shown in Most Recent Truth in Taxation Worksheet	X	O/M Tax Rate Used to Produce Projected O/M Levy in Current Budget
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Taxes for Proposed Budget:

Average Homestead Value Shown in Most Recent Truth in Taxation Worksheet	X	O/M Tax Rate Used to Produce Projected O/M Levy in Proposed Budget
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