

NOTICE OF MEETING

DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 4-A

The Board of Directors of Denton County Fresh Water Supply District No. 4-A will hold a regular meeting on Thursday, September 17, 2026, at 12:00 p.m. at 4514 Cole Avenue, Suite 1450, Dallas, Texas, to discuss and, if appropriate, act upon the following items:

1. Public comment(s) – In accordance with the Open Meetings Act, Directors are prohibited from acting on or discussing any items brought before them at this time. Citizen's comments will be limited to 3 minutes. Comments about any of the agenda items are appreciated by the Board and may be taken into consideration at this time or during that agenda item. Please complete a Public Input Form if you desire to address the Board. All remarks and questions addressed to the Board shall be addressed to the Board as a whole and not to any individual member thereof.
2. Review and approve Minutes of Meeting of August 20, 2026.
3. Conduct public hearing regarding District tax rate, adopt Order Levying Taxes and authorize execution of Amendment to Information Form.
4. Engineering matters, including the following item and actions relating to, among other projects, Hidden Cove Paving Repairs FY 2025-2026:
 - a. design;
 - b. approve construction plans and specifications and authorize advertisement for bids;
 - c. review bids and award contract;
 - d. approve pay estimate, change order and final acceptance and direct Engineer to notify insurance company of new facility;
 - e. accept certificate of completion and authorize final acceptance of facilities, if necessary;
 - f. deeds, easements, consents to encroachment, requests for service or utility commitment letters; and
 - g. authorize and/or ratify repair and maintenance of District facilities, as necessary.
5. Phase II Small MS4 General Permit and Storm Water Management Plan, including status of compliance, necessary training, and public comment.
6. Adopt Rate Order.
7. Financial and bookkeeping items, including payment of bills and review of investments, and tax assessment and collections matters.
8. Adopt budgets for fiscal year end September 30, 2026.
9. Authorize auditor to conduct audit for fiscal year end September 30, 2026.
10. Directors' reports, and the taking of any related action.

11. Discuss and review order establishing policy regarding director per diems and fees of office and policies relating to ethical conduct, fiscal matters, and consulting services.
12. Consider items for placement on future agendas.
13. Adjourn.



A handwritten signature in black ink, appearing to read "Jonathan Finke".

Jonathan Finke
Attorney for the District

Denton County Fresh Water Supply District No. 4-A 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).

Proposed Budget - Contract Tax

Denton County FWSD 4-A - Fiscal Year Ending September 2027

	Ten Month Actuals 10/25 - 07/26	Twelve Months Annualized FYE 09/26	Approved 2026 Budget	Proposed 2027 Budget
Revenues				
54301 · Contract Tax Revenue	\$386,948	\$386,948	\$380,100	\$381,800
54303 · Penalties & Interest	1,142	1,142	500	500
54801 · Interest Earned on Temp Invest	8,246	9,895	9,200	8,300
Total Revenues	\$396,335	\$397,985	\$389,800	\$390,600
Expenditures				
57701 · Joint Contract Pmt	\$368,500	\$368,500	\$368,500	\$368,500
Total Expenditures	\$368,500	\$368,500	\$368,500	\$368,500
Net Excess Revenues <Expenditures>	\$27,835	\$29,485	\$21,300	\$22,100

Proposed Budget - GOF

Denton County FWSD 4-A - Fiscal Year Ending September 2027

	Ten Month Actuals 10/25 - 07/26	Twelve Months Annualized FYE 09/26	Approved 2026 Budget	Proposed 2027 Budget
Revenues				
14301 · Property Tax - M&O	498,161	499,400	499,400	518,400
14303 · Penalties & Interest - Taxes	1,396	1,675	1,000	1,000
14802 · Interest Earned on Temp Invest	36,857	44,228	40,600	37,000
14801 · Miscellaneous Income	1,010	1,010	0	0
Total Revenues	\$537,424	\$546,314	\$541,000	\$556,400
Expenditures				
16401 · MS4 Stormwater Compliance	8,178	10,904	25,000	25,000
16403 · MS4 Permit	0	400	400	200
16404 · MS4 SWMP Implementation	0	0	0	10,000
16703 · Legal Fees	46,475	55,770	50,000	58,000
16705 · Auditing Fees	14,500	14,500	14,000	15,000
16706 · Engineering	21,449	32,174	40,000	40,000
16710 · Website Hosting	1,614	2,014	1,600	2,100
16712 · Bookkeeping Fees	36,023	43,228	40,000	45,000
16713 · Legal Notices & Other Publ.	2,075	2,075	1,200	2,100
16714 · Printing & Office Supplies	974	1,169	1,100	1,200
16716 · Delivery Expense	761	913	500	1,000
16717 · Postage	47	56	50	75
16718 · Insurance & Surety Bond	6,093	6,093	4,500	6,300
16721 · Meeting Expense	2,626	3,151	1,600	3,300
16722 · Bank Service Charges	250	300	100	400
16723 · Travel Expense	1,879	2,255	1,600	2,300
16725 · Tax Assessor / Appraisal	6,205	6,205	6,200	6,400
16726 · Delinquent Tax Atty Fees	46	55	0	60
16728 · Record Storage Fees	2,436	2,923	1,800	3,000
16729 · Election Expense	19	19	5,000	0
17101 · Payroll Expenses	11,433	13,720	11,800	14,200
17102 · Payroll Administration	175	210	0	600
17103 · Payroll Taxes	875	1,050	903	1,100
Total Expenditures	\$164,133	\$199,184	\$207,353	\$237,335
Other Revenues				
15901 · Assigned Surplus	0	31,353	31,353	0
Total Other Revenues	\$0	\$31,353	\$31,353	\$0
Capital Outlay				
17908 · Street Repairs	306,240	322,690	300,000	225,000
17909 · Eng Fees - Street Repairs	66,046	66,046	65,000	65,000
Total Capital Outlay	\$372,286	\$388,736	\$365,000	\$290,000
Net Excess Revenues <Expenditures>	\$1,005	(\$10,253)	\$0	\$29,065

Exhibit B
Taxpayer Impact Statement

	Current Budget Fiscal Year Ending** 09/2026	Proposed Budget Fiscal Year Ending** 09/2027	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$437.49	\$491.28	\$437.49

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.109 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.