

NOTICE OF MEETING

DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 8-A

The Board of Directors ("Board") of Denton County Fresh Water Supply District No. 8-A will hold a regular meeting on **Tuesday, October 27, 2026, at 6:00 p.m., at the Savannah Clubhouse, at 701 Savannah Boulevard, Aubrey, Texas 76227**, to discuss and, if appropriate, act upon the following items:

1. Public comments – 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 the September 22, 2026, Board meeting.
3. General Manager's report, and authorize actions and expenditures as necessary, including irrigation matters, road repair matters, engineering matters, and the following items and actions relating to such or other projects:
 - a. design;
 - b. approve construction plans and specifications and authorize advertisement for bids;
 - c. review bids and award contract;
 - d. approve pay estimates, change orders and final acceptance and direct Engineer to notify insurance company of new facility, as appropriate;
 - 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.
4. Discuss District landscaping and irrigation services and, if appropriate, consider termination of Bedrock Landscaping LLC and proposal from Woodlake Outdoor; take any appropriate related action.
5. Financial and bookkeeping matters, including payment of the bills and review of investments.
6. Tax assessment and collections matters.
7. Discuss 2026-2027 rates for Little Elm Fire Protection Services; take any appropriate related action.
8. Update on correspondence with Denton ISD requesting crossing guards near Bell Elementary School and Ray Braswell High School and take any related action.

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.

9. Discussion regarding Denton ISD amended budget for School Resource Officers and authorize any appropriate action.
10. Discuss request from Paloma Creek Homeowners Association regarding District web address and branding, and authorize any appropriate action.
11. Discussion regarding request for proposed recreation center.
12. Adopt Amended General Operating Budget for fiscal year end February 28, 2027.
13. Review District Communications Consultant report, website and technology review, and recommendations; take any appropriate related action.
14. Update on Bond Application No. 4.
15. Discuss Committee matters and authorize any appropriate action.
16. Consider matters for placement on future agendas.
17. Adjourn.



Robert Uhl
Attorney for the District

Denton County Fresh Water Supply District No. 8-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).

Denton County FWSD 8A 2027 General Operating Budget

Draft Amended 10/19/26

	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	2027 Amended	2027 Original	Difference
Revenue															
Property Tax Revenue	-	-	-	-	-	-	-	-	43,409	144,697	1,157,579	101,288	1,446,974	1,490,623	(43,649)
Pilot Pmt										79,363			79,363	79,363	-
Investment Revenue	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	100,000	100,000	-
Easement/Franchise Revenue													-	-	-
Cable TV Easement	-	522	-	-	522	-	-	522	-	-	522	-	2,087	2,087	-
Co-Serv Electric Easement	-	25,022	-	-	25,022	-	-	25,022	-	-	25,022	-	100,089	100,089	-
Co-Serv Gas Easement	-	2,405	-	-	2,405	-	-	2,405	-	-	2,405	-	9,618	9,618	-
Fire Plan collections	14,625	14,625	14,625	14,625	14,625	14,625	14,625	16,713	16,713	16,713	16,713	16,713	185,941	175,500	10,441
District Service Fee - Trash	20,864	20,864	20,864	20,864	20,864	20,864	20,864	23,387	23,387	23,387	23,387	23,387	262,985	250,368	12,617
Total Revenue	43,822	71,771	43,822	43,822	71,771	43,822	43,822	76,383	91,843	272,494	1,233,962	149,722	2,187,058	2,207,648	(20,590)
Operating Expenses															
Mustang O & M							1,203	1,203	1,203	1,203	1,203	1,203	7,220	-	7,220
Little Elm Police Services	-	139,370	-	-	139,197	-	-	91,023	-	-	91,023	-	460,614	578,402	(117,788)
LEPD Vehicle & Equip Reserve	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	150,000	150,000	-
SRO - DISD	(3,058)	-	-	-	2,356	-	-	2,356	-	-	2,356	-	4,010	29,932	(25,922)
Fire Exp	17,222	17,222	17,222	17,222	17,222	17,222	17,222	17,222	17,222	17,222	18,641	18,641	209,499	209,499	-
Trash exp	20,864	20,864	20,864	20,864	20,864	20,864	21,811	21,811	21,811	21,811	21,811	21,811	256,049	250,368	5,681
R&M Road Maint Reserve	33,333	33,333	33,333	33,333	33,333	33,333	33,333	33,333	33,333	33,333	33,333	33,333	400,000	400,000	-
R&M Landscaping	936	936	936	936	936	936	936	936	936	936	936	936	11,232	11,232	-
R&M Signs						3,000							3,000	3,000	-
R&M Striping		-	-	-	-	40,000	-	-	-	-	-	-	40,000	40,000	-
R&M Irrigation						10,000							10,000	10,000	-
R&M Debris Separators	7,241	-	-	7,241	-	-	7,241	-	-	7,241	-	-	28,963	28,963	-
R&M Other	390	390	390	390	390	390	390	390	390	390	390	390	4,685	4,685	-
Polaris Expense	60	60	60	60	60	60	60	60	60	60	60	60	720	720	-
GM General Duties	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	27,000	27,000	-
Stormwater Management		2,000		-	2,000		-	2,000		-	2,000		8,000	8,000	-
Utilities - Electric	581	581	581	581	581	581	581	581	581	581	581	581	6,975	6,975	-
Utilities - Water	-	-	-	-	-	-	1,840	329	329	329	329	329	3,484	-	3,484
Total Operating Expenses	92,319	229,506	88,137	95,377	231,690	141,137	99,367	185,995	90,616	97,856	187,414	92,035	1,631,450	1,758,776	(127,325)
Gross profit	(48,497)	(157,735)	(44,314)	(51,555)	(159,919)	(97,314)	(55,545)	(109,612)	1,228	174,638	1,046,547	57,687	555,607	393,564	162,043

Denton County FWSD 8A 2027 General Operating Budget

Draft Amended 10/19/26

	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	2027 Amended	2027 Original	Difference
Administrative Expense															-
Accounting	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	36,000	36,000	-
Auditing	-	750	16,000	5,500									22,250	22,250	-
Bank Fees	25			-									25	25	-
Delivery/courier	50	-	-	-	-	-	-	-	-	-	-	-	50	50	-
Director Fees& mileage	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	40,800	40,800	-
Prof training				1,326		-					1,326		2,652	2,652	-
Election Official & Expenses	-	-	8,426	-	-	-	-	-	-	-	-	-	8,426	8,426	-
Engineering	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	45,000	45,000	-
Engineering - Public Storage	40	40	40	40	40	40	40	40	40	40	40	40	480	480	-
Insurance - Prop, Gen Liab, etc.	11,030	-	-	-	-	-	-	-	-	-	-	-	11,030	11,030	-
Legal - general	9,167	9,167	9,167	9,167	9,167	9,167	9,167	9,167	9,167	9,167	9,167	9,167	110,000	110,000	-
Legal - continuing disclosure	-	-	-	-	-	-	-	5,300	-	-	-	-	5,300	5,300	-
Meeting Expense	221	221	221	221	221	221	221	221	221	221	221	221	2,648	2,648	-
Posting Meeting	75	75	75	150	75	150	75	75	150	75	150	75	1,200	1,200	-
Office Supplies	-	-	-	-	-	-	185	-	-	-	-	-	185	185	-
Communications	900	900	900	900	900	900	900	900	900	900	900	900	10,800	10,800	-
Website & Email Hosting	281	281	281	281	281	321	281	281	281	281	281	281	3,412	3,412	-
Publication fee	-	-	-	-	-	-	2,176	-	-	-	-	-	2,176	2,176	-
Total Administrative Expense	31,938	21,583	45,260	27,734	20,833	20,948	23,194	26,133	20,908	20,833	22,234	20,833	302,434	302,434	-
Net Revenue over Exp	(80,435)	(179,319)	(89,574)	(79,289)	(180,752)	(118,263)	(78,739)	(135,746)	(19,681)	153,805	1,024,313	36,854	253,173	91,130	162,043

APPENDICES (Available Upon Request) - A. Audited District Financial Statements, B. District Bond Transcripts, C. District Bond Election Engineering Reports

*Property tax revenue is based on 2026 certified values with O&M tax rate of \$0.33900 and 98% collections.

Exhibit 1
TAXPAYER IMPACT STATEMENT

	Current Budget Fiscal Year Ending February 2027**	Proposed Budget Fiscal Year Ending February 2027**	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$1,494.75	\$1,239.91	\$1,404.50

*The **Denton County Fresh Water Supply District No. 8-A** levies taxes in accordance with the Texas Water Code. The **Denton County Fresh Water Supply District No. 8-A** current operations and maintenance tax rate is equal to **\$0.384** 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 **Denton Country Fresh Water Supply District No. 8-A** 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.

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

365,754 X .384

100

Taxes for Proposed Budget:

365,754 .339

X

100

Instructions for Preparation: This form is to be prepared by the Bookkeeper for the District and provided to the Attorney and Legal Assistant, along with the proposed budget, at least 10 days prior to the date of the meeting at which the proposed budget will be considered. 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 average resident homestead value shown in the most recent truth in taxation worksheet prepared by the Tax Assessor Collector on behalf of the District.