

**BROOKFIELD WATER CONTROL AND IMPROVEMENT DISTRICT
OF DENTON COUNTY**

TO: THE BOARD OF DIRECTORS OF BROOKFIELD WATER CONTROL AND IMPROVEMENT DISTRICT OF DENTON COUNTY AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given pursuant to V.T.C.A., Government Code §551, that the Board of Directors of Brookfield Water Control and Improvement District of Denton County (“District”) will hold a regular meeting on Friday, November 7, 2025, at 12:00 noon at 300 Throckmorton Street, Suite 1700, Fort Worth, Texas 76102. The Board will discuss and, if appropriate, act upon the following items:

1. Public communications and comments;
2. Review and approve Minutes of the September 19, 2025, Board of Directors meeting;
3. Consider and approve a draft of the audit for the fiscal year ended July 31, 2025;
4. Consider review and approve Interlocal Cooperation Agreement for Fire Protection and Emergency Ambulance Services by and between the District and Denton County;
5. Hear report from developer and take any action in connection with plat approval, reimbursement agreements, addition of lands, or assignments thereunder, or other development related items;
6. Consider review and acceptance of engineer’s report, and take any action necessary or appropriate;
 - a. Status of construction projects within the District;
 - b. Consider authorizing preparation of construction plans/specifications for water, sewer, paving and recreational facilities or repair/modification of existing facilities;
 - c. Consider approval/ratification of construction plans and specifications;
 - d. Consider approval/ratification of advertising for bids for contract(s);
 - e. Consider approval/ratification of award of construction contract(s);
 - f. Consider approval/ratification of contractor pay estimates, change orders and engineering fee statements;
 - g. Consider acceptance of certificate of completion; authorize final acceptance of facilities; and
 - h. Consider assignment of construction contracts.
7. Review and approve bookkeeping report, adopt any necessary resolutions and approve signature cards relating to any new accounts, investment report, update listing of depositories, review tax collections, and take further action on such matters as may be necessary with regard to bookkeeping matters;
8. Consider and adopt Resolution Adopting Amended Operations Budget and Resolution Adopting Amended Debt Service Budget for the fiscal year ending July 31, 2026;

9. Discuss tentative date for next meeting; and
10. Adjournment.

The Board of Directors may enter into Executive Session, if necessary and appropriate, pursuant to the applicable section of Subchapter D, Chapter 551, Texas Government Code Annotated, the Texas Open Meetings Act, on any matter that may come before the Board. No action, decision or vote on any subject or matter may be taken unless specifically listed on the agenda for this meeting.

EXECUTED this 29th day of October, 2025.



BROOKFIELD WATER CONTROL AND
IMPROVEMENT DISTRICT OF DENTON
COUNTY

Ross S. Martin, Attorney for the District

**BROOKFIELD WATER CONTROL AND IMPROVEMENT DISTRICT
OF DENTON COUNTY
("BWCID")**

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

BWCID property tax bill for the median-valued homestead* for current fiscal year:	\$2,802.54
BWCID estimated property tax bill for the median-valued homestead* for the current fiscal year if the proposed amended budget is adopted:	\$2,802.54

** The calculations above are based on "average" homestead values because the Appraisal District does not report "median" homestead values.*

Brookfield WCID of Denton County
Amended Operating Budget Overview
August 2025 through July 2026

Amended DRAFT

														Current Budget	Difference
	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug '25 - July 26	Aug '25 - July 26	
Ordinary Revenue/Expense															
Revenue															
Property Tax Revenue	0	0	0	9,000	115,000	33,672	12,877	0	0	0	0	0	170,549	141,191	29,358
Interest Revenue	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000	18,000	0
Total Revenue	1,500	1,500	1,500	10,500	116,500	35,172	14,377	1,500	1,500	1,500	1,500	1,500	188,549	159,191	29,358
Expense															
Accounting	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	2,300	2,300	2,300	24,000	24,000	0
Auditing	0	10,000	5,250	0	0	0	0	0	0	0	0	0	15,250	15,250	0
Director's Fees	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	16,200	16,200	0
Engineering	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000	30,000	0
Insurance	0	0	0	0	0	0	0	0	0	0	3,295	0	3,295	3,295	0
Legal	5,416	5,416	5,416	5,416	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	65,000	65,000	0
Publishing Notices	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Meeting exp	150	150	150	150	150	150	150	150	150	150	150	150	1,800	1,800	0
Utilities	456	456	456	456	456	456	456	456	456	456	456	456	5,472	5,472	0
Road Signs					2,400								2,400	0	2,400
Street Light R&M		4,086	390									10,500	14,976	4,500	10,476
Total Expense	11,772	25,858	17,412	11,772	14,173	11,773	11,773	11,773	11,773	12,173	15,468	22,673	178,393	165,517	12,876
Net Ordinary Revenue	(10,272)	(24,358)	(15,912)	(1,272)	102,327	23,399	2,604	(10,273)	(10,273)	(10,673)	(13,968)	(21,173)	10,156	247,148	16,482
Net Revenue	(10,272)	(24,358)	(15,912)	(1,272)	102,327	23,399	2,604	(10,273)	(10,273)	(10,673)	(13,968)	(21,173)	10,156	247,148	(4,551)

*Property Tax Revenue is based on an O&M Tax Rate of 0.0649 and total rate of \$0.8775

Brookfield WCID of Denton County

Debt Service Budget Overview

August 2025 through July 2026

Amended DRAFT

Current
Budget

	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug '25 - July 26	Budget	Difference
Ordinary Revenue/Expense															
Revenue															
4000 · Property Tax Revenue	0	0	0	112,687	1,439,889	421,600	161,230	0	0	0	0	0	2,135,406	1,878,599	256,806.42
5391 · Interest Revenue	5000	5000	5000	5000	5000	5000	5000	5000	5000	5000	5000	5000	60,000	30,000	30,000.00
Total Revenue	5,000	5,000	5,000	117,687	1,444,889	426,600	166,230	5,000	5,000	5,000	5,000	5,000	2,195,406	1,908,599	286,806.42
Expense															
Tax Collector/Appraisal Fees	0	0	0	0	9,900	0	0	0	0	0	0	0	9,900	9,900	0
Paying Agent Fee	0	1,200	0	0	0	0	0	0	0	0	0	0	1,200	1,200	0
DS Interest	0	838,947	0	0	0	0	0	757,272	0	0	0	0	1,596,219	1,596,219	(0)
DS Principal	0	450,000	0	0	0	0	0	0	0	0	0	0	450,000	450,000	0
Total Expense	0	1,290,147	0	0	9,900	0	0	757,272	0	0	0	0	2,057,319	2,057,319	(0)
Net Revenue	5,000	(1,285,147)	5,000	117,687	1,434,989	426,600	166,230	(752,272)	5,000	5,000	5,000	5,000	138,087	(148,720)	286,806.66

*Property Tax Revenue is based on an DS Tax Rate of 0.8126%.