

DALLAS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4

Notice is hereby given pursuant to V.T.C.A. Government Code, Chapter 551, that the Board of Directors of Dallas County Municipal Utility District No. 4 will meet in **special** session, open to the public, at **12:00 p.m.**, on **Thursday, February 5, 2026**, at the offices of **Coats Rose, P.C.**, **16000 North Dallas Parkway, Suite 350, Dallas, Texas 75248**, a designated meeting place outside the boundaries of the district, at which meeting the following items will be considered and acted on:

1. Hear from the public;
2. Consider approving minutes from meeting held on December 4, 2025;
3. Hear Bookkeeper's Report, including authorizing payment of District's bills;
4. Consider approving a proposed budget for the fiscal year ending March 31, 2027;
5. Hear Developer's Report;
6. Hear Operator's Report and consider taking any action requested;
7. Hear Engineer's Report, including:
 - a. authorize Engineer to proceed with the design of District facilities;
 - b. approve plans and specifications for District facilities;
 - c. authorize Engineer to advertise for bids for District projects;
 - d. approve report, pay estimates, and change orders for construction projects in the District; and
 - e. authorize construction contracts and related items.
8. Hear Financial Advisor's Report and authorize any necessary action;
9. Hear Attorney's Report and consider taking any action required, including:
 - a. ratify a Supplement to the Agreement for Street Lighting Service by and between Oncor Electric Delivery Company LLC and the District;
 - b. approve a Resolution Concerning Tax Exemptions; and
 - c. approve a Resolution Implementing 20% Penalty on Delinquent Taxes.

Pursuant to V.T.C.A. Government Code, Chapter 551, as amended, the Board of Directors may convene in closed session to receive advice from legal counsel and discuss matters relating to pending or contemplated litigation, personnel matters, gifts and donations, real estate transactions, security devices and/or economic development negotiations.

Pursuant to Section 49.062, Texas Water Code, a written request of at least five registered voters may be submitted to the Board of Directors requesting the Board of Directors to designate a meeting place within the District. If no suitable meeting place exists inside the District, the Board may designate a meeting place outside the District that is located not further than 10 miles from the boundary of the District. If the Board of Directors fails to designate a meeting place within the district or not further than 10 miles from the boundary of the District, after the receipt of such petition, five registered voters may petition the Texas Commission on Environmental Quality to designate a meeting location.

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) 788-1600 at least three business days prior to the meeting so that appropriate arrangements can be made.

EXECUTED this 29th day of January, 2026.



DALLAS COUNTY
MUNICIPAL UTILITY DISTRICT NO. 4

By:

Mindy L. Koehne

Mindy L. Koehne

Coats Rose, P.C.

Attorneys for the District

Dallas County MUD 4

	Actuals at 01/22/2026	Budget for 03/31/2026	Proposed Budget for 03/31/2027
<u>Income</u>			
Customer Service Fees - Water	\$ 459,872.24	\$ 370,000.00	\$ 640,000.00
Water Tap Connection Fees	45,144.00	60,000.00	60,000.00
Backflow Inspections	795.00	2,400.00	2,400.00
Customer Service Fees- Sewer	287,477.90	265,000.00	405,000.00
Maintenance Taxes	134,712.51	300,000.00	212,860.00
Penalties & Interest	12,021.65	7,500.00	16,000.00
Termination/Reconnection	3,630.00	3,000.00	5,000.00
Transfer/Connection Fees	13,725.00	10,000.00	18,000.00
Builder Inspection Fees	0.00	1,200.00	1,200.00
Customer Service Inspections	22,500.00	18,000.00	25,000.00
Interest Income	5,938.98	2,000.00	4,000.00
Total Income	\$ 985,817.28	\$ 1,039,100.00	\$ 1,389,460.00
<u>Expense</u>			
<u>Water</u>			
Bulk Water Purchases	\$ 263,535.32	\$ 245,000.00	\$ 400,000.00
Laboratory Expense	2,434.55	8,000.00	4,000.00
Permit Fees	0.00	200.00	200.00
Repairs & Maintenance	101,578.60	125,000.00	125,000.00
Chemicals	3,784.79	2,000.00	5,000.00
Utilities	19,981.22	18,000.00	27,000.00
Tap Connections Expense	52,741.61	15,000.00	30,000.00
Backflow Inspections	2,506.08	0.00	3,000.00
<u>Sewer</u>			
Bulk Sewer Purchases	\$ 57,256.30	\$ 60,000.00	\$ 86,000.00
Laboratory Expense	0.00	1,000.00	1,000.00
Repairs & Maintenance	40,052.76	33,000.00	55,000.00
Chemicals	0.00	1,200.00	1,200.00
Utilities	3,935.46	6,000.00	6,000.00
Sewer Inspection Expense	8,149.59	5,000.00	10,000.00
Director Fees	\$ 7,293.00	\$ 8,840.00	\$ 13,260.00
Payroll Tax Expense	557.94	700.00	1,061.00
Legal Fees	47,221.49	55,000.00	80,000.00
Auditing Fees	16,500.00	16,500.00	18,000.00
Engineering Fees	73,372.99	12,000.00	80,000.00
Tax Assessor / Appraisal District	231.00	1,000.00	0.00
TCEQ Assessment Fees	200.00	3,175.00	5,225.00
Other Operator Expense	62,165.86	65,000.00	90,000.00
Bookkeeping Fees	10,400.00	15,000.00	16,500.00
M&R - Other Facilities	0.00	3,000.00	3,000.00
M&R - Park	0.00	2,000.00	2,000.00
Street Maintenance	0.00	0.00	125,000.00
Street Inspections	0.00	0.00	12,000.00
Website Expenses	985.00	2,400.00	2,400.00
Insurance	16,568.00	12,150.00	16,600.00
Travel Expenses	1,068.20	2,000.00	2,000.00

Other Expenses	2,780.54	1,500.00	3,500.00
Meter Monitoring & Maintenance	4,644.00	4,800.00	6,000.00
Builder Inspections	10,410.00	5,500.00	14,000.00
CSI Inspections	17,190.00	10,000.00	22,000.00
Termination/Reconnection/NSF Ex	3,127.47	0.00	5,500.00
Garbage Expense	<u>72,990.39</u>	<u>79,500.00</u>	<u>129,800.00</u>

Capital Outlay

Capital Outlay - Facilities	\$ 3,808.67	\$ 0.00	\$ 5,000.00
Total Expense	\$ 907,470.83	\$ 819,465.00	\$ 1,406,246.00
Net Gain	<u>\$ 78,346.45</u>	<u>\$ 219,635.00</u>	<u>\$ (16,786.00)</u>

Maintenance tax: Rate: \$ 16 Value: \$135,751,461 @ 98% collections

TAXPAYER IMPACT STATEMENT DALLAS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4

	Current Budget Fiscal Year Ending March 2026**	Proposed Budget Fiscal Year Ending March 2027**	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$3,682.58	\$3,861.34	\$3,682.58

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.16 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.

DISCLAIMER: This statement is prepared pursuant to Texas Government Code, Section 551.043(c) as amended by House Bill 1522, 89th regular session. This District has used Texas Water Code equivalent calculations in place of the Tax Code, Chapter 26 "no-new-revenue tax rate" referenced in HB 1522 and has used average the homestead value as required by Texas Water Code Section 49.236 rather than the median homestead values specified in HB 1522. These modifications are necessary because the referenced Tax Code provisions do not apply to the District.