

**AMENDED
KAUFMAN COUNTY FRESH WATER SUPPLY DISTRICT NO. 1-A**

TO: THE BOARD OF DIRECTORS OF KAUFMAN COUNTY FRESH WATER SUPPLY DISTRICT NO. 1-A 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 Kaufman County Fresh Water Supply District No. 1-A (“District”) will hold a public meeting on **Wednesday, December 3, 2025, at 12:00 noon at 2728 N. Harwood Street, Suite 500 Dallas, Texas 75201**, an office located outside the boundaries of the District for the following purposes:

1. Call to order;
2. Public comment and communication;
3. Review and approve Minutes of November 5, 2025 Board of Directors meeting;
4. 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, drainage, 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 approval/ratification of repair and/or maintenance of District facilities;
5. Hear report from developer and take any action in connection with plat approval, reimbursement agreements, consent to Assignments, or other development related items;
6. Consider review and acceptance of operator’s report, and take any action necessary or appropriate regarding utility accounts and communication; repair of District facilities; and security of District facilities;
7. Consider review and approve bookkeeping report, and take any action on bookkeeping related matters; budget; new account related matters, update list of designated banks, revisions to bookkeeping services; and authorize release

of checks as noted on report;

8. Discuss tentative date for next meeting; and

9. Adjournment.

Dated: November 25, 2025.



KAUFMAN COUNTY FRESH WATER
SUPPLY DISTRICT NO. 1-A

A handwritten signature in blue ink, appearing to read "Ross S. Martin".

Ross S. Martin, Attorney for the District

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, 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.

Kaufman FWSD 1-A - Joint Utility Facilities
Operating Budget
 April 2025 - March 2026

DRAFT AMENDED

	Amended TOTAL											Original TOTAL			
	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr '25 - Mar '26	change	
Revenue															
Kauf 1-A - Jt Facil	12,479	9,435	22,765	7,580	8,487	10,776	10,306	4,203	4,390	4,203	3,932	4,390	102,966	116,726	(13,760)
Kauf 1-B - Jt Facil	103,241	80,800	72,005	64,718	61,128	62,518	66,131	64,368	63,012	65,461	62,680	62,977	829,041	869,446	(40,405)
Kauf 1-C - Jt Facil	321,771	255,645	213,722	191,993	181,424	185,589	196,203	189,836	185,843	193,058	184,856	185,740	2,485,679	3,174,436	(688,757)
Kauf 1-D - Jt Facil	198,144	165,492	151,946	144,036	141,913	143,097	145,103	140,930	141,002	141,027	140,834	141,147	1,794,870	1,829,539	(34,669)
Total Revenue	635,635	511,372	460,437	408,328	392,953	401,981	417,742	399,338	394,245	403,749	392,302	394,254	5,212,356	5,790,147	(577,791)
Fixed W&S															
Accounting	1,835	1,835	1,835	1,835	1,835	1,835	1,835	1,835	1,835	1,835	1,835	1,835	22,020	22,020	-
Auditing	-	-	12,000	-	-	-	9,750	-	-	-	-	-	21,750	21,750	-
Engineer	9,143	18,505	20,902	9,301	14,175	13,464	15,000	15,000	15,000	15,000	15,000	15,000	175,490	132,000	43,490
Insurance	-	-	55,640	-	-	-	-	-	-	-	-	-	55,640	38,000	17,640
Legal	675	900	150	-	-	-	625	625	625	625	625	625	5,475	7,500	(2,025)
Franchise fee	-	-	-	-	-	-	(1,500)	-	-	-	(1,450)	-	(2,950)	-	(2,950)
Interest Revenue	(498)	(467)	(164)	(99)	(124)	(131)	(100)	(100)	(100)	(100)	(100)	(100)	(2,103)	(600,000)	(1,503)
Office Supplies	-	183	-	-	-	-	-	-	-	-	-	-	183	130	53
Fixed Total W&S	11,165	20,956	90,343	11,037	15,886	15,168	25,810	17,360	17,360	17,360	15,910	17,360	275,505	217,850	57,655
Fixed water															
Basic Fees	2,545	2,545	2,545	2,545	2,545	2,545	2,545	2,545	2,545	2,545	2,545	2,545	30,540	30,540	-
Testing	-	-	1,000	-	-	3,000	-	-	500	-	-	500	5,000	5,000	-
Telecomm (Pooopies)	13	13	13	13	13	13	13	13	13	13	13	13	156	156	-
TCEQ License - W	-	-	-	-	-	3,479	-	-	-	-	-	-	3,479	5,593	(2,114)
Fixed Total Water	2,558	2,558	3,558	2,558	2,558	9,037	2,558	2,558	3,058	2,558	2,558	3,058	39,175	41,239	(2,114)
Fixed WWTP sewer															
Equip lease	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	15,600	15,600	-
Basic Fees	8,100	8,100	8,100	8,100	8,100	8,100	8,100	8,100	8,100	8,100	8,100	8,100	97,200	93,960	3,240
Testing	500	500	500	500	500	500	500	500	500	500	500	500	6,000	6,000	-
TCEQ License - WW	-	-	-	-	-	-	-	5,593	-	-	-	-	5,593	3,933	1,660
Security System	55	55	55	55	55	55	55	55	55	55	55	55	668	668	-
Fixed Total Swr	9,955	15,549	9,955	9,955	9,955	9,955	125,061	120,161	4,900						
Special Allocation W&S															
AUC WTP Lease	5,750	5,750	5,750	5,750	5,750	5,750	5,750	-	-	-	-	-	40,250	70,200	(29,950)
AUC WTP Lease 2	-	-	2,035	2,035	2,035	2,035	2,035	2,035	2,035	2,035	2,035	2,035	20,350	70,200	(49,850)
Electric (Reg Lift Stat) TXU	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	12,600	12,600	-
Walden Pond Wastewater	(7,650)	(7,699)	(7,747)	(7,795)	(7,845)	(7,893)	(7,942)	(7,990)	(8,039)	(8,087)	(8,136)	(8,185)	(95,009)	(139,890,24)	44,881
Regional Insurance	4,877	-	-	-	-	-	-	-	-	-	-	-	4,877	4,877	-
Regional LS Operations	2,750	2,750	2,750	2,750	2,750	2,750	2,750	2,750	2,750	2,750	2,750	2,750	33,000	33,000	-
Regional LS R&M	2,750	2,750	2,750	2,750	2,750	2,750	2,750	2,750	2,750	2,750	2,750	2,750	33,000	33,000	-
Reg Line WW Rate Est	80,377	80,492	81,591	81,707	81,822	81,938	82,054	82,169	82,285	82,401	82,516	82,632	981,984	863,212	118,773
AUC Expansion Lease	24,400	24,400	-	-	-	-	-	-	-	-	-	-	48,800	897,060	(848,260)
Total Spec W&S	114,304	109,494	85,179	85,245	85,313	85,380	85,447	82,764	82,831	82,898	82,965	83,032	1,079,852	1,844,255	(764,403)

**KAUFMAN COUNTY FRESH WATER SUPPLY DISTRICT NO. 1-A
("KCFWSD NO. 1-A")**

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

KCFWSD NO. 1-A Property tax bill for the median-valued homestead* for current fiscal year:	N/A
KCFWSD NO. 1-A Estimated property tax bill for the median-valued homestead* for the upcoming fiscal year if the proposed budget is adopted:	N/A

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