

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, March 4, 2026, 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 February 4, 2026 Board of Directors meeting;
4. Review letter to the Board confirming candidates for May 2, 2026 Directors election; consider and adopt Order Declaring Unopposed Candidates Elected and Canceling Directors Election; and authorize notice of same;
5. 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;
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 bookkeeper’s report, adoption of budget; and take any action on bookkeeping related matters, updated list of depositories, revisions to bookkeeper services, and authorize release of check on report;
8. Consider renewal of District’s insurance and bonds;

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

Dated: February 25, 2026.



KAUFMAN COUNTY FRESH WATER
SUPPLY DISTRICT NO. 1-A

A handwritten signature in blue ink, appearing to read "Ross S. Martin", is written over a horizontal line.

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 County FWSD 1-A
Operating Budget
April 2026 - March 2027**

DRAFT to be presented March

| | | | | | | | | | | | | | CY Budget | PY Budget | Change | |
|---|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|-----------------|-----------------|------------------|---------|
| | Apr-26 | May-26 | Jun-26 | Jul-26 | Aug-26 | Sep-26 | Oct-26 | Nov-26 | Dec-26 | Jan-27 | Feb-27 | Mar-27 | Apr-26 - Mar-27 | Apr-26 - Mar-26 | | |
| Ordinary Revenue/Expense | | | | | | | | | | | | | | | | |
| Revenue | | | | | | | | | | | | | | | | |
| Interest | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | 72,000 | 72,000 | - | |
| Total Revenue | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | 72,000 | 72,000 | - | |
| Expense | | | | | | | | | | | | | | | | |
| Accounting | 2,350 | 2,350 | 2,350 | 2,350 | 2,350 | 2,350 | 2,350 | 2,350 | 2,350 | 2,350 | 2,350 | 2,350 | 28,200 | 28,200 | - | |
| Auditing | - | - | - | - | 2,500 | - | - | - | - | - | - | - | - | 2,500 | 2,000 | 500 |
| Delivery/Courier Services | - | 40 | - | - | - | - | - | - | 35 | - | - | - | - | 75 | 75 | - |
| Directors' Fees & Expenses | | | | | | | | | | | | | | | | |
| Director Fees - mtgs | 1,105 | 1,105 | 1,105 | 1,105 | 1,105 | 1,105 | 1,105 | 1,105 | 1,105 | 1,105 | 1,105 | 1,105 | 13,260 | 13,260 | - | |
| Directors' mileage | 140 | 140 | 140 | 140 | 140 | 140 | 140 | 140 | 140 | 140 | 140 | 140 | 1,680 | 1,680 | - | |
| Payroll Taxes | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 1,014 | 1,014 | - | |
| Total Directors' Fees & Expenses | 1,330 | 1,330 | 1,330 | 1,330 | 1,330 | 1,330 | 1,330 | 1,330 | 1,330 | 1,330 | 1,330 | 1,330 | 15,954 | 15,954 | - | |
| Insurance | 1,800 | - | - | - | - | - | - | - | - | - | - | - | 1,800 | 1,800 | - | |
| Legal | 16,000 | 16,000 | 16,000 | 16,000 | 16,000 | 16,000 | 16,000 | 16,000 | 16,000 | 16,000 | 16,000 | 16,000 | 192,000 | 192,000 | - | |
| Office Expenses | 110 | - | - | - | - | - | - | - | - | - | - | - | 110 | 110 | - | |
| Total Expense | 21,590 | 19,720 | 19,680 | 19,680 | 22,180 | 19,680 | 19,680 | 19,680 | 19,715 | 19,680 | 19,680 | 19,680 | 240,039 | 240,139 | 500 | |
| Walden Pond Development Revenue | | | | | | | | | | | | | | | | |
| Walden Pond Development | | | | | | | | | | | | | | | | |
| Lot Fees | 30,000 | 30,000 | 30,000 | 30,000 | 30,000 | 30,000 | 30,000 | 30,000 | 30,000 | 30,000 | 30,000 | 30,000 | 360,000 | 600,000 | (240,000) | |
| Walden Pond Tap Fees | 17,625 | 17,625 | 17,625 | 17,625 | 17,625 | 17,625 | 17,625 | 17,625 | 17,625 | 17,625 | 17,625 | 17,625 | 211,500 | 423,000 | (211,500) | |
| Meters | - | - | - | - | - | - | - | - | - | - | - | - | - | - | (126,000) | 126,000 |
| Inspections | (18,750) | (18,750) | (18,750) | (18,750) | (18,750) | (18,750) | (18,750) | (18,750) | (18,750) | (18,750) | (18,750) | (18,750) | (225,000) | (180,000) | (45,000) | |
| Total Walden Pond Development | 28,875 | 28,875 | 28,875 | 28,875 | 28,875 | 28,875 | 28,875 | 28,875 | 28,875 | 28,875 | 28,875 | 28,875 | 346,500 | 717,000 | (370,500) | |
| Net Operating Revenue | 13,285 | 15,155 | 15,195 | 15,195 | 12,695 | 15,195 | 15,195 | 15,195 | 15,160 | 15,195 | 15,195 | 15,195 | 177,861 | 548,861 | (371,000) | |

**Kaufman FWSD 1-A - Joint Utility Facilities
Operating Budget
April 2026 - March 2027**

DRAFT to be presented March

| | Amended TOTAL | | | | | | | | | | | | Amended TOTAL | change | |
|-----------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-------------------|------------------|-------------------|
| | Apr-26 | May-26 | Jun-26 | Jul-26 | Aug-26 | Sep-26 | Oct-26 | Nov-26 | Dec-26 | Jan-27 | Feb-27 | Mar-27 | Apr '26 - Mar '27 | | Apr '26 - Mar '26 |
| Revenue | | | | | | | | | | | | | | | |
| Kauf 1-A - Jt Facit | 10,630 | 5,787 | 16,402 | 6,753 | 5,753 | 5,753 | 10,668 | 5,753 | 5,754 | 5,754 | 5,483 | 5,754 | 91,447 | 102,966 | (11,520) |
| Kauf 1-B - Jt Facit | 72,079 | 72,045 | 82,977 | 71,888 | 71,825 | 71,762 | 75,807 | 75,370 | 73,877 | 73,813 | 73,512 | 73,597 | 886,552 | 829,041 | 59,511 |
| Kauf 1-C - Jt Facit | 212,533 | 212,434 | 244,861 | 211,970 | 211,783 | 211,597 | 223,646 | 222,298 | 217,897 | 217,708 | 216,518 | 217,071 | 2,620,617 | 2,485,679 | 134,938 |
| Kauf 1-D - Jt Facit | 155,296 | 155,841 | 167,587 | 156,638 | 157,351 | 157,863 | 162,535 | 157,139 | 157,657 | 156,173 | 158,447 | 159,052 | 1,903,750 | 1,794,670 | 109,110 |
| Total Revenue | 450,539 | 448,107 | 513,827 | 446,450 | 446,713 | 446,975 | 472,857 | 460,560 | 455,185 | 455,448 | 454,261 | 455,473 | 5,504,395 | 5,212,356 | 292,039 |
| 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 | - | - | - | 10,260 | - | - | - | - | - | 22,280 | 21,750 | 500 |
| Engineer | 21,415 | 21,415 | 21,415 | 21,415 | 21,415 | 21,415 | 21,415 | 21,415 | 21,420 | 21,420 | 21,420 | 21,420 | 257,000 | 175,490 | 81,510 |
| Insurance | - | - | 55,640 | - | - | - | - | - | - | - | - | - | 55,640 | 55,640 | - |
| Legal | 575 | 575 | 575 | 575 | 575 | 575 | 575 | 575 | 575 | 575 | 575 | 575 | 6,900 | 5,475 | 1,425 |
| Franchise fee | - | - | - | - | - | - | (1,300) | - | - | - | - | (1,450) | (2,750) | (2,950) | 200 |
| Interest Revenue | (175) | (175) | (175) | (175) | (175) | (175) | (175) | (175) | (175) | (175) | (175) | (175) | (2,100) | (2,100.00) | 3 |
| Office Supplies | - | 183 | - | - | - | - | - | - | - | - | - | - | 183 | 183 | - |
| Fixed Total W&S | 23,650 | 23,833 | 91,290 | 23,650 | 23,650 | 23,650 | 32,600 | 23,650 | 23,655 | 23,655 | 22,205 | 23,655 | 359,143 | 275,505 | 83,638 |
| 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 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 12,000 | 5,000 | 7,000 |
| Telecomm (Peoples) | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 156 | 156 | - |
| TCEQ License - W | - | - | - | - | - | - | 9,202 | - | - | - | - | - | 9,202 | 3,479 | 5,723 |
| Fixed Total Water | 3,558 | 3,558 | 3,558 | 3,558 | 3,558 | 3,558 | 12,760 | 3,558 | 3,558 | 3,558 | 3,558 | 3,558 | 61,898 | 39,175 | 12,723 |
| Fixed WWTW 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 | 97,200 | - |
| Testing | 4,500 | 4,500 | 4,500 | 4,500 | 4,500 | 4,500 | 4,500 | 4,500 | 4,500 | 4,500 | 4,500 | 4,500 | 54,000 | 6,000 | 48,000 |
| TCEQ License - WW | - | - | - | - | - | - | - | 5,593 | - | - | - | - | 5,593 | 5,593 | - |
| Security System | 56 | 56 | 56 | 56 | 56 | 56 | 56 | 56 | 56 | 56 | 56 | 56 | 672 | 668 | 4 |
| Fixed Total Swr | 13,956 | 13,956 | 13,956 | 13,956 | 13,956 | 13,956 | 13,956 | 19,549 | 13,956 | 13,956 | 13,956 | 13,956 | 173,065 | 125,061 | 48,004 |
| Special Allocation W&S | | | | | | | | | | | | | | | |
| AUC WTP Lease | - | - | - | - | - | - | - | - | - | - | - | - | - | 40,250 | (40,250) |
| AUC WTP Lease 2 | 2,035 | 2,035 | 2,035 | 2,035 | 2,035 | 2,035 | 2,035 | 2,035 | 2,035 | 2,035 | 2,035 | 2,035 | 24,420 | 20,350 | 4,070 |
| Electric (Reg Ltr Stat) TXU | 1,250 | 1,250 | 1,250 | 1,250 | 1,250 | 1,250 | 1,250 | 1,250 | 1,250 | 1,250 | 1,250 | 1,250 | 15,000 | 12,800 | 2,200 |
| Waiken Pond Wastewater | (5,233) | (5,232) | (5,330) | (5,379) | (5,427) | (5,476) | (5,525) | (5,573) | (5,622) | (5,670) | (5,719) | (5,767) | (102,003) | (95,008.79) | (6,995) |
| 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 RAM | 6,915 | 6,915 | 6,915 | 6,915 | 6,915 | 6,915 | 6,915 | 6,915 | 6,915 | 6,915 | 6,915 | 6,915 | 82,940 | 33,000 | 49,940 |
| Reg Line WW Rate Est | 78,041 | 78,418 | 78,796 | 79,174 | 79,552 | 79,930 | 80,307 | 80,686 | 81,063 | 81,441 | 81,819 | 82,196 | 961,422 | 981,984 | (20,563) |
| AUC Expansion Lease | - | - | - | - | - | - | - | - | - | - | - | - | - | 48,800 | (48,800) |
| Total Spec W&S | 87,634 | 83,087 | 83,416 | 83,745 | 84,074 | 84,404 | 84,733 | 85,062 | 85,391 | 85,720 | 86,050 | 86,379 | 1,019,695 | 1,079,652 | (60,157) |

**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.*