WALDEN POND FRESH WATER SUPPLY DISTRICT OF KAUFMAN COUNTY

TO: THE BOARD OF SUPERVISORS OF WALDEN POND FRESH WATER SUPPLY DISTRICT OF KAUFMAN COUNTY AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given pursuant to V.T.C.A., Government Code §551, that the Board of Supervisors of Walden Pond Fresh Water Supply District of Kaufman County ("District") will hold a regular meeting on Thursday, May 21, 2026, at 12:00 p.m. at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201. The Board will discuss and, if appropriate, act upon the following items:

1. Public communications and comments;

2. Confirm receipt of Statement of Officer and Oath of Office forms from newly-elected Supervisors; and discuss government training pursuant to Chapter 551 of the Texas Government Code;

3. Review and approve Minutes of April 16, 2026, Board of Supervisors meeting;

4. Hear report from developer or engineer as to development projects within the District and take any action in connection with plat approval, reimbursement agreements or assignments thereunder, or other development related items;

5. Hear report from operator and take any action necessary or appropriate regarding utility accounts and communication, repair of District facilities, security of District facilities, or other operations 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; and
    g. Consider acceptance of certificate of completion; authorize final acceptance of facilities.

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, approval of engagement for preparation of annual financial report, and take further action on such matters as may be necessary with regard to bookkeeping matters;

8. Discussion regarding operating and debt service budgets for fiscal year ending June 30, 2027, and consider approving Resolution(s) adopting the budgets;;

9. Discuss and set date of next Board meeting; and

10. Adjournment.

The Board of Supervisors will go 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 14th day of May, 2026.

(DISTRICT SEAL)

WALDEN POND FRESH WATER SUPPLY DISTRICT OF KAUFMAN COUNTY

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Ross S. Martin, Attorney for the District

Draft

Walden Pond FWSD
General Operating Budget
July 2026 through June 2027

	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	2027 Total Budget	2026 Budget	Difference
Ordinary Revenue/Expense															
Revenue															
Property Tax Revenue	-	-	-	750	8,500	14,000	163,000	113,000	1,000	1,000	143	-	301,393	762,703	(461,310)
Penalty Revenue	1,530	1,530	1,530	1,530	1,530	1,530	1,530	1,530	1,530	1,530	1,530	1,530	18,360	13,200	5,160
Water Revenue	18,208	20,484	17,070	19,346	12,518	13,656	13,656	11,380	14,794	14,794	14,794	17,070	187,770	227,042	(39,272)
Sewer Revenue	24,035	24,402	24,770	25,137	25,505	25,872	26,240	26,607	26,975	27,342	27,710	28,077	312,669	270,995	41,675
TCEQ Revenue	160	167	176	185	194	204	214	224	236	247	260	273	2,539	24,902	(22,363)
Basic Svc (Police/Trash)	28,286	28,718	29,151	29,583	30,016	30,448	30,881	31,313	31,746	32,178	32,611	33,043	367,971	318,926	49,046
Transfer Fee	50	50	50	50	50	50	50	50	50	50	50	50	600	600	-
Service Initiation Fee	300	300	300	300	300	300	300	300	300	300	300	300	3,600	3,600	-
Misc Revenue	2,760	2,760	2,760	2,760	2,760	2,760	2,760	2,760	2,760	2,760	2,760	2,760	33,120	10,200	22,920
Builder Damages	-	-	-	-	-	-	-	-	2,775	-	-	515	3,290	-	3,290
Interest Revenue	615	615	615	615	615	615	615	615	615	615	615	615	7,380	1,800	5,580
Total Revenue	75,943	79,026	76,421	80,256	81,987	89,435	239,245	187,779	82,780	80,816	80,772	84,233	1,238,692	1,633,967	(395,275)
Expense															
Bank Charges	40	40	40	40	40	40	40	40	40	40	40	40	480	540	(60)
Police Services	58,945	-	-	58,945	-	-	58,945	-	-	58,945	-	-	235,780	205,404	30,376
Trash Services	8,700	8,940	9,180	9,420	9,660	9,900	10,140	10,380	10,620	10,860	11,100	11,340	120,240	119,016	1,224
Repairs and Maintenance				1,100			1,300						2,400		2,400
K1-A Water - Cost Share	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	24,600	12,360	12,240
Water	7,035	7,035	7,035	7,035	7,035	7,035	7,035	7,035	7,035	7,035	7,035	7,035	84,420	162,597	(78,177)
Sewer	10,240	10,240	10,240	10,240	10,240	10,240	10,240	10,240	10,240	10,240	10,240	10,240	122,880	59,696	63,184
TCEQ	-	-	-	-	-	-	2,539	-	-	-	-	-	2,539	24,902	(22,363)
Accounting	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	33,600	(3,600)
Auditing	-	-	12,000	4,250	-	-	-	-	-	-	-	-	16,250	16,000	250
Annual Disclosure	-	-	-	-	-	-	2,500	-	-	-	-	-	2,500	2,500	-
Director's Fees	994	994	994	994	994	994	994	994	994	994	994	994	11,928	10,380	1,548
Engineering	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	40,000	40,000	-
Insurance	-	-	-	-	-	3,305	-	-	-	-	-	-	3,305	5,000	(1,695)
Publications	-	-	-	-	-	-	-	-	-	-	-	-	-	300	(300)
Electric - Street Lights	2,425	2,425	2,425	2,425	2,425	2,425	2,425	2,425	2,425	2,425	2,425	2,425	29,100	13,200	15,900
Legal	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,334	8,334	8,334	8,334	100,000	140,000	(40,000)
Operator Expense	7,050	7,050	7,050	7,050	7,050	7,050	7,050	7,050	7,050	7,050	7,050	7,050	84,600	61,381	23,219
Maintenance Expense	15,300	15,300	15,300	15,300	15,300	15,300	15,300	15,300	15,300	15,300	15,300	15,300	183,600	160,143	23,457
Office Supplies	-	-	-	-	-	177	-	-	-	-	-	-	177	177	-
Write-Off															
Total Expense	126,945	68,240	80,480	133,015	68,960	72,682	134,724	69,680	69,921	129,106	70,401	70,641	1,094,799	1,067,196	27,603
Net Ordinary Revenue	(51,003)	10,786	(4,059)	(52,760)	13,027	16,752	104,520	118,099	12,858	(48,290)	10,371	13,592	143,893	566,771	(422,878)
Other Revenue/Expense															
Other Revenue															
Inspections Revenue	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	10,800	25,200
Meter Revenue	3,786	3,786	3,786	3,786	3,786	3,786	3,786	3,786	3,786	3,786	3,786	3,786	45,433	45,433	-
Total Other Revenue	6,786	6,786	6,786	6,786	6,786	6,786	6,786	6,786	6,786	6,786	6,786	6,786	81,433	56,233	25,200
Other Expense															
Inspections	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	10,800	25,200
Meter Installation	3,786	3,786	3,786	3,786	3,786	3,786	3,786	3,786	3,786	3,786	3,786	3,786	45,433	45,433	-
Total Other Expense	6,786	6,786	6,786	6,786	6,786	6,786	6,786	6,786	6,786	6,786	6,786	6,786	81,433	56,233	25,200
Net Other Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Revenue	**(51,003)**	**10,786**	**(4,059)**	**(52,760)**	**13,027**	**16,752**	**104,520**	**118,099**	**12,858**	**(48,290)**	**10,371**	**13,592**	**143,893**	**566,771**	**(422,878)**

Draft

Walden Pond FWSD
Debt Service Fund Budget
July 2026 through June 2027

	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	2027 Total Budget	2026 Budget	Difference
Ordinary Revenue/Expense															
Revenue															
Property Tax Revenue	-	-	-	4,607	52,214	86,000	1,001,286	694,143	6,143	6,143	878	-	1,851,415	1,077,796	773,619
Interest Revenue	2,530	2,530	2,530	2,530	2,530	2,530	2,530	2,530	2,530	2,530	2,530	2,530	30,360	18,000	12,360
Total Revenue	2,530	2,530	2,530	7,137	54,744	88,530	1,003,816	696,673	8,673	8,673	3,408	2,530	**1,881,775**	**1,095,796**	**785,979**
Expenses															
Bond Interest	-	-	365,150	-	-	-	-	-	363,450	-	-	-	728,600	895,828	(167,228)
Bond Principal	-	-	70,000	-	-	-	-	-	-	-	-	-	70,000	25,000	45,000
Tax Assessor/Collector	-	-	-	-	-	1,740	-	-	-	-	-	-	1,740	7,000	(5,260)
Appraisal District Fee	-	-	-	-	-	-	15,200	-	-	-	-	-	15,200	-	15,200
Tax Evaluations					3,500								3,500	-	3,500
Paying Agent Fees	-	-	-	-	-	-	-	-	-	800	-	-	800	750	50
Total Expenses	-	-	435,150	-	3,500	1,740	15,200	-	363,450	800	-	-	**819,840**	**928,578**	**(108,738)**
Net Ordinary Revenue	2,530	2,530	(432,620)	7,137	51,244	86,790	988,616	696,673	(354,777)	7,873	3,408	2,530	1,061,935	167,218	894,717

***Property tax revenue is based on a debt service rate of $0.86 with 98% collections.**

WALDEN POND FRESH WATER SUPPLY DISTRICT
OF KAUFMAN COUNTY
("WPFWSD")

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

WPFWSD Property tax bill for the median-valued homestead* for current fiscal year:	$2,779.57
WPFWSD Estimated property tax bill for the median-valued homestead* for the upcoming fiscal year if the proposed budget is adopted:	$2,781.13

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