KAUFMAN COUNTY FRESH WATER SUPPLY DISTRICT NO. 7-A

TO: THE BOARD OF DIRECTORS OF KAUFMAN COUNTY FRESH WATER SUPPLY DISTRICT NO. 7-A AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given pursuant to V.T.C.A. Government Code, Section 551, that the Board of Directors of Kaufman County Fresh Water Supply District No. 7-A ("District") will hold a regular meeting on Wednesday, July 22, 2026, at 12:00 noon at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, outside the boundaries of the District for the following purposes:

1. Public communications and comments;

2. Review and approve Minutes of June 24, 2026, Board meeting;

3. Confirm receipt of 2026 certified tax roll prepared by Kaufman Central Appraisal District; review tax rate recommendation from Financial Advisor; acknowledge receipt of completed Tax Rate Calculation Worksheet from Financial Advisor; approve proposed tax rate for 2026; adopt Notice of Water District Hearing on Tax Rate and call public hearing regarding same; and authorize publication of same;

4. 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;

5. Hear report from developer and take any action in connection with plat approval, reimbursement agreements or assignments thereunder, or other development related items;

6. Consider review and acceptance of engineer's report, and take any action necessary or appropriate, including:
   a. Review 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.

7. Review and approve bookkeeping report, adopt any necessary resolutions and approve signature cards relating to any new accounts, investment report, budget related matters, update listing of depositories, review tax collections, approve 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. Consider review and adopt Resolution Adopting Operations Budget and Resolution Adopting Debt Service Budget for the fiscal year ending July 31, 2027;

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 15th day of July, 2026.

(DISTRICT SEAL)

KAUFMAN COUNTY FRESH WATER
SUPPLY DISTRICT NO. 7-A

____
Ross S. Martin, Attorney for the District

KAUFMAN COUNTY FRESH WATER SUPPLY DISTRICT NO. 7-A
("KCFWSD NO. 7-A")

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

KCFWSD No. 7-A property tax bill for the median-valued homestead* for current fiscal year: $3,132.36

KCFWSD No. 7-A estimated property tax bill for the median-valued homestead* for the current fiscal year if the proposed budgets are adopted: $2,210.86

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

Kaufman County Fresh Water Supply District 7-A

Operating Budget

August 2026 through July 2027

Exhibit "A"

Budget Draft	26-Aug	26-Sep	26-Oct	26-Nov	26-Dec	27-Jan	27-Feb	27-Mar	27-Apr	27-May	27-Jun	27-Jul	Proposed Budget Aug '26 - July '27	Prior Year Budget Aug '25 - July '26	Variance
Ordinary Revenue/Expense															
Revenue															
4000 · Property Tax Revenue	-	-	-	174,332	217,915	43,583	-	-	-	-	-	-	435,831	126,700	309,131
4100 · Sewer Revenue	15,730	16,280	16,830	17,380	17,930	18,480	19,030	19,580	20,130	20,680	21,230	21,780	225,060	172,260	52,800
4101 · Garbage Revenue	4,714	5,153	5,592	6,031	6,470	6,909	7,347	7,786	8,225	8,664	9,103	9,542	85,536	15,986	69,550
4102 · Connection Fees	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	48,000	(18,000)
4105 · Inspections	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	22,500	-	22,500
4115 · Application Fees, Letter Fees	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125	1,125	13,500	-	13,500
5391 · Interest	10	10	10	10	40	40	40	40	10	10	10	10	240	180	60
Total Revenue	25,954	26,943	27,932	203,253	247,855	74,512	31,917	32,906	33,865	34,854	35,843	36,832	812,666	363,126	449,541
Expense															
7001 · Accounting	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	39,000	36,250	2,750
7070 · Auditing	13,200	6,250	-	-	-	-	-	-	-	-	-	-	19,450	17,000	2,450
7100 · Bank Fees	5	5	5	5	5	5	5	5	5	5	5	5	60	-	60
7111 · Payment Tech Fees	25	25	25	25	25	25	25	25	25	25	25	25	300	-	300
7120 · Collection Fees-Talty	1,432	1,525	1,618	1,711	1,804	1,897	1,990	2,083	2,176	2,269	2,362	2,455	23,322	17,226	6,096
7200 · Director's Fees															
7201 · Directors Mtg Fee	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	-
7202 · Training	1,105	-	-	-	-	-	-	-	-	-	-	-	1,105	-	1,105
7210 · Mileage	205	205	205	205	205	205	205	205	205	205	205	205	2,460	2,460	-
7250 · Payroll Taxes	85	85	85	85	85	85	85	85	85	85	85	85	1,020	1,020	-
Total 7200 · Director's Fees	2,500	1,395	1,395	1,395	1,395	1,395	1,395	1,395	1,395	1,395	1,395	1,395	17,845	16,740	1,105
7275 · Election Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	2,600	(2,600)
7300 · 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	18,000	12,000
7460 · Insurance	-	-	-	-	-	-	-	-	-	1,795	-	-	1,795	1,795	-
7500 · Legal	6,917	6,917	6,917	6,917	6,917	6,917	6,917	6,917	6,917	6,917	6,917	6,917	83,000	76,800	6,200
7510 · Inframark - Maint & Oper	3,367	3,367	3,367	3,367	3,367	3,367	3,367	3,367	3,367	3,367	3,367	3,367	40,400	40,400	-
7512 · Inframark - Mgmt	3,208	3,208	3,208	3,208	3,208	3,208	3,208	3,208	3,208	3,208	3,208	3,208	38,500	26,580	11,920
7520 · Mtg Expense-posting	100	100	100	100	100	100	100	100	100	100	100	100	1,200	1,400	(200)
7530 · Disclosures	1,000	-	-	-	-	-	-	-	-	-	-	-	1,000	-	1,000
7535 · Office Supplies	180	-	-	-	-	-	-	-	-	-	-	-	180	-	180
7550 · Wholesale Sewer Expense	14,298	14,755	15,212	15,669	16,126	16,583	17,040	17,497	17,954	18,411	18,868	19,326	201,739	150,383	51,356
7555 · Garbage Expense	4,714	5,153	5,592	6,031	6,470	6,909	7,347	7,786	8,225	8,664	9,103	9,542	85,536	15,986	69,550
7560 · Utilities	300	300	300	300	300	300	300	300	300	300	300	300	3,600	-	3,600
Total Expense	56,996	48,750	43,489	44,477	45,466	46,455	47,444	48,433	49,422	52,206	51,400	52,389	586,926	421,160	156,861
Net Ordinary Revenue	(31,042)	(21,807)	(15,557)	158,776	202,389	28,056	(15,527)	(15,527)	(15,557)	(17,352)	(15,557)	(15,557)	225,741	(58,034)	292,680
Other Revenue/Expense															
8510 · Developer Advance	31,042	21,807	15,557	-	-	-	15,527	15,527	15,557	17,352	15,557	15,557	163,480	58,034	(292,680)
Total Other Revenue	31,042	21,807	15,557	-	-	-	15,527	15,527	15,557	17,352	15,557	15,557	163,480	134,031	(292,680)
Net Other Revenue	31,042	21,807	15,557	-	-	-	15,527	15,527	15,557	17,352	15,557	15,557	163,480	134,031	(292,680)
Net Revenue	-	-	-	**158,776**	**202,389**	**28,056**	-	-	-	-	-	-	**389,221**	**75,997**	-

Exhibit "A"

Kaufman County Fresh Water Supply District 7-A
Debt Service Fund Budget
August 2026 through July 2027

Budget Draft	26-Aug	26-Sep	26-Oct	26-Nov	26-Dec	27-Jan	27-Feb	27-Mar	27-Apr	27-May	27-Jun	27-Jul	Current Budget Aug '26 - July '27	PY Budget Aug 25 - July 26	Variance
Ordinary Revenue/Expense															
Revenue															
Property Tax Revenue	-	-	-	102,386	127,982	25,596	-	-	-	-	-	-	**255,964**	**83,066**	**172,898**
Interest Income	350	350	350	500	750	750	450	400	400	400	400	400	**5,500**	**5,373**	**127**
Total Revenue	350	350	350	102,886	128,732	26,346	450	400	400	400	400	400	**261,464**	**88,439**	**173,025**
Gross Profit	350	350	350	102,886	128,732	26,346	450	400	400	400	400	400	**261,464**	**88,439**	**173,025**
Expense															
Appraisal / Collection Budget	-	-	-	-	1,700	-	-	-	-	-	-	-	**1,700**	**500**	**1,200**
Disclosures	-	-	300	-	-	-	-	-	-	-	-	-	**300**	**300**	**-**
Paying Agent Fees	-	800	-	-	-	-	-	800	-	-	-	-	**1,600**	**1,000**	**600**
Debt Service Principal	-	15,000	-	-	-	-	-	-	-	-	-	-	**15,000**	**-**	**15,000**
Debt Service Interest	-	173,826	-	-	-	-	-	121,407	-	-	-	-	**295,233**	**79,513**	**215,720**
Total Expense	-	189,626	300	-	1,700	-	-	122,207	-	-	-	-	**313,833**	**82,313**	**231,520**
Net Ordinary Revenue	350	(189,276)	50	102,886	127,032	26,346	450	(121,807)	400	400	400	400	**(52,369)**	**6,126**	**(58,495)**