

AGENDA
KAUFMAN COUNTY MUNICIPAL UTILITY DISTRICT NO. 5

Notice is hereby given pursuant to V.T.C.A. Government Code, Chapter 551, that the Board of Directors of Kaufman County Municipal Utility District No. 5 (the "District") will meet in special session, open to the public, at 10:30 a.m., on Thursday, July 16, 2026, at the offices of Coats Rose, P.C., 16000 N. Dallas Parkway, Suite 350, Dallas, Texas 75248, at which meeting the following items will be considered and acted on:

1. Hear from the public;
2. Consider approving minutes of the meeting held May 21, 2026;
3. Consider accepting resignation of Director;
4. Consider appointing Director to fill vacancy;
5. Consider acceptance of Oath of Office and Statement of Officer;
6. Consider reconstituting Officers;
7. Consider approving amended District Resignation Form and authorizing filing of same with the Texas Commission on Environmental Quality;
8. Hear Bookkeeper's Report, including approval of payment of bills;
9. Consider adopting a proposed budget for the fiscal year ending July 31, 2027;
10. Consider authorizing preparation of an audit report for the District's fiscal year ending July 31, 2026;
11. Hear report by representative of the Kaufman County Environmental Services Department regarding enforcement of maintenance requirements for vacant lots within the District, and consider taking any action requested;
12. Hear Tax Assessor/Collector's Report, including:
 - (a) consider approving payment of tax bills and take any action thereon;
 - (b) discuss and consider taking action on waiver of penalties and interest on delinquent taxes;
 - (c) status of the collection of delinquent taxes;
13. Hear Developer's Report and consider taking any action requested;
14. Hear Constable's Report and consider taking any action requested;
15. Hear Engineer's Report and consider taking any action requested by Engineer, including:
 - (a) status of construction projects within the District;
 - (b) authorize Engineer to proceed with the design of District facilities;
 - (c) approve plans and specifications of District facilities;
 - (d) authorize Engineer to advertise for bids for District projects;
 - (e) authorize construction contracts and related items;
 - (f) approve report, pay estimates, and change orders for construction projects in progress in the District;
 - (g) consider acceptance of certificates of completion and authorize final acceptance of projects;
 - (h) discuss delineation of maintenance responsibilities between the District and HOA;
 - (i) consider authorizing a traffic study for fire lane curb striping within Trinity Crossing;
 - (j) review and consider proposals and/or quotes for the installation of "No Commercial Parking" signage at various locations throughout the District;
16. Hear Operator's Report and consider taking any action requested;
17. Discuss, consider, and take any action regarding the appointment of a General Manager, including approval of an employment agreement or engagement contract and determination of compensation;
18. Hear Triton Consulting Group's Report and consider taking any appropriate action, including approval of a proposal to establish District email accounts for Directors;
19. Hear Financial Advisor's Report and authorize any necessary action;

20. Consider matters related to the District's Unlimited Contract Tax Revenue Bonds, Series 2026 (the "Bonds"), including:
- (a) review and approval of a Preliminary Official Statement ("POS") for the Bonds; consider approving Order Distributing POS;
 - (b) authorization of District's Financial Advisor to advertise the sale of the Bonds;
 - (c) authorization of preparation of a developer reimbursement audit report;
 - (d) authorization of District consultants to take any and all other actions necessary to proceed with the issuance of the Bonds;
21. Hear Attorney's Report and consider taking any action requested, including:
- (a) discuss and consider appointing an Association of Water Board Directors representative;
 - (b) discuss trash services within the District, including frequency, weekly pickup date, and additional services;
 - (c) discuss scope of production of District documents for review by Directors;
 - (d) consider offering virtual attendance option for members of the public;
 - (e) discuss the location and time of future board meetings; and
 - (f) approval of an Order Designating Additional Meeting Places Outside the District.

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. 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 9th day of July, 2026.



KAUFMAN COUNTY
MUNICIPAL UTILITY DISTRICT NO. 5

By: _____

Mindy L. Koehne

Mindy L. Koehne
Coats Rose, P.C.

Attorneys for the District

Kaufman County MUD 5

<u>Income</u>	Actuals as of 6/19/2026	Budget FYE 7/31/26	Proposed Budget FYE 7/31/27
Customer Service Fees - Sewer	\$ 975,052.64	\$ 1,256,000.00	\$ 1,256,000.00
Sewer Connection Fees	650.00	0.00	0.00
Garbage Service Revenue	714,518.69	840,672.00	925,000.00
Maintenance Taxes	1,512,857.05	1,504,715.00	1,500,900.00
Penalties and Interest	48,347.87	60,000.00	60,000.00
Storm Water Fee	88,932.78	106,500.00	106,500.00
Interest Income	64,717.42	103,000.00	80,000.00
Total Income	\$ 3,405,076.45	\$ 3,870,887.00	\$ 3,928,400.00

Expense

Billing Fees	\$ 84,304.63	\$ 142,300.00	\$ 125,000.00
Purchased Sewer Service	897,017.30	1,557,425.00	1,567,412.00
Operator Fees	93,084.84	132,000.00	132,000.00
Repair and Maintenance - Sanitary Sewer	129,582.28	175,000.00	150,000.00
Utilities	2,714.98	3,000.00	3,200.00
Sewer Inspection Expense	0.00	1,200.00	1,200.00
Director Fees	7,072.00	9,945.00	9,945.00
Payroll Tax Expense	540.99	795.00	795.00
Legal Fees	60,574.68	48,000.00	65,000.00
Audit Fee	19,500.00	20,500.00	21,000.00
Engineering Fees	91,318.44	75,000.00	100,000.00
Election Expense	7,699.72	5,000.00	0.00
TCEQ Assessment Fees	4,923.35	5,155.00	6,280.00
Bookkeeping Fees	10,350.00	13,800.00	13,800.00
Repair and Maintenance - Other	7,800.00	1,800.00	10,000.00
Utilities (street lights)	35,816.82	42,000.00	44,000.00
Insurance	8,167.73	8,800.00	8,800.00
Travel Expenses	490.39	1,000.00	1,000.00
Registration/Membership Fees	1,500.00	750.00	1,500.00

Other Expenses	2,827.09	1,500.00	3,500.00
Website Expense	8,341.30	14,000.00	10,000.00
Management Expense	4,000.00	24,000.00	0.00
Security Service- Kaufman County	403,629.05	447,000.00	540,000.00
Security Service - Flock	44,898.86	0.00	50,000.00
Garbage Expense	832,880.75	960,000.00	1,000,000.00
Road Maintenance & Repairs	<u>6,318.00</u>	<u>6,000.00</u>	<u>6,000.00</u>
Total Expense	\$ 2,765,353.20	\$ 3,695,970.00	\$ 3,870,432.00
Capital Outlay - Emergency Repairs	<u>8,225.00</u>	<u>50,000.00</u>	<u>50,000.00</u>
Total Capital Outlay	\$ 8,225.00	\$ 50,000.00	\$ 50,000.00
Net Gain	<u>\$ 631,498.25</u>	<u>\$ 124,917.00</u>	<u>\$ 7,968.00</u>

Maintenance Tax: Rate: .21 Value: \$729,290,990 @98% collections

Kaufman County MUD 5 Master District

<u>Income</u>	Actuals as of FYE 6/19/26	Budget FYE 7/31/26	Proposed Budget FYE 7/31/27
Service to KC MUD 5	\$ 897,018.73	\$ 1,557,425.00	\$ 1,567,412.00
Service to KC MUD 6	850,806.47	1,476,520.00	1,485,988.00
Service to KC MUD 7	583,841.10	1,011,315.00	1,017,800.00
Interest Income	628.81	2,000.00	0.00
Total Income	\$ 2,332,295.11	\$ 4,047,260.00	\$ 4,071,200.00
<u>Expense</u>			
Wastewater Disposal (City of Heath)	\$ 2,641,145.55	\$ 3,950,000.00	\$ 3,962,000.00
Operator Fees	6,750.00	9,000.00	9,000.00
Repair and Maintenance - Lift Station	36,666.13	37,000.00	50,000.00
Telephone Expense	2,091.32	3,000.00	2,600.00
Utilities	15,481.69	23,000.00	23,000.00
Audit Fee	4,000.00	4,500.00	5,000.00
Engineering Fees	0.00	900.00	900.00
Bookkeeping Fees	5,850.00	7,800.00	7,800.00
Insurance	9,799.27	12,000.00	10,000.00
Other Expenses	677.25	60.00	900.00
Total Expense	\$ 2,722,461.21	\$ 4,047,260.00	\$ 4,071,200.00
Net Gain	\$ -390,166.10	\$ 0.00	\$ 0.00

TAXPAYER IMPACT STATEMENT

Kaufman County
mud 5

	Current Budget Fiscal Year Ending []**	Proposed Budget Fiscal Year Ending []**	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$ 651 ²⁴	\$ 623 ⁷⁹	\$ 651 ²⁴

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

\$[.21] 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.