

AGENDA
KAUFMAN COUNTY MUNICIPAL UTILITY DISTRICT NO. 7

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. 7 (the "District") will meet in special session, open to the public, **at 1:30 p.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. Hear Bookkeeper's Report, including approval of payment of bills;
4. Consider adopting a proposed budget for the fiscal year ending July 31, 2027;
5. Consider authorizing preparation of an audit report for the District's fiscal year ending July 31, 2026;
6. 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;
7. Hear Developer's Report and consider taking any action requested;
8. Hear Constable's Report and consider taking any action requested;
9. 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;
10. Hear Operator's Report and consider taking any action requested;
11. Hear Triton Consulting Group's Report and consider taking any appropriate action, including approval of a proposal to establish District email accounts for Directors;
12. Hear Financial Advisor's Report and consider taking any action requested; and
13. Hear Attorney's Report and consider taking any action requested, including discuss trash services within the District, including frequency, weekly pickup date, and additional services.

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.



KAUFMAN COUNTY
MUNICIPAL UTILITY DISTRICT NO. 7

By: Mindy L. Koehne
Mindy L. Koehne
Coats Rose, P.C.
Attorneys for the District

Kaufman County MUD 7

<u>Income</u>	Actuals as of <u>6/19/2026</u>	Budget <u>FYE 7/31/26</u>	Proposed Budget <u>FYE 7/31/27</u>
Sewer Revenue	\$ 660,396.91	\$ 872,000.00	\$ 872,000.00
Sewer Connection Fees	0.00	3,000.00	0.00
Sewer Connection Fees - Marina Lots	0.00	14,287.00	0.00
Garbage Income	466,254.85	555,000.00	579,000.00
Maintenance Tax	666,595.74	1,135,320.00	666,500.00
Penalty and Interest/Reconnection Fees	36,133.87	100,000.00	55,000.00
Storm Sewer Fees	58,510.91	69,000.00	70,000.00
Interest Income	189,019.58	266,000.00	227,000.00
Total Income	\$ 2,076,911.86	\$ 3,014,607.00	\$ 2,469,500.00
<u>Expense</u>			
Master District Operations - KC MUD 5	\$ 583,840.16	\$ 1,011,315.00	\$ 1,017,800.00
Billing Services	64,552.93	100,300.00	86,000.00
Operations	73,954.30	78,500.00	95,000.00
Repair and Maintenance - sewer	122,803.95	150,000.00	150,000.00
Sludge Removal	0.00	30,000.00	0.00
Utilities	917.17	1,200.00	1,200.00
Sewer Connection Inspection Fee	50.00	1,500.00	1,000.00
Director Fees	9,061.00	8,840.00	9,945.00
Payroll Tax Expense	693.14	707.00	795.00
Legal Fees	53,598.29	42,000.00	55,000.00
Audit Fees	18,000.00	18,500.00	19,500.00
Engineering Fees	61,618.42	48,000.00	65,000.00
Election Expense	0.00	5,000.00	0.00
Regulatory Assessment Fee	3,444.09	3,660.00	4,360.00
Bookkeeping Fees	11,850.00	13,800.00	13,800.00
Maintenance and Repairs - Other	28,900.00	3,000.00	30,000.00
Utilities	20,480.21	25,500.00	25,500.00

Insurance	7,816.00	6,700.00	7,850.00
Travel Expense	257.00	1,000.00	1,000.00
Registration/Membership Fees	750.00	750.00	750.00
Other Expenses	2,272.09	2,600.00	2,600.00
Website Expense	8,787.80	8,400.00	10,000.00
Security Service	310,854.36	273,000.00	410,000.00
Garbage Expense	479,522.40	555,000.00	585,000.00
Road Maintenance	0.00	15,000.00	15,000.00
Sidewalk Repair	0.00	20,000.00	20,000.00
	<u>0.00</u>	<u>20,000.00</u>	<u>20,000.00</u>
Total Expense	\$ 1,864,023.31	\$ 2,424,272.00	\$ 2,627,100.00
Capital Outlay - Emergency Repairs	<u>0.00</u>	<u>50,000.00</u>	<u>50,000.00</u>
Total Capital Outlay	\$ 0.00	\$ 50,000.00	\$ 50,000.00
Net Gain	<u>\$ 212,888.55</u>	<u>\$ 540,335.00</u>	<u>\$ -207,600.00</u>

Maintenance Tax: Rate: .1225 Value: \$548,287,024 @98% collections

TAXPAYER IMPACT STATEMENT

Kaufman County
MUD 7

	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*	\$ 43370	\$ 42564	\$ 43370

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

\$ ~~1.25~~ 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.