

AGENDA

2025 SEP 19 ~~POETRY ROAD~~ MUNICIPAL UTILITY DISTRICT OF ROCKWALL COUNTY

JENNIFER TACK
ROCKWALL COUNTY CLERK
BY [Signature] Notice is hereby given pursuant to V.T.C.A. Government Code, Chapter 551, that the Board of Directors of Poetry Road Municipal Utility District of Rockwall County will meet in special session, open to the public, at 12:00 p.m., on September 25, 2025, at the offices of Coats Rose, P.C., 16000 North 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 meeting of August 28, 2025;
3. Hear Bookkeeper's Report and authorize payment of bills;
4. Consider approving a proposed budget for the fiscal year ending October 31, 2026;
5. Consider engaging Auditor to prepare an audit report for the fiscal year ending October 31, 2025;
6. Hear Developer's Report and consider taking any action requested;
7. Consider terminating engineering services agreement with Middleton & Associates, LLC;
8. Consider approving professional consulting agreement with JBI Partners, Inc.;
9. Hear Engineer's Report and authorize any necessary action, including:
 - a. authorize Engineer to proceed with the design of District facilities;
 - b. approve plans and specifications for District facilities;
 - c. authorize Engineer to advertise for bids for District projects;
 - d. approve report, pay estimates, and change orders for construction projects in the District; and
 - e. authorize construction contracts and related items;
10. Hear Operator's Report and consider taking any action requested;
11. Hear Financial Advisor's Report and authorize any necessary action; and
12. Hear Attorney's Report and consider taking any action required.

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.

EXECUTED this 18th day of September, 2025.

POETRY ROAD MUNICIPAL UTILITY
DISTRICT OF ROCKWALL COUNTY

By: [Signature]

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



Poetry Road MUD

	Actuals as of <u>09/19/2025</u>	Budget for <u>10/31/2025</u>	Proposed Budget for <u>10/31/2026</u>
<u>Income</u>			
Customer Service Fees-Sewer	\$ 298,306.20	\$ 20,000.00	\$ 176,076.00
Fire/EMS Revenue	20,520.00	0.00	36,180.00
Garbage Revenue	1,190.00	0.00	53,281.00
Maintenance Tax	123,959.99	121,500.00	125,000.00
Interest Income	372.54	0.00	500.00
Developer Advances	209,038.60	340,179.00	0.00
Total Income	\$ 653,387.33	\$ 481,679.00	\$ 391,037.00
<u>Water Expenses</u>			
Repairs & Maintenance	\$ 1,734.72	\$ 20,000.00	\$ 5,000.00
Utilities	9,455.54	31,000.00	15,000.00
<u>Sewer Expenses</u>			
Lab Fees	\$ 20,343.96	\$ 20,000.00	\$ 24,000.00
Permit Fees	0.00	515.00	515.00
Blackland Admin Fee	15,777.79	0.00	13,500.00
Operator Fees	38,108.36	43,600.00	52,000.00
Repair & Maintenance	94,579.31	140,000.00	100,000.00
Sludge Removal	9,228.46	45,000.00	15,000.00
Chemicals	5,567.32	10,000.00	8,500.00
Utilities	3,959.74	4,800.00	6,000.00
<u>Other Expenses</u>			
Director Fees	\$ 5,304.00	\$ 8,840.00	\$ 8,840.00
Payroll Tax Expense	405.75	710.00	710.00
Appraisal Fees	5,149.60	0.00	5,200.00
Legal Fees	29,662.28	60,000.00	60,000.00
Audit Fees	17,000.00	17,000.00	18,500.00
Engineering Fees	0.00	15,000.00	15,000.00
Bookkeeping Fees	9,858.85	4,800.00	13,000.00
Insurance	8,657.00	7,889.00	8,660.00
Travel Expense	4,153.80	6,500.00	6,500.00
Website Expense	1,095.00	2,400.00	2,400.00
Other Expense	642.99	425.00	1,200.00
EMS Fire Fees	120,003.60	0.00	36,180.00
Garbage Expense	39,220.91	43,200.00	56,000.00
Total Expense	\$ 439,908.98	\$ 481,679.00	\$ 471,705.00
Net Gain	\$ 213,478.35	\$ 0.00	\$ (80,668.00)

TAXPAYER IMPACT STATEMENT POETRY ROAD MUNICIPAL UTILITY DISTRICT OF ROCKWALL COUNTY

	Current Budget Fiscal Year Ending 10/31/2025	Proposed Budget Fiscal Year Ending 10/31/2026**	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$875.64	\$1,107.43	\$875.64

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.43 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.

DISCLAIMER: This statement is prepared pursuant to Texas Government Code, Section 551.043(c) as amended by House Bill 1522, 89th regular session. This District has used Texas Water Code equivalent calculations in place of the Tax Code, Chapter 26 "no-new-revenue tax rate" referenced in HB 1522 and has used average the homestead value as required by Texas Water Code Section 49.236 rather than the median homestead values specified in HB 1522. These modifications are necessary because the referenced Tax Code provisions do not apply to the District.