

McCoy Water Supply Corporation
Notice of Regular Board of Directors Meeting

This notice is posted pursuant to the Open Meetings Act, Texas Govt. Code Ch. 551. McCoy Water Supply Corporation will hold a Board Meeting on Thursday, December 11, 2025, 6:00 p.m., at the Corporation Office located at 65 Parkfield Drive, Pleasanton, Texas.

AGENDA

1. Pledges of Allegiance and Invocation
2. Roll Call
3. Declaration of Quorum and Call to Order
4. Verification of Posting of Agenda
5. Public/Member Comments
6. Approve minutes of Regular Board meeting, November 13, 2025
7. Financial Items
 - a. Financial report (vote to accept, subject to audit)
 - b. Review and approve list of paid accounts and bill payments
 - c. Review and approve bill payments over \$5,000
 - i. Core and Main \$149,692.17
 - ii. Caldwell Tank \$103,075.00
 - iii. Alsay Incorporation \$19,400.00
8. Information Items
 - a. Engineer report
9. New and existing member issues
 - a. Review and approve new member applications
 - b. Action on non-current accounts
 - i. Termination of delinquent accounts
10. Updates on the conduct of business
 - a. Water loss report
 - b. Update on billing software
11. Action items related to the conduct of business
 - a. Adopt 2026 Budget
 - b. 2026 System Priorities
 - c. 2026 McCoy Employee Compensation Guidelines
 - d. Scholarship application
 - e. Credentials Committee
 - i. Annual meeting calendar
 - f. Christmas Party
12. Operations Report
 - a. Plant updates

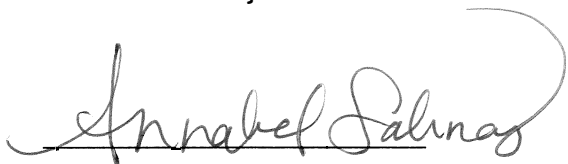
- b. Meter Change-outs
- c. Safety report
- d. Future projects and expenses
 - 1. Project Bids

13. Executive Session

The McCoy Water Supply Corporation's Board of Directors reserves the right to adjourn into Executive Session at any time to discuss any of the matters listed above or specifically below, as authorized by Chapter 551 of the Texas Government Code, Subchapter D, as it pertains to consultation with attorneys (§551.071); deliberations about Real Property (§551.072); deliberations about Gifts and Donations (§551.073); Personnel Matters (§551.074); deliberations about Security Devices (§551.076); and Economic Development (§551.087). EXECUTIVE SESSION ITEMS MAY BE DISCUSSED AND ACTED UPON, IF APPROPRIATE, IN OPEN SESSION.

14. Suggestion of future agenda items

15. Adjourn



Annabel Salinas
Office Manager

**POSTED AT MCCOY'S CORPORATE OFFICE AND ON MCCOY'S WEBSITE,
WWW.MCCOYWSC.COM ON DECEMBER 5, 2025.** *AS*

I, the above-signed authority, do hereby certify that this agenda was posted on the outdoor bulletin board at the Corporation Office building and the Corporation's website, both places convenient and readily accessible by the general public at all times, and that said agenda was posted by at least December 5, 2025, at 4:30 p.m. and remained so posted for at least 3 business days before said meeting was convened. *AS* Time *4:30 pm*

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. McCoy Water Supply Corporation does not discriminate based on race, national origin, sex, age, religion, or disability in the employment, meetings, or provisions of service meetings, or provisions of services.

MCCOY WATER SUPPLY CORP.
2026 FY Proposed Budget

						Jan - Dec 26
					Ordinary Income/Expense	
				Income		
				Buy In Fee	209,412.00	
				Damage Line	7,000.00	
				Easement Fee	9,450.00	
				Engineering Fee	50,000.00	
				Installation Fee	80,000.00	
				Late Charges	51,000.00	
				Misc/Adj Fees	15,000.00	
				Reconnect Fee	21,000.00	
				Return Check Fee	2,000.00	
				Spot Meter/Trip Charge	44,000.00	
				Water Sales	2,950,000.00	
				Total Income	3,438,862.00	
				Gross Profit	3,438,862.00	
				Expense		
				Advertising	7,500.00	
				Bad Debts	9,000.00	
				Bank Service Charges	5,900.00	
				Contract Labor	2,700.00	
				Depreciation Expense	630,300.00	
				Directors Travel	7,650.00	
				Dues Dig Tess/EUWCD/State	11,200.00	
				Employee Screening	600.00	
				Equipment Rental	3,500.00	
				Filing Fees	10,000.00	
				Fuel	88,000.00	
				Insurance		
				Liability Insurance	43,000.00	
				Work Comp	8,300.00	
				Total Insurance	51,300.00	
				Interest Expense	336,000.00	
				Postage and Printing	42,500.00	
				Professional Fees		
				Accounting	20,000.00	
				Engineering Services	70,000.00	

						Jan - Dec 26
					Auditing	20,800.00
					Legal Fees	30,000.00
					Nonstandard Legal	10,000.00
					Total Professional Fees	150,800.00
					Repairs & Maintenance	
					Building Repairs & Maint	15,000.00
					Computer Repairs & Maint	25,000.00
					Equipment Repairs & Maint	
					Tires/Oil Changes	14,000.00
					Equipment Repairs & Maint - Oth	47,000.00
					Total Equipment Repairs & Maint	61,000.00
					Lawn Maintenance	25,200.00
					Water System Repairs & Maint	
					Chemicals	35,000.00
					Easement Maintenance	100,000.00
					Safety Supplies	7,000.00
					Water System Repairs & Maint - C	210,000.00
					Total Water System Repairs & Maint	352,000.00
					Total Repairs & Maintenance	478,200.00
					Salary & Wages	
					Summary of Benefits	
					Dental Insurance	21,000.00
					Health Insurance	234,000.00
					Life Insurance	2,884.00
					Retirement	20,000.00
					Total Summary of Benefits	277,884.00
					Salary & Wages - Other	930,000.00
					Total Salary & Wages	1,207,884.00
					Scholarship Fund	5,000.00
					Supplies	
					Election Expense	7,000.00
					Annual Meeting Supplies	6,000.00
					Field Uniforms Supplies	8,500.00
					Office Supplies	13,000.00
					Software	24,000.00
					Total Supplies	58,500.00
					Taxes	
					Federal	77,316.00
					State	1,288.00

							Jan - Dec 26
						Total Taxes	78,604.00
						Training	10,000.00
						Travel / Ent	
						Entertainment	6,000.00
						Lodging	3,000.00
						Meals	5,000.00
						Travel/Mileage	2,500.00
						Total Travel / Ent	16,500.00
						Utilities	
						Garbage	1,500.00
						Gas and Electric	160,000.00
						Phone/internet/Tablets	30,000.00
						Total Utilities	191,500.00
						Water Samples	10,000.00
						Total Expense	3,413,138.00
						Net Ordinary Income	25,724.00
						Other Income/Expense	
						Other Income	
						Extra Construction Income	450,000.00
						Interest Income	1,000.00
						Non Standard Buy In Fees	249,300.00
						Non Standard Installs	100,000.00
						Other Income	
						Cell Tex Lease	4,750.00
						EOG	200.00
						Total Other Income	4,950.00
						Total Other Income	805,250.00
						Net Other Income	805,250.00
						Net Income	830,974.00