NOTICE OF PUBLIC MEETING
WELLBORN SPECIAL UTILITY DISTRICT
FINANCE/AUDIT/RATE COMMITTEE MEETING
THURSDAY, NOVEMBER 6, 2025 – 9:00 AM
6784 VICTORIA AVE.
COLLEGE STATION, TEXAS

Notice is hereby given to all interested members of the public that the Finance/Audit/Rate Committee of the Wellborn Special Utility District (District) will hold a public committee meeting at the date, time and location noted above, for the following purposes, including appropriate action on any item:

AGENDA

1. Call meeting to order

2. Public Comments: The board is pleased to hear from visitors on any item that does not appear on the posted Agenda (comments on Agenda items will be taken with the item). In order, to respect the Board's time, please limit your remarks to five minutes. The Board will receive the information and may ask staff to investigate the matter and/or possibly place the issue on a future agenda, but the Board is prohibited by the Open Meetings Act from otherwise acting on or deliberating on such comments. All comments should be addressed to the Board as a whole and not to any individual member thereof.

3. Work Session of the Finance/Audit/Rate Committee

4. Review Draft of 2026 Budget "As the District has no taxing authority, this budget will have no impact on property taxes."

5. Adjourn

I certify that the above agenda for the Meeting of the Board of Directors of Wellborn Special Utility District was posted on the bulletin board at the office of Wellborn Special Utility District located at 6784 Victoria Ave, College Station, Texas 77845 and was posted online at wellbornsud.com on, October 31, 2025 on or before 5:00 pm pursuant to Chapter 551of the Texas Government.

Eric Chandler, Assistant General Manager

2026 Proposed Budget as of: 09/30/2025

REVENUES	Category	2025 Budget	YTD	EOY 2025	Proposed 2026	
4-6000	SALES WATER	$ 10,795,969.29	$ 7,568,702.54	$ 10,091,603.39	$ **12,188,875.00**	(water sales from 2025 rate study)
4-6001	PENALTIES	$ 116,628.28	$ 78,695.20	$ 104,926.93	$ **115,000.00**	
4-6004	SALES BULK WATER	$ 27,569.36	$ 15,154.18	$ 20,205.57	$ **25,000.00**	
4-6010	SALES INSTALLATIONS	$ 203,872.32	$ 133,337.26	$ 177,783.01	$ **215,000.00**	
6-9810	INTEREST INCOME	$ 216,032.38	$ 196,414.09	$ 261,885.45	$ **250,000.00**	
6-9840	MISCELLANEOUS INCOME	$ 42,275.44	$ 18,622.92	$ 24,830.56	$ **35,000.00**	
6-9854	CEO TOWER LEASE	$ 13,210.62	$ 9,424.78	$ 12,566.37	$ **13,355.00**	
6-9855	AT&T TOWER LEASE	$ 16,346.10	$ 11,902.50	$ 15,870.00	$ **16,836.48**	
6-9857	WIRESTAR TOWER LEASE	$ 22,466.72	$ 16,325.68	$ 21,767.57	$ **13,000.00**	
6-9870	DEV. COST SHARING CONTRACTS	$ 4,635.00	$ 6,200.00	$ 8,266.67	$ **5,000.00**	
Total Operating Revenue		$ 11,459,005.52	$ **8,054,779.15**	$ **10,739,705.53**	$ **12,877,066.48**	

OTHER REVENUE	Category	2025 Budget	YTD	EOY 2025	Proposed 2026	
6-9800	IMPACT FEE-OLD	$ 31,400.41	$ 37,800.00	$ 50,400.00	$ **30,000.00**	
6-9805	IMPACT FEE - NEW	$ 1,590,289.51	$ 1,351,099.00	$ 1,801,465.33	$ **1,688,055.00**	(300 new connections)
	TWDB Reimbursements	$ 2,105,977.65	$ 571,828.63	$ 762,438.17	$ **-**	
Total Other Revenue		$ 3,727,667.57	$ **1,960,727.63**	$ **2,614,303.51**	$ **1,718,055.00**	

Total Revenue	**Operating Revenue plus Other Revenue**	$ 15,186,673.09	$ **10,015,506.78**	$ **13,354,009.04**	$ **14,595,121.48**

COST OF SALES	Category	2025 Budget	YTD	EOY 2025	Proposed 2026
5-6510	WATER PURCHASE	$ 917,003.56	$ 533,804.66	$ 1,071,963.46	$ **1,100,000.00**
5-6520	BRAZOS RIVER AUTHORITY	$ 417,900.00	$ 421,910.50	$ 421,910.50	$ **424,000.00**
5-9500	UTILITIES	$ 10,000.00	$ 6,500.20	$ 8,551.64	$ **10,000.00**
5-9515	UTILITIES-SWTP	$ 175,500.00	$ 137,291.00	$ 177,654.00	$ **185,000.00**
5-9520	UTILITY WATER PRODUCTION	$ 270,000.00	$ 187,324.63	$ 312,255.13	$ **350,000.00**
5-9530	WELL CHEMICALS	$ 69,300.00	$ 47,156.71	$ 76,091.09	$ **85,000.00**
5-9535	SURFACE WTP CHEMICALS	$ 459,000.00	$ 417,622.24	$ 514,661.06	$ **550,000.00**
Total Cost of Sales		$ 2,318,703.56	$ **1,751,609.94**	$ **2,583,086.88**	$ **2,704,000.00**

Gross Profit	**Total Revenue less Cost of Sales**	$ 12,867,969.52	$ **8,263,896.84**	$ **10,770,922.16**	$ **11,891,121.48**

OPERATING EXPENSES	Category	2025 Budget	YTD	EOY 2025	Proposed 2026	
5-7050	ADMINISTRATION FEES	$ 5,000.00	$ 1,800.00	$ 2,606.25	$ **5,000.00**	
5-7100	ADVERTISING	$ 3,000.00	$ 5,266.76	$ 5,396.46	$ **5,500.00**	
5-7200	AUTO & TRUCK - GASOLINE	$ 66,690.00	$ 39,474.91	$ 58,312.51	$ **65,000.00**	
5-7350	BAD DEBTS	$ 3,500.00	$ 2,114.19	$ 3,767.26	$ **3,500.00**	
5-7351	BILL PROCESSING FEES	$ 61,200.00	$ 59,120.84	$ 78,827.79	$ **80,000.00**	
5-7400	BOARD MEETING EXPENSE	$ 5,850.00	$ 2,871.94	$ 3,829.25	$ **6,000.00**	
5-7450	BUSINESS PROMOTION	$ 6,180.00	$ 4,686.33	$ 10,239.67	$ **6,200.00**	
5-7550	CREDIT CARD PROCESSING FEES	$ 44,171.64	$ 37,782.00	$ 52,910.25	$ **55,000.00**	
5-7552	ON-LINE PAYMENT PROCESSING FEE	$ 99,000.00	$ 117,818.73	$ 157,091.64	$ **75,000.00**	(reduced by new billing system)
TBD	CUSTOMER COMMUNICATIONS	N/A	$ 7,809.67	$ 15,619.34	$ **25,000.00**	
5-7700	DAMAGES	$ 9,022.26	$ 5,514.73	$ 7,352.97	$ **10,000.00**	
5-7720	DIRECTORS EXPENSE	$ 10,868.31	$ 3,883.10	$ 5,380.78	$ **11,000.00**	
5-7900	RESERVE FOR DEPRECIATION	$ 1,306,296.00	$ 979,722.00	$ 1,306,296.00	$ **1,800,000.00**	
5-7910	AMORTIZATION-REFINANCING COST	$ 34,524.00	$ 25,893.00	$ 34,524.00	$ **34,524.00**	
5-7950	DUES AND SUBSCRIPTIONS	$ 40,500.00	$ 37,691.83	$ 69,808.76	$ **42,000.00**	
5-8138	INTEREST-REFUNDING BOND 2021	$ 22,420.00	$ 22,420.18	$ 22,420.18	$ **15,100.00**	
5-8150	INSURANCE - GENERAL	$ 148,071.77	$ 176,555.00	$ 176,555.00	$ **217,000.00**	
5-8151	INSURANCE - HEALTH	$ 212,868.13	$ 176,416.76	$ 234,030.24	$ **280,000.00**	
5-8152	INSURANCE - LIFE	$ 3,307.50	$ 2,730.86	$ 3,358.06	$ **4,000.00**	
5-8153	INSURANCE - DENTAL	$ 11,700.00	$ 9,704.25	$ 11,498.04	$ **13,000.00**	
5-8159	INTEREST-BONDS-2010 USDA	$ 13,290.00	$ 13,290.00	$ 13,290.00	$ **13,020.00**	
5-8165	INTEREST-BONDS 2013	$ 216,400.00	$ 216,400.00	$ 216,400.00	$ **203,400.00**	
5-8250	INTEREST- USDA NOTES	$ 65,023.88	$ 49,035.43	$ 65,241.81	$ **61,421.00**	
5-8255	INTEREST-US BANK 2022 BONDS	$ 1,718,078.00	$ 1,718,078.50	$ 1,718,078.50	$ **1,710,488.00**	
TBD	INTEREST - 2026 BONDS	$ -	$ -	$ -	$ **1,779,167.00**	(Interest on new bonds)
5-8270	JANITORIAL SERVICES	$ 16,500.00	$ 10,921.71	$ 15,686.84	$ **16,500.00**	
5-8400	LICENSES & PERMITS	$ 3,605.00	$ 5,371.94	$ 8,055.48	$ **5,000.00**	
5-8410	MAPPING/GIS	$ 20,000.00	$ 12,877.60	$ 20,000.00	$ **25,000.00**	
5-8430	MILEAGE	$ 3,150.00	$ 2,333.68	$ 3,111.57	$ **3,150.00**	
5-8450	MISCELLANEOUS	$ 1,000.00	$ 63.00	$ 150.00	$ **1,000.00**	
5-8550	POSTAGE AND FREIGHT	$ 14,850.00	$ 3,368.59	$ 4,820.35	$ **15,000.00**	
5-8575	PRE-EMPLOYMENT EXPENSES	$ 1,453.33	$ 234.88	$ 800.05	$ **1,500.00**	
5-8600	PRINTING	$ 2,060.00	$ -	$ 972.47	$ **2,000.00**	
5-8650	PROFESSIONAL FEES	$ 166,500.00	$ 124,593.90	$ 166,125.20	$ **170,000.00**	
5-8660	PENSION PLAN EXPENSE	$ 60,750.00	$ 58,772.35	$ 79,007.55	$ **85,000.00**	
5-8700	ANSWERING SERVICE	$ 15,000.00	$ 5,978.96	$ 8,156.40	$ **15,000.00**	
5-8725	REGULATORY MONITORING	$ 34,610.00	$ 24,735.75	$ 32,981.00	$ **35,000.00**	

OPERATING EXPENSES	Category	2025 Budget	YTD	EOY 2025	Proposed 2026	
5-8726	REGULATORY MONITORING- SWTP	$ 8,694.93	$ 4,044.12	$ 5,923.92	$ 9,000.00	
5-8750	REPAIR & MAINTENANCE WATER SYS	$ 630,487.17	$ 512,308.51	$ 668,738.40	$ 650,000.00	
5-8755	REPAIR & MAINTENANCE SWTP	$ 135,000.00	$ 104,556.63	$ 139,408.84	$ 160,000.00	
5-8760	REPAIR & MAINTENANCE EQUIP	$ 9,720.00	$ 9,101.66	$ 8,473.96	$ 10,000.00	
5-8765	REPAIR & MAINTENANCE VEHICLES	$ 36,000.00	$ 33,671.13	$ 42,105.80	$ 36,000.00	
5-8767	REPAIR & MAINTAIN-HARLAN RD	$ 2,500.00	$ 3,000.00	$ 3,000.00	$ 3,000.00	
5-8775	REPAIR & MAINTENANCE BLDGS	$ 7,325.22	$ 1,734.14	$ 2,312.19	$ 8,000.00	
5-8780	REPAIR & MAINTENANCE OFF EQUIP	$ 1,800.00	$ -	$ 76.70	$ 1,800.00	
5-8850	RENTAL	$ 15,450.00	$ 2,217.35	$ 14,328.38	$ 16,000.00	
5-8870	RENTAL COPY MACHINE	$ 10,191.79	$ 5,805.00	$ 7,740.00	$ 10,000.00	
5-8880	RENTAL-WELLS	$ 72,000.00	$ 76,500.00	$ 102,000.00	$ 102,000.00	
5-8890	SAFETY	$ 10,000.00	$ 588.80	$ 5,000.00	$ 10,000.00	
5-8900	SALARIES	$ 1,450,000.00	$ 1,146,451.87	$ 1,498,590.95	$ 1,750,000.00	(includes new admin hire, filling vacant positions, overtime, bonuses)
5-8950	SCHOOLS	$ 9,000.00	$ 8,716.69	$ 9,500.00	$ 9,500.00	
5-8960	SECURITY SYSTEMS	$ 2,974.35	$ 1,309.80	$ 1,948.53	$ 3,000.00	
5-8970	SERVICE AGREEMENTS	$ 39,442.98	$ 24,302.77	$ 47,591.38	$ 50,000.00	
5-9150	SUPPLIES-OFFICE	$ 8,100.00	$ 5,434.92	$ 7,248.00	$ 8,100.00	
5-9200	SUPPLIES- OTHER	$ 6,292.04	$ 5,911.36	$ 7,881.81	$ 8,000.00	
5-9250	TAXES - PAYROLL	$ 111,129.52	$ 88,638.73	$ 119,026.37	$ 125,000.00	
5-9400	TELEPHONE	$ 13,500.00	$ 12,124.81	$ 16,166.41	$ 15,000.00	
5-9405	TELEPHONE - SWTP	$ 2,700.00	$ 1,579.47	$ 2,106.36	$ 2,500.00	
5-9410	TELEPHONE - CELLULAR	$ 13,500.00	$ 10,241.44	$ 13,655.25	$ 13,800.00	
5-9475	UNIFORMS	$ 5,150.00	$ 957.13	$ 2,151.33	$ 5,300.00	
Total Operating Expenses		$ 7,047,397.83	**$ 6,024,529.70**	**$ 7,337,676.25**	**$ 9,900,470.00**	
RETAINED EARNINGS	**Category**	**2025 Budget**	**YTD**	**EOY 2025**	**Proposed 2026**	
Retained Earnings	**Gross Profit Less Operating Expenses**	$ 5,820,571.70	**$ 2,239,367.14**	**$ 3,433,245.91**	**$ 1,990,651.48**	

Required Spending

*(debt principal and reserve funding)

DEBT PRINCIPAL	Category	2025 Budget	YTD	EOY 2025	Proposed 2026
	Principal - 2022 Bonds	$ 275,000.00	$ 275,000.00	$ 275,000.00	$ **280,000.00**
	Principal - Bonds 2013	$ 400,000.00	$ 400,000.00	$ 400,000.00	$ **415,000.00**
	Principal - Refunding Bonds 2021	$ 568,000.00	$ 568,000.00	$ 568,000.00	$ **576,000.00**
	Principal - USDA Bonds 2010	$ 10,000.00	$ 9,000.00	$ 10,000.00	$ **10,000.00**
	Principal Notes - Rural Development	$ 61,561.29	$ 61,561.00	$ 61,561.29	$ **64,027.00**
Total Debt Principal		$ 1,314,561.29	$ **1,313,561.00**	$ **1,314,561.29**	$ **1,345,027.00**

BOND RESERVE FUNDING	Category	2025 Budget	YTD	EOY 2025	Proposed 2026
	Required Funding of 2022 Bond Reserve ($50K per month)	$ 600,000.00	$ 350,000.00	$ 600,000.00	$ **600,000.00**
Total Bond Reserve Funding		$ 600,000.00	$ 350,000.00	$ 600,000.00	$ **600,000.00**

Total Required Spending	(Debt principal, reserve funding)	$ 1,914,561.29	$ 1,663,561.00	$ 1,914,561.29	$ **1,945,027.00**
Bottom Line	Retained Earnings after required spending	$ 3,906,010.41	$ 575,806.14	$ 1,518,684.62	$ **45,624.48**

Capital Projects	Category	Notes	2026 Budget
Proposed Capital Projects:			
	Distribution		
		Bird pond Booster Pump & VFD Upgrade	$ 80,000.00
		HWY 6 Pump Programming	$ 10,000.00
		Move 16in line behind Baker Meadow Loop	$ 150,000.00
		Greens Prairie Ph II Widening	$ 125,000.00
		Rock Prairie Rd Widening	$ 80,000.00
			$ 445,000.00
	Maintenance		
		Easement Clearing	$ 20,000.00
		Office - Pipe Shelter and Racks	$ 50,000.00
		Fire Flow in Brushy	$ 30,000.00
		MaintainX	$ 8,000.00
		Meter Replacements	$ 300,000.00
		PRV for Fire Flow for HWY 6 to Harlan	$ 30,000.00
		Sludge System at SWTP	$ 10,000.00
			$ 448,000.00
	Operations		
		New Billing System	$ 60,000.00
		1-ton Truck	$ 36,000.00
		1/4-ton Truck	$ 70,000.00
			$ 166,000.00

Capital Projects (cont)

Production			
	Wells 1 & 2 Treatment		TBD
	Benchley - Cooling Tower Replacement		TBD
	Linda Ln - Cooling Tower Replacement		TBD
	SWTP - Low-water Dam Improvements		TBD
	SWTP - Chemical Injection Room Rehab		TBD
	Jones Rd - Check Valve for LAS Injection	$	10,000.00
	SWTP - Cover for Chemical Storage	$	30,000.00
	VFDs for SWTP Booster Pumps	$	200,000.00
		$	**240,000.00**
Reliability			
	SH6 Pump Station Jumper Upsize	$	5,000.00
	Blackjack Lightning Protection or Spare Motor		TBD
	Chlorine/Ammonia Mixture Fix for Bird Pond	$	12,500.00
	SWTP Generator Programming	$	10,000.00
	HWY 6 Generator	$	372,706.00
	Pump House Transfer Switches	$	20,000.00
	SWTP Seal Fail Wiring	$	2,500.00
		$	**422,706.00**
	Total Proposed Capital Spending	**$**	**1,721,706.00**

Reserve for Depreciation		**$**	**1,800,000.00**
Contingency Funds	**(cash remaining after capital projects)**	**$**	**123,918.48**

Reserve Balances

Restricted Reserves	Notes	EOY 2025	EOY 2026
Debt Service Fund		$ 3,150,676.15	$ 3,402,317.15
Bond Reserves	(all reserve accts)	$ 2,747,628.95	$ 3,347,628.95
Capital Reserves	**Notes**	**EOY 2025**	**EOY 2026**
Operating Reserve	Checking, Payroll, MM, Cash	$ 2,252,631.94	$ 2,376,550.42
Impact Fees	(New and Old)	$ 2,848,718.33	$ 4,566,773.33
Disbursment Acct	Funds disbursed by TWDB	$ 1,884,786.37	$ 1,884,786.37
Total Capital Reserves		$ 6,986,136.64	$ 8,828,110.12