

# ROSE HILL SPECIAL UTILITY DISTRICT

## NOTICE OF REGULAR BOARD MEETING

NOTICE IS HEREBY GIVEN THAT ON **DECEMBER 30, 2025**, at **6:00 P.M.** a meeting of the Board of Directors of Rose Hill Special Utility District will be held at 1377 County Road 274, Terrell, Texas 75160.

This meeting is open to the public and the following items will be covered for consideration and action:

**A. Call Meeting to Order.**

**B. Public Comments:** The Board will hear public comments limited to 3 minutes per person, per agenda item, or issue of general concern. For public comments regarding items not on the agenda, any discussion shall be limited to the item being placed on a future agenda for further consideration.

**C. Review and Approve the Minutes of the Meetings held on NOVEMBER 25, 2025.**

**D. Discussion and Possible Action on the following items:**

1. Approve and Adopt the 2026 Budget.

*NOTICE: The Board of Directors reserves the right to recess to Executive Session to discuss any item listed on this Agenda whenever it is considered necessary and legally justified under the Texas Open Meetings Act, Texas Government Code Section 551.001 et. seq., for any and all purposes permitted by the Act, including but not limited to the following: Section 551.071 consultation with District's Attorney; Section 551.072 deliberations regarding real property; and Section 551.074 deliberations regarding personnel matters of a public officer or employee.*

**E. Manager's Reports, including daily activities of the district:**

1. Financial Reports.
2. Customer Report.
3. Field Report.
4. Director's Report.
5. Review and Sign Monthly Bank Statement.

**F. Meeting Adjourned.**

**Board of Directors,  
Rose Hill Special Utility District**

I certify that the above agenda for this Meeting of the Board of Directors of the Rose Hill Special Utility District was posted on the bulletin board of the offices of the Rose Hill Special Utility District; located at 1377 CR 274, Terrell, TX 75160 and was posted online at [www.rhsud.com](http://www.rhsud.com) on December 24, 2025, on or before 11:59 p.m. pursuant to Chapter 551 of the Texas Government Code.

Nanci Essary  
General Manager  
Rose Hill Special Utility District

## Rose Hill Special Utility District

## 2026 BUDGET

January through December 2026

|  | Jan - Dec 26        |
|--|---------------------|
| <b>Ordinary Income/Expense</b>         |                     |
| <b>Income</b>                          |                     |
| 5060 · Misc. Fees                      | 8,400.00            |
| 5010 · Water Revenues                  | 1,704,000.00        |
| 5015 · Easement - Customers Cost       | 2,700.00            |
| 5020 · Late Fees/Penalties             | 20,580.00           |
| 5025 · CSI                             | 7,080.00            |
| 5030 · Meter Connections               | 28,800.00           |
| 5050 · NSF Fee (Return Check Fee)      | 1,620.00            |
| 5070 · Impact Fee                      | 56,700.00           |
| 5080 · Lock/Reservice Fee              | 13,800.00           |
| <b>Total Income</b>                    | <b>1,843,680.00</b> |
| <b>Cost of Goods Sold</b>              |                     |
| 6020 · Water Purchases                 | 579,000.00          |
| <b>Total COGS</b>                      | <b>579,000.00</b>   |
| <b>Gross Profit</b>                    | <b>1,264,680.00</b> |
| <b>Expense</b>                         |                     |
| 6050 · Easement Filing Fees            | 2,220.00            |
| 6100 · System                          |                     |
| 6073 · Contractor Work                 | 30,000.00           |
| 6075 · Maintenance & Repairs           | 109,980.00          |
| 6110 · Water Analysis - Lab Fees       | 1,860.00            |
| 6120 · Chemicals                       | 12,000.00           |
| <b>Total 6100 · System</b>             | <b>153,840.00</b>   |
| 7010 · Customer Credit Card / ACH Fees | 29,040.00           |
| 7020 · Utilities                       |                     |
| 7021 · Security                        | 2,040.00            |
| 7022 · Electricity                     | 30,000.00           |
| 7023 · Telephone/Internet              | 3,000.00            |
| 7024 · Trash Service                   | 600.00              |
| <b>Total 7020 · Utilities</b>          | <b>35,640.00</b>    |
| 7070 · Statement Printing & Postage    | 17,040.00           |
| 7080 · Office & Shop                   |                     |
| 7085 · Office Maintenance & Supplies   | 7,800.00            |
| 7090 · Operator Maintenance & Supplies | 3,840.00            |
| 7130 · Computer Maintenance & Supplies | 13,200.00           |
| <b>Total 7080 · Office &amp; Shop</b>  | <b>24,840.00</b>    |
| 7095 · Equipment                       | 21,000.00           |
| 7110 · Facilities/Property Maintenance | 6,000.00            |
| 7160 · Advertising/Newsletters/Meeting | 1,080.00            |
| 7170 · Election                        | 2,220.00            |
| 7180 · Payroll                         |                     |
| 7185 · Payroll - Office & Admin        | 143,040.00          |
| 7190 · Payroll - Operators             | 168,120.00          |
| 7191 · Payroll Taxes                   | 27,000.00           |
| 7192 · Company Contribution Simple IRA | 8,040.00            |
| <b>Total 7180 · Payroll</b>            | <b>346,200.00</b>   |
| 7200 · Insurance                       |                     |
| 7205 · Liability Insurance             | 6,500.00            |
| 7210 · Real & Personal Property Ins.   | 16,000.00           |
| 7215 · Workman's Comp Insurance        | 6,000.00            |
| <b>Total 7200 · Insurance</b>          | <b>28,500.00</b>    |
| 7250 · Employee Health Insurance       | 45,000.00           |

## Rose Hill Special Utility District

**2026 BUDGET**

January through December 2026

|                                 | Jan - Dec 26 |
|---------------------------------|--------------|
| 7260 · Professional Fees        |              |
| 7265 · Auditor Fees             | 11,500.00    |
| 7270 · Attorney Fees            | 100,020.00   |
| 7275 · Engineering Fees         | 108,000.00   |
|                                 |              |
| Total 7260 · Professional Fees  | 219,520.00   |
| 7300 · Annual Fees              |              |
| 7305 · Dues & Subscriptions     | 30,000.00    |
|                                 |              |
| Total 7300 · Annual Fees        | 30,000.00    |
| 7340 · Truck Expense            | 19,800.00    |
| 7350 · Employee                 |              |
| 7355 · Training/License/Travel  | 5,040.00     |
| 7360 · Miscellaneous            | 1,200.00     |
| 7365 · Uniforms                 | 1,200.00     |
|                                 |              |
| Total 7350 · Employee           | 7,440.00     |
|                                 |              |
| Total Expense                   | 989,380.00   |
|                                 |              |
| Net Ordinary Income             | 275,300.00   |
| Other Income/Expense            |              |
| Other Income                    |              |
| 8010 · Interest Earned          | 180.00       |
|                                 |              |
| Total Other Income              | 180.00       |
| Other Expense                   |              |
| 8051 · Interest Expense on Loan | 184,920.00   |
| 8070 · Capital Expenditures     | 90,560.00    |
|                                 |              |
| Total Other Expense             | 275,480.00   |
|                                 |              |
| Net Other Income                | -275,300.00  |
|                                 |              |
| Net Income                      | <b>0.00</b>  |