

SPRING CREEK UTILITY DISTRICT
NOTICE OF SPECIAL MEETING


Notice is hereby given to all interested members of the public that on **Wednesday, April 29, 2026 at 5:30 p.m.**, the Board of Directors (“Board”) of the above captioned District will hold a *special* meeting, open to the public, at **2350 Leichester Drive, Spring, Texas 77386**, a designated meeting place inside the District.

In addition, some Board members, consultants, and the public may participate by telephone/video conference per Texas Government Code Section 551.027 (***see below and the District’s website www.springcreekud.org*). The Board may consider and authorize any action related to the following:

- 1) Public comments (*note: public comment policy in effect*);
- 2) Fiscal Year End matters, including: April 30, 2026 audit and April 30, 2027 budget(s);
- 3) Review consultant and vendor contract options;
- 4) Administration Building matters;
- 5) Regional agency coordination, including San Jacinto River Authority (SJRA)/Lonestar Groundwater Conservation District (LSGCD), grant/agency funding opportunities (Texas Water Development Board, NSDA/TSDC), and related matters;
- 6) *Executive Session pursuant to Texas Government Code, Section 551.071, 551.074, et. seq.;
- 7) Reconvening in open session and authorize any action resulting from executive session;
- 8) Discuss pending business/future agendas (May 4-7-NSDA/TSDC; May 18-Board Mtg.; June 18-20-AWBD Conf.).



Roach & Associates, PLLC

By: 
Jonathan A. Roach
Attorney for the District

Persons with disabilities who require auxiliary aids or services at the meeting are asked to contact the District’s attorney at 832-789-1899 at least three (3) business days prior to the meetings so that appropriate arrangements can be made.

**The District reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney), Section 551.072 (Deliberations about Real Property), Section 551.073 (Deliberations about Gifts and Donations), Section 551.074 (Personnel Matters), Section 551.076 (Deliberations about Security Devices), Section 551.087 (Economic Development), and other matters as allowed by law.*

*****Remote Meeting Login Information - Regular Session**

VIDEO: <https://meet.goto.com/861128405>

Tele: +1 (571) 317-3116

Access Code: 861-128-405

Spring Creek Utility District
Draft Budget - FYE April 30, 2027
Original Adopted: Pending
Amended: N/A
Prepared for April 29, 2026 Board Meeting

	Adopted v1.2 <u>2026.04.30 FYE</u> <u>May '25 - Apr 26</u>	2026.04.30 <u>Actual YTD Numbers</u> <u>May '25 - Apr 26</u>	2027.04.30 FYE <u>Proposed Budget</u> <u>May '26 - Apr 27</u>
Income			
4100 · Customer Service Fees - Water	1,762,500.00	1,578,470.67	1,700,000.00
4200 · Customer Service Fees - Sewer	2,008,500.00	2,388,332.94	2,600,000.00
4202 · Sewer Inspection Revenue	30,000.00	23,500.00	33,000.00
4300 · Lone Star Ground Water Auth Inc	30,000.00	25,802.42	30,000.00
4301 · San Jacinto River Auth. Income	1,000,000.00	799,343.23	850,000.00
4330 · Penalties & Interest	80,000.00	84,777.72	90,000.00
4400 · TCEQ Assessment Revenue	17,500.00	19,822.92	25,000.00
4600 · Tap Connection Fees	5,000.00	171,505.00	5,000.00
5380 · Miscellaneous Income	75,000.00	133,099.80	150,000.00
5391 · Interest Income	405,000.00	497,277.68	525,000.00
5398 · Maintenance Tax Revenue	3,175,000.00	3,341,413.81	3,500,000.00
5400 · City of Houston - SPA Revenue	650,000.00	676,372.96	700,000.00
Total Income	<u>9,238,500.00</u>	<u>9,739,719.15</u>	<u>10,208,000.00</u>
Gross Profit	9,238,500.00	9,739,719.15	10,208,000.00
Expense			
6100 · Water Expenditures			
6110 · MC 89 Well Shared Expenses			
6110.01 · MC 89 LSGWCD Fees	6,000.00	0.00	6,000.00
6110.02 · MC 89 SJRA Fees	470,000.00	251,845.88	345,000.00
6110.03 · MC 89 SJRA Pipeline	250,000.00	0.00	0.00
6110.04 · MC 89 Well Shared Operation Exp	300,000.00	105,735.40	300,000.00
6110.05 · MC 89 WP #2 Expansion GST	150,000.00	1,421,448.13	0.00
Total 6110 · MC 89 Well Shared Expenses	<u>1,176,000.00</u>	<u>1,779,029.41</u>	<u>651,000.00</u>
6125 · SCUD LSGWCD Fees	30,000.00	36,646.10	25,000.00
6126 · SCUD SJRA Fees	530,000.00	455,768.53	505,000.00
6135 · Water Maintenance & Repairs			
6135.01 · General Water Maint. & Repairs	300,000.00	746,305.42	500,000.00
6135.02 · Water Plant	75,000.00	81,192.73	100,000.00
Total 6135 · Water Maintenance & Repairs	<u>375,000.00</u>	<u>827,498.15</u>	<u>600,000.00</u>
Total 6100 · Water Expenditures	<u>2,111,000.00</u>	<u>3,098,942.19</u>	<u>1,781,000.00</u>
6200 · Sewer Expenditures			
6210 · Sewer Inspection Expense	12,000.00	414.02	12,000.00
6235 · Sewer Maintenance & Repairs			
6235.01 · Lift Station Cleaning & Maint.	185,000.00	64,019.98	185,000.00
6235.02 · Lift Stations Pumps & Controls	100,000.00	63,307.61	100,000.00
6235.03 · Sewer Plant Repairs	250,000.00	381,811.49	250,000.00
6235.04 · CCTV	0.00	0.00	60,000.00
Total 6235 · Sewer Maintenance & Repairs	<u>535,000.00</u>	<u>509,139.08</u>	<u>595,000.00</u>
6245 · Sludge Hauling	100,000.00	79,070.18	100,000.00

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Total 6200 · Sewer Expenditures	647,000.00	588,623.28	707,000.00
6250 · Storm Water			
6250.01 · Legends Ranch Drainage Facility	389,000.00	268,998.25	400,000.00
6250.02 · Storm Water Maint (Desilt)	50,000.00	5,500.00	50,000.00
6250.03 · SWMP DD6	6,300.00	0.00	6,300.00
6250.04 · CCTV	0.00	0.00	35,000.00
Total 6250 · Storm Water	445,300.00	274,498.25	491,300.00
6310 · Payroll Expenses			
6310.01 · Director Fees	36,000.00	33,441.00	36,000.00
6310.02 · Payroll Taxes	3,000.00	2,558.25	3,000.00
6310.03 · Payroll Processing	0.00	0.00	2,500.00
Total 6310 · Payroll Expenses	39,000.00	35,999.25	41,500.00
6325 · Operator's Fees			
6325.01 · Operator / Billing	175,000.00	161,837.44	175,000.00
6325.02 · Printing & Office Expense	150,000.00	111,826.08	150,000.00
6325.03 · Reconnect / Disconnect	12,000.00	0.00	12,000.00
6325.04 · Tap Connections / Inspections	20,000.00	88,230.09	20,000.00
Total 6325 · Operator's Fees	357,000.00	361,893.61	357,000.00
6335 · Repairs & Maintenance			
6335.01 · Chemicals	60,000.00	31,319.77	60,000.00
6335.02 · Concrete & Sod Repair	75,000.00	67,371.13	75,000.00
6335.03 · Construction Inspector	95,000.00	87,636.00	95,000.00
6335.04 · General Maintenance & Repairs	600,000.00	167,465.78	600,000.00
6335.05 · Laboratory Expenses	65,000.00	49,969.80	65,000.00
6335.06 · Lake Management	25,000.00	20,808.01	28,000.00
6335.07 · Permits & Assessment Fees	60,000.00	65,819.34	75,000.00
6335.08 · SCUD Mowing	165,000.00	162,146.00	185,000.00
6335.09 · Security Camera Maintenance	80,000.00	0.00	50,000.00
6335.10 · Smart Meter (Badger)	50,000.00	31,361.82	50,000.00
6335.11 · Spare Parts & Pumps	100,000.00	0.00	100,000.00
6335.12 · TCEQ Regulatory Assessment Fee	25,000.00	21,032.68	25,000.00
6335.13 · Water Reuse CG Operations Assurance	0.00	0.00	24,000.00
Total 6335 · Repairs & Maintenance	1,400,000.00	704,930.33	1,432,000.00
6337 · Bank Service Charges	2,500.00	3,746.17	2,500.00
6352 · District Utilities			
6352.01 · Electricity	195,000.00	160,751.25	195,000.00
6352.02 · Garbage	1,050,000.00	952,003.34	1,100,000.00
6352.03 · Gas	20,000.00	9,823.40	20,000.00
6352.04 · Internet & Cable	6,500.00	1,748.18	6,500.00
6352.05 · Telephone	5,000.00	1,982.76	5,000.00

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6352.06 · Water & Sewer	1,000.00	0.00	1,000.00
Total 6352 · District Utilities	1,277,500.00	1,126,308.93	1,327,500.00
6360 · Professional Fees			
6360.01 · Auditing Fees	32,000.00	27,000.00	32,000.00
6360.02 · Bookkeeping Fees	75,000.00	81,104.69	75,000.00
6360.03 · Communications / IT Consultant	50,000.00	36,600.75	50,000.00
6360.04 · Engineering Fees			
2212-046-01 SCUD District Eng.	85,000.00	129,906.18	85,000.00
2212-046-02 SCUD UCL / Annex	15,000.00	9,024.00	15,000.00
2212-046-03 SCUD Annexations	0.00	6,374.76	0.00
2212-046-12 SCUD Admin Office	62,500.00	32,984.71	15,000.00
2212-046-14 BP Add WP No2	15,000.00	3,637.18	0.00
2212-046-15 WP No. 3	140,000.00	0.00	0.00
2212-046-17 Water Reuse Treatmt	50,000.00	0.00	0.00
2212-046-18 FR Sec 1 Drain Ph 1	365,000.00	0.00	0.00
2212-046-19 Bond App No. 16	50,000.00	0.00	0.00
2212-046-21 Well No. 4SiteStudy	50,000.00	29,711.16	0.00
2212-046-22 Rayford RD WL Ext	0.00	26,008.41	15,000.00
2212-046-23 Fox Run SS Rehab	0.00	129,719.37	50,000.00
2212-046-24 Walmart Detention	0.00	11,039.70	0.00
xxxx-xxx-xx WP 1 & WP 2 SCADA Design	0.00	0.00	30,000.00
xxx-xxx-xx WP 1 Building Design	0.00	0.00	25,000.00
xxxx-xxx-xx FR S5 Drainage Study	0.00	0.00	75,000.00
xxxx-xxx-xx Wal-Mart Drainage Study / Box Culverts	0.00	0.00	75,000.00
Total 6360.04 · Engineering Fees	832,500.00	378,405.47	385,000.00
6360.05 · EVO Consulting	12,000.00	9,450.00	10,000.00
6360.06 · Legal Fees			
Construction Legal Services	30,000.00	17,839.00	30,000.00
Economic Development / Grant	25,000.00	1,267.30	25,000.00
Election Legal	5,000.00	9,812.65	5,000.00
General Legal	165,000.00	117,102.24	165,000.00
Legal Claims - Confidential	10,000.00	6,766.90	10,000.00
Legislative 2025 RS Special Pro	2,000.00	7,108.30	2,000.00
Park/Rec (Admin Bldg)	10,000.00	16,669.47	10,000.00
Special Projects Legal	25,000.00	0.00	25,000.00
Utility Commitments	13,000.00	0.00	13,000.00
Total 6360.06 · Legal Fees	285,000.00	176,565.86	285,000.00
6360G · Sales Tax Consultant	15,000.00	15,000.00	15,000.00
Total 6360 · Professional Fees	1,301,500.00	724,126.77	852,000.00
6400 · Security Expenses	850,000.00	723,413.73	850,000.00

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	2026.04.30 FYE	Actual YTD Numbers	Proposed Budget
	May '25 - Apr 26	May '25 - Apr 26	May '26 - Apr 27
6450 · Other Expenses			
6450.01 · Community Events / Water Smart	15,000.00	18,220.13	25,000.00
6450.02 · Director Training	2,500.00	515.00	4,000.00
6450.04 · Insurance / Surety Bond Premium	80,000.00	67,217.95	100,000.00
6450.05 · Membership Fees	3,000.00	3,820.00	3,000.00
6450.06 · Miscellaneous Annexation Fees	0.00	131,264.04	0.00
6450.07 · Miscellaneous Expenses	5,000.00	10,278.64	5,000.00
6450.08 · Travel Expenses	18,000.00	21,540.51	25,000.00
Total 6450 · Other Expenses	123,500.00	252,856.27	162,000.00
6500 · Park & Amenities Expenditures			
6500.01 · Park Maintenance	60,000.00	73,279.12	60,000.00
6500.02 · Park Management	40,000.00	40,353.86	40,000.00
6500.03 · Pest Control	15,000.00	11,334.18	17,500.00
6500.04 · Recreational Facilities Maint.	15,000.00	13,972.00	15,000.00
6500.05 · SCUD Admin Building Maintenance	0.00	0.00	50,000.00
Total 6500 · Park & Amenities Expenditures	130,000.00	138,939.16	182,500.00
7396 · Capital Outlay			
7396.01 · Booster Pump Add WP No. 2	30,000.00	65,725.00	0.00
7396.02 · Lift Station #2 Coating Project	130,000.00	92,950.00	0.00
7396.03 · Playground Equipment	165,000.00	25,473.51	85,000.00
7396.04 · SCUD Admin / Park Building	2,535,000.00	1,968,402.72	0.00
7396.05 · Lift Station #4 Coating Project	0.00	0.00	130,000.00
7396.06 · Fox Run SS Pipe Bursting	0.00	0.00	1,200,000.00
7396.07 · Rayford RD WL Ext	0.00	0.00	400,000.00
Total 7396 · Capital Outlay	2,860,000.00	2,152,551.23	1,815,000.00
7500 · Non-Recurring Expenses			
7500.01 · Badger Meter Replacements	277,725.00	0.00	0.00
7500.02 · Birnham Woods Bridge & Sidewalk	174,200.00	180,054.03	0.00
7500.03 · Common Facility 88 / 89 / SCUD	20,000.00	0.00	0.00
7500.04 · Fencing	80,000.00	25,087.00	200,000.00
7500.05 · Fox Run Park Electric Gates	11,000.00	0.00	30,000.00
7500.06 · HPT Coating at WP 1	60,000.00	0.00	0.00
7500.08 · Lockeridge Farms Jocky Pump	60,000.00	0.00	0.00
7500.09 · Lockeridge Farms Storm Sta. 2	115,000.00	115,000.00	0.00
7500.10 · Sanitary Sewer Cleaning & TV	60,000.00	18,598.00	0.00
7500.11 · Storm Sewer Repairs	250,000.00	0.00	125,000.00
7500.12 · Util Commit LS 8 Reconciliation	125,000.00	0.00	125,000.00
7500.13 · WP 1 HPT 1 & 2 Recoating	60,000.00	70,000.00	0.00
7500.14 · WP 1 Recoat Piping	35,000.00	0.00	0.00
7500.15 · WP 2 Recoat Piping	35,000.00	0.00	0.00

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	Adopted v1.2	2026.04.30	2027.04.30 FYE
	2026.04.30 FYE	Actual YTD Numbers	Proposed Budget
	May '25 - Apr 26	May '25 - Apr 26	May '26 - Apr 27
7500.16 · WWTP Control Improvement	50,000.00	0.00	50,000.00
7500.17 · WWTP Spare Parts	224,000.00	0.00	112,000.00
xxxx.xx · HTP Coating at WP 2	0.00	0.00	35,000.00
xxxx.xx · WP2 GST Coating	0.00	0.00	85,000.00
xxxx.xx · Wal-Mart Pond Rehab	0.00	0.00	150,000.00
xxxx.xx · Spring Creek Park Field Grading	0.00	0.00	75,000.00
xxxx.xx · Lockeridge Farms LS5 Rock Road Improvements	0.00	0.00	10,500.00
xxxx.xx · Fox Run LS 1 Rock Road Improvements	0.00	0.00	10,000.00
xxxx.xx · Fox Run Jetting / Cleaning / Grease Removal	0.00	0.00	100,000.00
xxxx.xx · Fox Run Smoke Test / Sanitary	0.00	0.00	70,000.00
xxxx.xx · Fox Run Sanitary Service Jet / Clean / CCTV 1330	0.00	0.00	550,000.00
xxxx.xx · Reclaim / Park Soil Removal to LRDC / Grading	0.00	0.00	30,000.00
xxxx.xx · Lockeridge Farms PS2 Pump Rehab	0.00	0.00	15,000.00
xxxx.xx · SJRA Grant Application (HB500)	0.00	0.00	25,000.00
xxxx.xx · WP 1 & WP 2 SCADA Construction	0.00	0.00	300,000.00
xxxx.xx · WP 1 Building Rehab	0.00	0.00	125,000.00
xxxx.xx · Fire Hydrant Locks 326	0.00	0.00	90,000.00
xxxx.xx · Security Cameras WP1 / WP2 / WP3 / WWTP / Park	0.00	0.00	160,000.00
Total 7500 · Non-Recurring Expenses	1,636,925.00	408,739.03	2,472,500.00
Total Expense	13,181,225.00	10,595,568.20	12,473,800.00
Net Income	-3,942,725.00	-855,849.05	-2,265,800.00

Legends Ranch Drainage Facility
Draft Budget - FYE April 30, 2027
Original Adopted: April 29, 2026
Amended: N/A

	Proposed Budget
	May '26 - Apr 27
Income	
4100 · Detention Channel	
4101 · SCUD - Detention Channel	80,142.48
4102 · MC88 - Detention Channel	70,841.76
4103 · MC89 - Detention Channel	113,015.76
Total 4100 · Detention Channel	264,000.00
4200 · Pump Station	
4201 · SCUD - Pump Station	305,348.68
4202 · MC88 - Pump Station	351,852.48
4203 · MC89 - Pump Station	468,798.84
Total 4200 · Pump Station	1,126,000.00
Total Income	1,390,000.00
Expense	
Detention Channel Expenses	
6136 · Mowing	114,000.00
6137 · Detention Channel M&R	150,000.00
Total Detention Channel Expenses	264,000.00
Pump Station Expenses	
6235 · Repair and Maintenance	-
Generator Maintenance	15,000.00
PM Inspector	24,000.00
Preventative Maintenance	5,000.00
Pump Repairs & Maintenance	75,000.00
Pump Station Maintenance	25,000.00
Storm Water Maintenance	100,000.00
Trash Rack Cleaning	55,000.00
Total 6235 · Repair and Maintenance	299,000.00
6250 · Utilities	
6250.05 · Electricity	50,000.00
6250.10 · Internet	1,500.00
Total 6250 · Utilities	51,500.00
6320 · Legal Fees	15,000.00
6321 · Auditing Fees	10,000.00
6322 · Engineering Fees	15,000.00
6323 · Operator Fees	30,000.00
6324 · Bank Fees	600.00
6333 · Bookkeeping Fees	7,800.00
6334 · Spare Pumps	400,000.00
6337 · Miscellaneous Expense	1,000.00
6340 · Office Expense	600.00
6353 · Insurance	7,500.00
6362 · Conveyor System for Trash Rack	12,000.00
6364 · Cameras for Pump Station	5,000.00
6365 · CG Operations Assurance	36,000.00
6366 · Generator Fuel	5,000.00
Total Pump Station Expenses	896,000.00
6400 · Capital Expenditures	
Pump Station Driveway	180,000.00
6401 · Pump Station Catwalk	50,000.00
Total 6400 · Capital Expenditures	230,000.00
Total Expense	1,390,000.00
Net Income	-

SPRING CREEK UTILITY DISTRICT
TAXPAYER IMPACT STATEMENT

	Current Budget Fiscal Year Ending April 30, 2026	Proposed Budget Fiscal Year Ending April 30, 2027	No-New-Revenue Tax Rate Budget
Estimated District Operations and Maintenance Tax Bill on Average Homestead	\$3,175,000	\$3,500,000	\$

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.33 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 revenue 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.