

SPANISH COVE PUBLIC UTILITY DISTRICT

NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **102-A Spanish Cove Drive, Crosby, Harris County, Texas 77532.**

The meeting will be held at **7:30 p.m. on Tuesday, September 2, 2025**

The subject of the meeting is to consider and act on the following:

1. Approve minutes of meeting held on August 5, 2025
2. Public Comment
3. Tax assessor-collector's Report; status of tax collections; review invoices and authorize payment; status of delinquent taxes; authorize litigation as necessary; consider any taxpayer appeals; approve installment payment agreements, as necessary; authorize termination of water service as appropriate
4. Review Proposed Tax Rate for 2025; Resolution (1) Finding District to be Low Tax Rate, Developed, Developing, or Developed District in a Declared Disaster Area, (2) Calling Public Hearing on 2025 Tax Rate and (3) Authorizing Tax Assessor-Collector to Prepare and Publish Notice of the Public Hearing
5. Bookkeeper's report; review invoices and authorize payment of bills; review investment report and approve investment of District funds
6. Resolution Adopting Operating Budget for Fiscal Year Ending September 30, 2026
7. Audit Continuance Letter
8. Operator's report; review active connections and water accountability; status of operation, maintenance and repair of District facilities; consider customer appeals; approve termination of service on delinquent accounts; approve maintenance and repair work as proposed
9. Pending Business



A handwritten signature in blue ink that reads "Jennifer Seipel".

Jennifer B. Seipel, Attorney for the District

SPANISH COVE PUBLIC UTILITY DISTRICT

Compliance with Texas Government Code Section 551.043

Pursuant to Texas Government Code § 551.043(c), a physical copy of the proposed budget has been attached to this Notice of Public Meeting

Taxpayer Impact Statement

Below is a comparison of a property tax bill for a median-valued homestead property in the District for the current fiscal year to an estimate of a property tax bill for the same property for the upcoming fiscal year if the proposed budget is adopted.¹

Description	Tax Bill (\$)
Property tax bill for a median-valued homestead property in District for current fiscal year	\$1,513.84
Estimated property tax bill for the same median-valued homestead property in District for upcoming fiscal year if proposed budget is adopted	\$1,513.84

Taxing units such as the District adopt their tax rates under the authority of Chapter 49, Texas Water Cde and are not governed by the no-new-revenue tax rate calculations set forth in Chapter 26, Texas Tax Code. Therefore, this Taxpayer Impact Statement does not provide a comparison of property tax bills for the current fiscal year to be a balanced budget funded at the no-new-revenue-tax rate as calculated under Chapter 26, Texas Tax Code.

¹While the legislation uses the term “median-valued,” such term does not appear in the sections of Texas Tax Code Chapter 26 that are applicable to taxing units such as the District. Laws applicable to the District require is tax assessor-collector to calculate the tax rate using the “average taxable value” of homestead properties. (*Texas Water Code, Sections 49.23601, 49.23602(d) and 49.23603*). Therefore this notice calculates the property tax bill using such “average taxable value.”

SPANISH COVE PUBLIC UTILITY DISTRICT
Proposed Budget for FYE 2026

Adopted Budget

Spanish Cove PUD - Fiscal Year 9/2026

	Nine Month Actuals 10/2024 - 6/2025	Twelve Months Annualized FYE 9/25	Approved 2025 Budget	Adopted 2026 Budget
Revenues				
14101 · Water -Customer Service Revenue	25,233	34,233	28,015	35,260
14102 · Surface Water	17,079	25,079	12,000	25,830
14301 · Maintenance Tax Collections	155,000	155,000	183,490	179,914
14702 · Penalties & Interest	2,019	2,019	50	2,080
14802 · Interest Earned on Temp. Invest	26,514	35,352	31,337	27,205
Total Revenues	\$225,844	\$251,682	\$254,892	\$270,288
Expenditures				
16101 · Billing Service Fees - Water	17,062	22,750	18,960	23,430
16102 · Operations - Water	0	0	3,000	0
16105 · Maintenance & Repairs - Water	32,845	43,794	35,000	45,110
16107 · Chemicals - Water	3,331	5,331	5,000	5,490
16108 · Laboratory Expense - Water	2,750	3,050	1,000	3,140
16110 · Utilities - Water	9,793	13,057	16,000	13,450
16112 · Disconnect Expense	120	120	0	120
16114 · Telephone Expense - Water	255	255	1,000	260
16116 · Permit Expense - Water	200	200	500	210
16117 · TCEQ Regulatory Expense - Water	75	75	200	265
16118 · Surface Water Fee	10,458	17,928	40,000	18,470
16501 · Tap Connection Expense	3,450	3,450	0	3,550
16602 · Landscape Maintenance	661	1,101	1,500	1,130
16703 · Legal Fees	21,843	29,125	33,000	33,000
16705 · Auditing Fees	12,250	12,250	12,000	13,500
16706 · Engineering Fees	18,029	18,029	0	25,000
16709 · Election Expense	0	0	0	3,000
16711 · Legal Notices & Other Publ.	52	52	200	50
16712 · Bookkeeping Fees	28,048	37,397	35,000	40,000
16714 · Printing & Office Supplies	768	1,024	1,200	1,050

16715 · Filing Fees

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Adopted Budget

Spanish Cove PUD - Fiscal Year 9/2026

	Nine Month Actuals 10/2024 - 6/2025	Twelve Months Annualized FYE 9/25	Approved 2025 Budget	Adopted 2026 Budget
16716 · Delivery Expense	504	672	800	690
16717 · Postage	64	86	100	90
16718 · Insurance & Surety Bond	8,077	8,077	6,600	8,320
16721 · Meeting Expense	1,255	1,445	1,200	1,490
16722 · Bank Charges	105	125	160	150
16723 · Travel Expense	178	178	250	180
16724 · Document Conversion	1,350	1,650	1,800	1,800
16727 · Consumer Confidence Report	750	750	650	770
16728 · Record Storage Fees	600	800	720	820
16731 · Meeting Space Rental	450	500	600	600
17101 · Payroll Expenses	9,282	10,387	13,260	12,600
17103 · Payroll Tax Expense	710	795	1,014	965
Total Expenditures	\$185,318	\$234,454	\$230,714	\$258,700
Other Revenues				
14400 · Allocated Operating Reserves	0	0	0	263,412
Total Other Revenues	\$0	\$0	\$0	\$263,412
Capital Outlay				
16590 · Capital Outlay	0	0	20,000	275,000
Total Capital Outlay	\$0	\$0	\$20,000	\$275,000
Net Excess Revenues <Expenditures>	\$40,526	\$17,229	\$4,178	\$0

Maintenance Tax Calculation: PV

\$39,909,857/100 X .46 X .98