

CY-CHAMP 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 **13455 Cutten Road, Suite 1A, Houston, Harris County, Texas 77069, at 10:00 a.m. on Thursday, December 18, 2025.** The items of business to be considered and transacted during said meeting are as follows:

1. District security report;
2. Approve minutes of prior meeting;
3. National Memorial Ladies update;
4. Questions or comments from the public;
5. Confirm auditor engagement for FYE 2025;
6. Adopt budget;
7. Authorize any necessary actions in connection with contracts for consultant and/or vendor services;
8. Consider consultants reports as needed:
 - a. Tax Assessor/collector - pay bills,
 - b. Bookkeeper - pay bills,
 - c. Financial Advisor,
 - d. Operator,
 - e. Detention pond maintenance contractor(s),
 - f. Engineer,
 - g. Landscape Architect;
9. Authorize any necessary actions in connection with annexation/service applications;
10. Kleinwood Joint Powers Report;
11. Pending business.



A handwritten signature in black ink, appearing to read "Matthew Brooks", is written over a horizontal line.

YOUNG & BROOKS
Attorneys for District

Cy-Champ PUD

	Actuals as of 12/02/2025	Budget 12/31/2025	Proposed Budget 12/31/2026
<u>Income</u>			
<u>Water Revenue</u>			
4100 · Customer Service Fees - Water Revenue	\$ 540,006.22	\$ 709,500.00	\$ 700,000.00
4150 · NHCRWA Collections	582,852.40	906,000.00	730,000.00
<u>Sewer Revenue</u>			
4200 · Customer Service Fees - Sewer	\$ 387,918.05	\$ 468,000.00	\$ 468,000.00
<u>Other Revenue</u>			
4320 · Maintenance Taxes	\$ 809,021.40	\$ 846,300.00	\$ 874,900.00
4330 · Penalties and Interest	9,733.31	24,000.00	12,000.00
4340 · Sales Tax Revenue	246,765.62	304,000.00	304,000.00
4380 · Termination/Reconnection/NSF Fe	8,114.55	40,000.00	12,000.00
4385 · NHCRWA Capital Contrib Credits	308,689.83	411,586.00	411,586.00
4400 · Transfer/Connection Fees	1,900.00	2,400.00	2,400.00
4700 · Builder Inspection Fees	3,850.00	5,000.00	5,000.00
5380 · Miscellaneous Income	113,778.01	1,000.00	1,000.00
5391 · Interest Income	253,235.01	240,000.00	275,000.00
5395 · Maintenance Agreement - Cutten Road POA	50,275.50	50,275.00	50,275.00
<u>Park Revenue</u>			
4321 · Park Maintenance Taxes	\$ 808,610.50	\$ 846,300.00	\$ 874,900.00
Total Income	\$ 4,124,750.40	\$ 4,854,361.00	\$ 4,721,061.00
<u>Water Expense</u>			
6124 · Laboratory Expense	\$ 4,597.89	\$ 6,000.00	\$ 6,000.00
6126 · Permit Fees	6,203.40	6,200.00	6,200.00
6127 · Groundwater Fee	10,595.00	36,000.00	30,000.00
6128 · Surface Water Fee	535,522.05	870,000.00	700,000.00
6132 · Operator Fees	81,211.50	102,600.00	102,600.00
6135 · Repairs & Maintenance	181,858.66	185,000.00	195,000.00
6142 · Chemicals	6,749.78	10,000.00	10,000.00
6152 · Utilities	95,086.91	87,000.00	112,000.00
<u>Sewer Expense</u>			
6201 · Purchased Sewer Service	\$ 136,144.68	\$ 293,028.00	\$ 170,175.00
6235 · Repair and Maintenance	99,084.29	113,540.00	113,540.00
6237 · Sludge Removal	8,550.00	0.00	0.00
6270 · Grease Trap Inspections	6,800.00	7,500.00	7,500.00
6280 · Rent & Leases	111,501.50	121,640.00	121,640.00
<u>Other Expense</u>			
6310 · Director Fees	\$ 33,057.00	\$ 33,150.00	\$ 33,150.00
6314 · Payroll Taxes	2,528.85	2,652.00	2,652.00
6320 · Legal Fees	85,543.98	135,000.00	135,000.00
6321 · Auditing Fees	18,500.00	19,500.00	20,000.00
6322 · Engineering Fees	129,740.45	180,000.00	180,000.00
6323 · Financial Advisor Fees	0.00	1,200.00	0.00
6326 · TCEQ Assessment Fees	0.00	5,890.00	5,840.00
6332 · Other Operator Expense	6,102.64	45,000.00	30,000.00
6333 · Bookkeeping Fees	37,100.00	41,000.00	45,000.00
6335 · M&R - Detention Pond	131,903.99	85,000.00	125,000.00
6340 · Office Expense	21,573.51	24,000.00	24,000.00
6350 · Postage	11,834.57	14,000.00	14,000.00
6351 · Telephone	1,576.30	2,200.00	2,200.00
6352 · Utilities	11,057.94	0.00	14,000.00
6353 · Insurance	49,869.00	46,235.00	49,900.00
6354 · Travel Expense	520.80	1,200.00	1,200.00

6356 · Registration/Membership Fees	2,355.00	3,000.00	3,000.00
6359 · Other Expenses	21,404.91	20,000.00	24,000.00
6360 · Sales Tax Reporting	2,671.00	4,900.00	4,900.00
6370 · Builder Inspections	287.56	250.00	500.00
6375 · CSI Inspections	0.00	350.00	350.00
6380 · Termination/Reconnection/NSF Ex	4,995.00	6,000.00	6,000.00
6395 · Security Service	630,226.52	620,500.00	622,200.00

Park Expense

6406 · Engineering Fees - Park	\$ 29,204.02	\$ 100,000.00	\$ 100,000.00
6400 · Park - Green Medians 1960	11,744.35	15,000.00	15,000.00
6401 · Park Utilities - Cutten Road	7,366.16	20,000.00	20,000.00
6402 · Park Utilities - Cy Champ	0.00	4,200.00	4,200.00
6403 · Park Maintenance - Cy Champ	42,068.00	56,000.00	56,000.00
6404 · Park Maintenance - Cutten Road	68,782.45	80,000.00	80,000.00
6435 · Park Repairs and Maintenance	135,649.39	162,000.00	162,000.00
6436 · Memorials Maintenance	0.00	50,000.00	50,000.00
6405 · Website Expenses	0.00	3,000.00	3,000.00
6438 Park A Maintenance	1,528.88	26,630.00	26,630.00
6439 Park B Maintenance	0.00	25,000.00	25,000.00

Capital Outlay

7300 · Capital Outlay	\$ 82,106.00	\$ 20,000.00	\$ 20,000.00
7401 · Cy Champ Pk -Fallen Warrior Mem	219,056.94	55,000.00	55,000.00
7402 · Cy Champ Pk -Fallen Warrior Mem Slab & Lights	9,000.00	200,000.00	200,000.00

Total Expense	\$ 3,093,260.87	\$ 3,946,365.00	\$ 3,734,377.00
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Net Gain	\$ 1,031,489.53	\$ 907,996.00	\$ 986,684.00
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Maintenance tax: \$.095 M&O and .095 Park Value: \$939,741,402 @ 98%

CY-CHAMP 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	\$1,027.62
Estimated property tax bill for the same median-valued homestead property in District for upcoming fiscal year if proposed budget is adopted	\$1,052.82
Estimated property tax bill for the same median-valued homestead property in District for upcoming fiscal year if a no-new-revenue tax rate budget is adopted ²	\$1,027.62

¹ While Texas Government Code Section 551.043 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 its 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) This notice therefore calculates the property tax bill using such “average taxable value.”

² While Texas Government Code Section 551.043 refers to a “no-new-revenue tax rate as calculated under Chapter 26, Tax Code,” taxing units such as the District adopt their tax rates under the authority of Chapter 49, Texas Water Code and are not governed by the no-new-revenue tax rate calculations set forth in Chapter 26, Texas Tax Code.