

BAUER LANDING WATER CONTROL AND IMPROVEMENT DISTRICT

NOTICE OF PUBLIC MEETING

Notice is hereby given pursuant to V.T.C.A., Government Code, Chapter 551, that the Board of Directors of Bauer Landing Water Control and Improvement District (the "District") will meet, and such meeting is open to the public, at **12:00 p.m.**, on **December 11, 2025**, at **2929 Allen Parkway, Suite 3150, Houston, Texas 77019**, at which meeting the following items will be considered:

At this meeting, the Board will consider and authorize appropriate action on the following:

- 1. PUBLIC COMMENT;**
- 2. MINUTES OF OCTOBER 22, 2025 BOARD MEETING;**
- 3. GENERAL MATTERS:**
 - A. Resolution Designating Voting Member Representative for AWBD Bylaws Vote;
 - B. Resolution Designating E-Mail Address and Other Contact Information for Open Records Requests;
 - C. Annual Agenda;
 - D. Unlimited Tax Bonds, Series 2026;
- 4. BOOKKEEPER'S REPORT INCLUDING BUDGET FOR FISCAL YEAR ENDING DECEMBER 31, 2026;**
- 5. TAX ASSESSOR/ COLLECTOR'S REPORT:**
 - A. Status of collections, including write-off of eligible uncollectible accounts;
 - B. Pay Bills from Tax Account;
 - C. Delinquent Tax Report;
- 6. ENGINEER'S REPORT, including:**
 - A. Status of various projects, contracts, change orders, easements, payments and other matters;
 - B. Bond Application Report;
- 7. DETENTION AND DRAINAGE FACILITIES REPORT;**
- 8. DEVELOPER'S REPORT;**
- 9. NEXT MEETING DATE(S);**
- 10. EXECUTIVE SESSION;** as necessary and as permitted pursuant to Chapter 551 of the Texas Government Code, Subchapter D, of the Open Meetings Act;
- 11. RECONVENE IN OPEN SESSION:** Vote on matters considered in Executive Session, if any; and any such other business as may come before the Board;
- 12. ADJOURNMENT.**

By: 

Andrew P. Johnson, III
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TAXPAYER IMPACT STATEMENT
Bauer Landing WCID

	Current Budget Fiscal Year Ending 12/2025**	Proposed Budget Fiscal Year Ending 12/2026**	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$851.10	\$793.59	\$851.10

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.30029 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 revenues 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.

BAUER LANDING WCID

OPERATING BUDGET

1/1/2026 to 12/31/2026

DRAFT #1

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
REVENUE:													
4320 Maintenance Tax	813,491	152,530	50,843	-	-	-	-	-	-	-	-	-	1,016,864
5391 Interest	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	60,000
TOTAL REVENUE	818,491	157,530	55,843	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	1,076,864
EXPENSES:													
6200 Payroll Administration	330	-	330	-	330	-	330	-	330	330	330	-	2,310
6201 Payroll Tax Expenses	100	-	100	-	100	-	100	-	100	100	100	-	700
6310 Director Fees	1,105	-	1,105	-	1,105	-	1,105	-	1,105	1,105	1,105	-	7,735
6313 Financial Advisor Fees	-	-	3,000	-	-	-	-	-	-	-	-	-	3,000
6320 Legal Fees-General	10,000	-	5,000	5,000	5,000	-	-	-	15,000	5,000	-	-	45,000
6321 Auditing Fees	-	-	-	-	12,000	-	-	-	5,000	-	-	-	17,000
6322 Engineering Fees	10,000	-	10,000	10,000	5,000	-	-	-	15,000	5,000	-	-	55,000
6333 Bookkeeping	4,800	-	4,800	-	4,800	-	4,800	-	4,800	5,000	5,000	5,000	39,000
6340 Printing/Office Supplies	500	-	500	500	500	-	500	-	500	500	500	-	4,000
6350 Postage	25	-	25	-	25	-	25	-	25	25	25	-	175
6353 Insurance	8,000	-	-	-	-	-	-	-	-	-	-	-	8,000
6354 Travel & Expenses	250	-	250	-	250	-	250	-	250	250	250	-	1,750
6488 Annual SWQ- Champions	10,000	-	11,000	10,000	10,000	-	-	-	-	-	-	-	41,000
6489 Landscape Maint - Champions	45,000	-	30,000	-	30,000	50,000	-	-	45,000	-	20,000	-	220,000
6490 N. Pond Repairs - Champions	-	-	-	-	-	-	-	-	-	2,500	-	-	2,500
6352 Utilities	350	350	350	350	350	350	350	350	350	350	350	350	4,200
TOTAL EXPENSES	90,460	350	66,460	25,850	69,460	50,350	7,460	350	87,460	20,160	27,660	5,350	451,370
NET REVENUES/LOSS	728,031	157,180	(10,617)	(20,850)	(64,460)	(45,350)	(2,460)	4,650	(82,460)	(15,160)	(22,660)	(350)	625,494
Beginning Cash Surplus													
	3,670,761	4,398,792	4,555,972	4,545,355	4,524,505	4,460,045	4,414,695	4,412,235	4,416,885	4,334,425	4,319,265	4,296,605	
Net Revenues/Loss	728,031	157,180	(10,617)	(20,850)	(64,460)	(45,350)	(2,460)	4,650	(82,460)	(15,160)	(22,660)	(350)	
Ending Cash Surplus/Deficit	4,398,792	4,555,972	4,545,355	4,524,505	4,460,045	4,414,695	4,412,235	4,416,885	4,334,425	4,319,265	4,296,605	4,296,255	

Notes:

Assumes No Tap Connections

Maintenance tax 2025 CAV \$345,872,231 x .30/100 @ 98% Collections

Draft # 1: 12/10/25

Prepared By:

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