Filed: 08/20/2026 01:30:29 PM

Joyce Hudman

Joyce Hudman
County Clerk
Brazoria County, Texas


VARNER CREEK UTILITY DISTRICT
OF
BRAZORIA COUNTY, TEXAS
P. O. BOX 265
WEST COLUMBIA, TEXAS 77486


# SPECIAL MEETING NOTICE OF MEETING VARNER CREEK UTILITY DISTRICT OF BRAZORIA COUNTY, TEXAS

August 20, 2026

TO: THE BOARD OF DIRECTORS OF VARNER CREEK UTILITY DISTRICT OF BRAZORIA COUNTY, TEXAS, AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Varner Creek Utility District (VCUD) will hold a special meeting on **Tuesday, August 25, 2026, at 3:00 P.M.**, in the office of the District Administrator at 1st Capital Business Services located at 310 E. Brazos, West Columbia, Texas 77486, outside the boundaries of the District, for the following purposes:

1. Directors will vote to amend final 2026 Budget for January 01- September 30.
2. Adopt Resolution of Varner Creek Utility District authorizing change to fiscal year, and matters relating thereto.
3. Directors will Propose budget for FY 2026-2027
4. Engage KML Auditors for Stub Audit of January 01, 2026- September 30, 2026

VARNER CREEK UTILITY DISTRICT

By:____________________
Micheal Bendit,
Administrator of District

(SEAL)

VARNER CREEK UTILITY DISTRICT TEXAS

# Varner Creek

## Taxpayer Impact Statement on the Median – Value Homestead Property

| | Prior Year 2025 | If Budget is Adopted with Rate Other than Tax Election Tax Rate | If Budget is Adopted with Tax Election Tax Rate |
|---|---|---|---|
| Total Tax Rate (per $100 of value) | $0.364 | $0.402518 | $0.405567 |
| Median Homestead Taxable Value | 320,645 | $300,814 | $300,814 |
| Tax on Average Homestead | $1,167.15 | $1,210.83 | $1,220.00 |

# Varner Creek Utility District
# Profit & Loss Budget Performance
## January through November 2025

Filed: 08/20/2026 01:30:29 PM
Joyce Hudman
Joyce Hudman
County Clerk
Brazoria County, Texas

| | | Proposed Budget 2026-2027 |
|---|---|---|
| Income | | |
| 4000 · Customer Service - Water | $ | 440,000.00 |
| 4100 · Customer Service- Garbage | $ | 410,000.00 |
| 4200 · Sewer-Customer service | $ | 434,000.00 |
| 4300 · Maintenance and Operation Tax | $ | 450,000.00 |
| 4331 · Penalty and Interest | $ | 25,000.00 |
| 4500 · Standby Fees | $ | - |
| 4600 · Tap Connection Fees | $ | 23,500.00 |
| 4800 · Interest on Temp Investments | $ | 40,000.00 |
| 4901 · Maintenance Sublease | $ | 6,000.00 |
| **Total Income** | **$** | **1,828,500.00** |
| | **$** | **1,828,500.00** |
| Expense | | |
| 6356 · Meetings, Conferences, Training | $ | 5,000.00 |
| 6110 · Maintenance Lease | $ | 18,000.00 |
| 6120 · Water Meter Cell Service | $ | 15,000.00 |
| 6130 · Bank Service Charges | $ | 100.00 |
| 6134 · Monthly Service Contract | $ | 46,000.00 |
| 6200 · Purchased Sewer Service | $ | 220,000.00 |
| 6300 · Purchased Garbage Service | $ | 380,000.00 |
| **6356-6300 Total** | **$** | **684,100.00** |
| 6230 · Regional Water Fees | $ | 4,500.00 |
| 6240 · Merchant Fees (CC Processing) | $ | 300.00 |
| 6305 · Payroll Taxes | $ | 1,500.00 |
| 6310 · Directors Fee | $ | 20,995.00 |
| 6320 · Legal Fees | $ | 50,000.00 |
| 6321 · Auditing fees | $ | 14,500.00 |
| 6322 · Engineering fees | $ | - |
| 6322.7 · 12" Water line project | $ | - |
| 6322.6 · Reimburseable - 2028 Bonds | $ | 15,000.00 |
| 6322 · Engineering fees - Other | $ | 33,000.00 |
| **Total 6322 · Engineering fees** | **$** | **48,000.00** |
| **6230-6322 Total** | **$** | **139,795.00** |
| 6332 · Service Account Collections | $ | - |
| 6332.1 · Garbage Collections | $ | 5,000.00 |
| 6332 · Service Account Collections - Other | $ | 75,000.00 |
| **Total 6332 · Service Account Collections** | **$** | **80,000.00** |
| 6333 · Bookkeeping | $ | 51,500.00 |
| 6334 · Security | $ | 1,250.00 |
| **6332-6334 Total** | **$** | **132,750.00** |
| 6335 · Maintenance and Repair | $ | - |
| 6335.8 · Other | $ | 2,000.00 |

# Varner Creek Utility District
## Profit & Loss Budget Performance
### January through November 2025

Filed: 08/20/2026 01:30:29 PM

Joyce Hudman

Joyce Hudman
County Clerk
Brazoria County, Texas

| | Proposed Budget 2026-2027 | |
|---|---|---|
| 6335.1 · Labor | $ | 600,000.00 |
| 6335.2 · Tap & Inspection Fees | $ | 12,000.00 |
| 6335.3 · Materials for Taps | $ | - |
| 6335.4 · Materials | $ | 60,000.00 |
| 6335.5 · Special Projects | $ | 28,155.00 |
| 6335.7 · General Maintenance | $ | 5,000.00 |
| 6335 · Maintenance and Repair - Other | $ | 42,000.00 |
| 6335.9 Road Repair | $ | 50,000.00 |
| Total 6335 · Maintenance and Repair | **$** | **799,155.00** |
| 6340 · Printing and Office Supplies | $ | 3,000.00 |
| 6351 · Telephone | $ | 2,400.00 |
| 6352 · Utilities & Telephone | $ | 46,000.00 |
| 6353 · Insurance and Surety Premiums | $ | 12,000.00 |
| 6355 · Other Expenses | $ | 8,800.00 |
| 6700 · Bad Debt Expense | $ | 500.00 |
| 6336-6700 Total | **$** | **72,700.00** |
| Total Expense | **$** | **1,828,500.00** |