

Joyce Hudman

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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

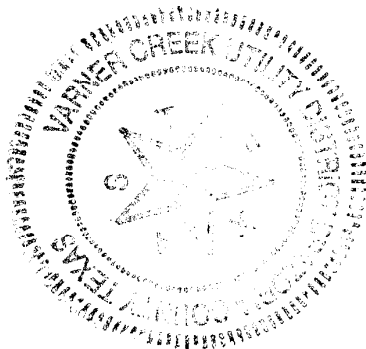
TO: THE BOARD OF DIRECTORS OF VARNER CREEK UTILITY DISTRICT OF
BRAZORIA COUNTY, TEXAS, AND TO ALL OTHER INTERESTED PERSONS:

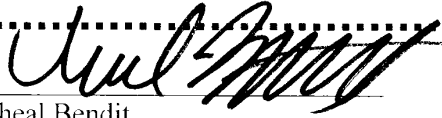
Notice is hereby given that the Board of Directors of Varner Creek Utility District (VCUD) will hold a special meeting on **Tuesday, August 25, 2026, at 3:00 P.M.** in the office of the District Administrator at 1st Capital Business Services located at 310 E. Brazos, West Columbia, Texas 77486, outside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

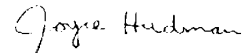
VARNER CREEK UTILITY DISTRICT

(SEAL)



By: 

Micheal Bendit,
Administrator of District



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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

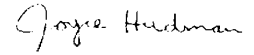
Varner Creek Utility District
Profit & Loss Budget Performance
January through November 2025

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	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 · Reimbursable - 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
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	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