

TIMBER LANE UTILITY DISTRICT
AMENDED 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 **1904 NapleCHASE Crest Drive, Spring, TX 77373**.


The meeting will be held at **6:00 p.m. on Thursday, June 11, 2026**.

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

1. Pledge of Allegiance
2. Public Comments. (This provides an opportunity for the public to comment on agenda items or other District business in advance of regular business of the Board. Comments shall be limited to five (5) minutes per person. By state law, comments by the Board members on any item not on the agenda shall be limited to: a) Statements of specific factual information given in response to any inquiry; b) A recitation of existing policy in response to any inquiry; or c) A proposal to place the subject on the agenda for a future meeting.)
3. Approve Minutes of May 14, 2026 Board of Directors Meeting
4. Law Enforcement Report
5. Law enforcement contract; verification of information on number of deputies and contract percentage
6. Tax Assessor/Collector's Report; payment of bills; write-off of uncollectible accounts; depository pledge agreements; installment payments
7. Engineer's Report; authorize engineering and advertisements for bids; review bids; award contracts; approve construction contracts, contractor pay applications and change orders, as necessary; accept facilities, as appropriate; requests for utility commitment; capacity of facilities; permit matters; accept conveyance of real property; right of entry agreements; bond application report
8. Update by engineer of Emergency Preparedness Plan, if needed
9. Authorize update by engineer of Emergency Response Plan
10. Bookkeeper's Report; payment of bills; investment of District funds; depository pledge agreements
11. Adopt operating budget for fiscal year ending June 30, 2027
12. Update Tax Code § 26.18 compliance document
13. Review ethics letter and update by Investment Officer
14. Affirm engagement of auditor for fiscal year ended June 30, 2026
15. Operator's Report; authorize repairs and maintenance, as necessary; approve write-off of delinquent accounts; water well permits; termination of service; water conservation and drought contingency issues; meter change-out program
16. Ethoscapes Report

17. Request for Fuel Surcharge adjustment from Ethoscapes
18. Developers' Reports
19. Annual Cybersecurity and AI Training
20. Interlocal Agreement for Waterwise program participation
21. Resolution Authorizing Application for Non-Urban Recreation Grant for 2026 and Trail Grant for 2027
22. Hearing on Violations of District Rules and Damage to District Property
23. Reports on District Parks and Recreational Facilities; review funding requirements for new facilities; authorize maintenance and repairs, as necessary; contact award and funding; TPWD grant application and award; approve change orders, as necessary; FEMA claims and related work; Scout, American Heritage, and Other Community Service Projects
24. Reward for Citizen Information
25. Executive Session (closed) pursuant to Texas Government Codes §551.071 to consult with the District's attorneys about pending or contemplated litigation, §551.072 to deliberate the purchase, exchange, lease or value of real property, §551.074 to deliberate the duties of a public officer or employee, and §551.076 to deliberate on deployment or specific occasions for implementation of security personnel or devices
26. Pending Business





Lori G. Aylett, Attorney for the District

TIMBER LANE 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	\$1,755.30
Estimated property tax bill for the same median-valued homestead property in District for upcoming fiscal year if proposed budget is adopted	\$1,755.30

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. Therefore, this Taxpayer Impact Statement does not provide a comparison of property tax bills for the current fiscal year to 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 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*). Therefore this Taxpayer Impact Statement calculates the property tax bill using such “average taxable value.”

TIMBER LANE U.D.
Proposed Budget for Fiscal Year Ending June 30th, 2027

	2026		2027	
Revenue :	Adopted Budget	Actual YTD	Projected YTD	Proposed Budget
Water Revenue	2,000,000.00	1,589,616.84	1,907,540.21	2,000,000.00
Sewer Revenue	1,700,000.00	1,358,442.15	1,630,130.58	1,700,000.00
Penalties/ Other water revenues	160,000.00	117,316.13	140,779.36	160,000.00
Tap Fees	25,000.00	121,140.00	145,368.00	25,000.00
Sewer Inspection Fees	9,000.00	11,567.00	13,880.40	20,000.00
N.H.C.R.W.A. fees	2,500,000.00	1,401,831.49	1,682,197.79	2,500,000.00
Interest earned	750,000.00	638,505.22	766,206.26	750,000.00
Maintenance Tax Revenues	4,980,000.00	5,434,706.85	4,980,000.00	4,980,000.00
Sales Tax Revenue (C.O.H.)	175,000.00	140,194.22	168,233.06	175,000.00
Miscellaneous Revenue	50,000.00	800.00	960.00	1,000.00
	12,349,000.00	10,814,119.90	11,435,295.66	12,311,000.00
Expenses :	Annual Budget	Actual YTD	Projected YTD	Annual Budget
Sludge Hauling	200,000.00	193,727.83	232,473.40	240,000.00
Director Fees	36,000.00	31,781.00	38,137.20	36,000.00
Payroll Taxes	20,000.00	13,402.59	16,083.11	20,000.00
Legal Fees	175,000.00	76,861.75	92,234.10	175,000.00
Auditing Fees	25,000.00	22,750.00	22,750.00	25,000.00
Engineering Fees	300,000.00	107,491.26	128,989.51	300,000.00
Engineering Fees (WWTP Permit)	25,000.00	5,199.50	6,239.40	25,000.00
Laboratory Expense	130,000.00	75,750.04	90,900.05	130,000.00
Permit Fees	50,000.00	50,929.28	50,929.28	52,000.00
N.H.C.R.W.A assessment	2,500,000.00	1,512,492.80	1,814,991.36	2,500,000.00
Operators Fees	400,000.00	331,571.95	397,886.34	400,000.00
Bookkeeping Fees	72,600.00	57,100.00	68,520.00	76,800.00
Repairs & Maintenance	1,600,000.00	1,797,101.20	2,156,521.44	2,200,000.00
R/M Detention Ponds (Champions)	800,000.00	612,975.54	735,570.65	800,000.00
Park Maint/ Operations (incl bldg maint)	650,000.00	632,160.86	758,593.03	800,000.00
Membership Fee/ Travel Expenses	35,000.00	16,544.37	19,853.24	35,000.00
Office Expenses	250,000.00	168,929.26	202,715.11	250,000.00
Chemicals	50,000.00	97,978.72	117,574.46	120,000.00
Utilities (all)	525,000.00	462,218.58	554,662.30	550,000.00
Insurance/Bonds	200,000.00	208,734.00	208,734.00	215,000.00
Recon/Discon /Serv Agreements	40,000.00	0.00	0.00	0.00
Tap Connection Expense	25,000.00	87,432.14	104,918.57	25,000.00
Sewer Inspection Expense	14,000.00	17,539.00	21,046.80	20,000.00
Costs for G.I.S.	9,600.00	8,000.00	9,600.00	9,600.00
Law Enforcement Services	1,350,000.00	1,420,575.00	1,704,690.00	1,800,000.00
Land Purchase	0.00	0.00	0.00	0.00
District Projects	600,000.00	393,067.84	471,681.41	600,000.00
Publication & Legal Notice/Election	2,500.00	0.00	0.00	2,500.00
Water Conservation Ed	5,000.00	3,838.00	4,605.60	5,000.00
General Manager Parks	46,320.00	38,600.00	46,320.00	46,320.00
Miscellaneous Expenses	50,000.00	19,372.38	23,246.86	25,000.00
	10,186,020.00	8,464,124.89	10,100,467.21	11,483,220.00