ASW

INFORMATION FOR PUBLICATION OF TAX RATE

DISTRICT NAME: MEADOWCREEK MUNICIPAL UTILITY DISTRICT

ASW REP IN ATTENDANCE: We did not attend.

DIRECTORS FOR: All but Daniel

DIRECTORS AGAINST: —

DIRECTORS ABSTAIN: —

DIRECTORS ABSENT: Daniel

DAY & DATE OF SETTING: Tues 9/13/22

TIME OF SETTING: 3:00 pm

PLACE OF SETTING: GVUD 3134 Cartwright

DISTRICT CATEGORY: Developed ✓

NOTES:

	LAST YEARS TAX RATE	PROPOSED TAX RATE	ADOPTED TAX RATE
I&S RATE	—	—	—
M&O RATE	0.24390	0.22922	0.22922
THIRD RATE	—	—	—
TOTAL RATE	0.24390	0.22922	0.22922

COST: $ 300

DATE SET: ~~[illegible]~~ 9/13

NEWSPAPER: Fort Bend Independent

PUBLICATION DATE: ~~[illegible]~~ 8/24

DD

PROCESS (CHECK EACH STEP)

SENT TO FA [✓] DATE: 8/11

PROPOSED [✓] DATE: 8/16

SENT TO PAPER [✓] DATE: 8/22

PROOF APPROVED [✓] DATE: 8/22

PUBLISHED [✓] DATE: 8/24

AFFIDAVIT/BILL RECEIVED [ ] DATE:

ORDER LEVYING TAXES [✓] DATE: 9/20

2022 Developed Water District Voter-Approval Tax Rate Work Sheet

Form 50-860

MEADOWCREEK MUNICIPAL UTILITY DISTRICT
Water District Name

281-482-0216
Phone

5 OAKTREE STREET, FRIENDSWOOD, TX., 77546
Water District's Address, City, State, ZIP Code

www.meadowcreekmud.org
Water District's Website Address

GENERAL INFORMATION: The Comptroller's office provides this worksheet to assist water districts in determining their voter-approval tax rate.The information provided in this worksheet is offered as technical assistance and not legal advice.Water districts should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: Voter-Approval Tax Rate

The voter-approval rate for developed water districts is the current year's debt service, contract and unused increment tax rates plus the maintenance and operation (M&O) rate that would impose no more than 1.035 times the amount of M&O tax imposed by the water district in the preceding year on the average appraised value of a residence homestead in the water district. The average appraised value disregards any homestead exemption available only to people with disabilities or those age 65 or older.

The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll Or certified estimate of value and the estimated values of properties under protest. The designated officer Or employee shall certify that the officer Or employee has accurately calculated the tax rates And used values shown for the certified appraisal roll Or certified estimate. The officer Or employee submits the rates to the governing body by Aug. 7 Or as soon thereafter as practicable.

If any part of the developed water district is located in an area declared a disaster area during the current tax year by the governor or by the president, the board of the district may calculate the voter-approval tax rate in the manner provided in Water Code Section 49.23601(a) and determine whether an election is required to approve the adopted tax rate in the manner provided in Water Code Section 49.23601(c). In such cases, the developed water district may use Comptroller Form 50-858 Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts to calculate its voter-approval tax rate.

Line	Worksheet	Amount/Rate
1.	2021 average appraised value of residence homestead.[1]	$ 185,222.00
2.	2021 general exemptions available for the average homestead. Excluding age 65 or older or disabled persons exemptions.[2]	$ 0.00
3.	2021 average taxable value of residence homestead. Line 1 minus Line 2.	$ 185,222.00
4.	2021 adopted M&O tax rate.	$ 0.24390 / $100
5.	2021 M&O tax on average residence homestead. Multiply Line 3 by Line 4, divide by $100.	$ 451.76
6.	Highest M&O tax on average residence homestead with increase. Multiply Line 5 by 1.035[3]	$ 467.57
7.	2022 average appraised value of residence homestead.	$ 203,984.00
8.	2022 general exemptions available for the average homestead. Excluding age 65 or older or disabled persons exemptions.[4]	$ 0.00
9.	2022 average taxable value of residence homestead. Line 7 minus Line 8.	$ 203,984.00
10.	Highest 2022 M&O tax rate. Line 6 divided by Line 9, multiply by $100.[5]	$ 0.22922
11.	2022 debt tax rate.	$ 0.00000 / $100
12.	2022 contract tax rate.	$ 0.00000 / $100
13.	2021 unused increment rate. Subtract the 2021 actual tax rate and the 2021 unused increment rate from the 2021 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.	$ 0.00000 / $100
14.	2020 unused increment rate. Subtract the 2020 actual tax rate and the 2020 unused increment rate from the 2020 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.	$ 0.00000 / $100

1) Tex. Water Code - 49.236(a)(2)(C)
2) Tex. Water Code - 49.236(a)(2)(D)
3) Tex. Water Code - 49.23602(a)(2)(A)
4) Tex. Water Code - 49.236(a)(2)(E)
5) Tex. Water Code - 49.236(a)(2)(F)

Line	Worksheet	Amount/Rate
15.	2019 unused increment rate. Subtract the 2019 actual tax rate and the 2019 unused increment rate from the 2019 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.	$ 0.00000 / $100
16.	2022 total unused increment rate. Add Lines 13, 14 and 15.[6]	$ 0.00000 / $100
17.	2022 voter-approval tax rate. Add lines 10, 11, 12 and 16.	$ 0.22922 / $100

SECTION 2: Mandatory Tax Election Rate

The mandatory tax election rate is the highest total tax rate a developed water district may adopt without holding an election. The mandatory tax election rate is the rate that would impose 1.035 times the amount of tax imposed by the district in the preceding year on the average appraised value of a residence homestead in the water district plus the unused increment rate. The average appraised value disregards any homestead exemption available only to people with disabilities or those age 65 or older.[7]

Line	Worksheet	Amount/Rate
18.	2021 average taxable value of residence homestead. Enter the amount from Line 3.	$ 185,222.00
19.	2021 adopted total tax rate.	$ 0.24390 / $100
20.	2021 total tax on average residence homestead. Multiply Line 18 by Line 19.	$ 451.76
21.	2022 mandatory election amount of taxes per average residence homestead. Multiply Line 20 by 1.035.	$ 467.57
22.	2022 mandatory election tax rate, before unused increment. Divide Line 21 by Line 9 and multiply by $100.	$ 0.22922 / $100
23.	2022 mandatory tax election rate. Add Line 16 and Line 22.	$ 0.22922 / $100

SECTION 3: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the voter-approval tax rate and mandatory tax election rate as authorized by the governing body of the water district. By signing below, you certify that you are the designated officer or employee of the taxing unit and and have calculated the tax rates in accordance with requirements in Water Code.[8]

DAVID PATTERSON

Printed Name of Water District Representative

[signature]

Water District Representative

9/23/22

Date

6) Tex. Tax Code - 26.013
7) Tex. Water Code - 49.23602(a)(2)
8) Tex. Water Code - 49.23602

MEADOWCREEK UTILITY DISTRICT

ORDER LEVYING MAINTENANCE TAX RATE FOR TAXABLE PROPERTY WITHIN THE DISTRICT

THE STATE OF TEXAS ¤

COUNTY OF FORT BEND ¤

We, the undersigned officers of the Board of Directors of Meadowcreek Municipal Utility District, Fort Bend County, Texas, hereby certify as follows:

The Board of Directors of Meadowcreek Utility District, Fort Bend County, Texas, convened in Regular Session at the Quail Valley Utility District Office, outside the boundaries of the District on the 20th day of September 2022, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Edward Paxton	President
Daniel Wisneski	Vice President
Merlin Hansen	Secretary
Harold Snyder	Assistant Secretary/Treasurer
Billy Moye, Sr.	Director

And all of said persons were present, except ______________________________, thus, constituting a quorum. Whereupon, among other business, the following was transacted at the meeting:

It was duly moved, seconded and unanimously carried that the District establishes a maintenance tax rate per $100.00 valuation (at 100% of value) of taxable property which is to be levied for the year 2021 against all taxable property in the District. Upon a consideration of the terms and provisions of the Texas Water Code, as amended and in light of the recommendation of the District's Financial Advisor, it was moved, seconded and unanimously carried that the District's maintenance tax rate for 2022 be set as follows:

Maintenance Tax Rate for 2022

$ 0.22922 per $100.00 of assessed valuation, based on 100% of market value.

The president is authorized to execute and the Secretary to attest this Order on behalf of the Board and the District.

Passed, ordered, and approved this 13th day of September 2022.

President – Edward Paxton

ATTEST:

Secretary – Merlin Hansen

(SEAL)

MEADOWCREEK UTILITY DISTRICT

TEXAS

CERTIFICATION

Pursuant to Chapter 201 of the Texas Local Government Code, 3134 Cartwright Road is designated by Meadowcreek Municipal Utility District (the "District") as it official Records Management Office for purposes of keeping the District's Official Public Records in accordance with the Texas Local Government Records Act. Attached is a true and correct copy of the Resolution Regarding Development Status for 2022 Tax Year adopted by the District at its duly called and held meeting on August 16, 2022 and original of which is retained in the District's Official Records.

Executed this the 16th day of August 2022.

Anita S. Burgoon

Anita S. Burgoon
Bookkeeper
Meadowcreek Utility District

RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2022 TAX YEAR

WHEREAS, Meadowcreek Municipal Utility District (the "District") is a conservation and reclamation district operating pursuant to Chapter 49, Texas Water Code (the "Code"); and

WHEREAS, the Code establishes procedures for the levy of property taxes based on a district's development status and/or tax rate; and

WHEREAS, the District is currently underway with its multi-year program of designing, construction, and financing the land, works, improvements, facilities, plants, equipment, and appliances to serve the property within the District; and

WHEREAS, the Board of Directors of the District (the" Board") has consulted with the District's engineer, financial advisor, and developers of land within the District regarding the current status of development in the District; and

WHEREAS, following reasonable diligence based on information currently available, the Board has determined that the District is a "Developed District" as defined in Section 49.23602(a) of the Code; NOW, THEREFORE,

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF MEADOWCREEK MUNICIPAL UTILITY DISTRICT THAT:

Sectin1: For purposes of the 2022 tax year:

a. The District is a developed district pursuant to Section 49.23602 of the Code; and

b. The District is not a district described by Section 49.23601 of the Code.

[EXECUTION PAGE FOLLOWS]

CERTIFICATE OF RESOLUTION

THE STATE OF TEXAS §
§
COUNTY OF FORT BEND §

I, the undersigned officer of the Board of Directors of Meadowcreek Municipal Utility District hereby certify as follows:

1. The Board of Directors of Meadowcreek Municipal Utility District convened in regular session and August 16, 2022, and the roll was called of the members of the Board:

Edward Paxton	President
Daniel Wisneski	Vice President
Merlin Hansen	Secretary
Harold Snyder	Assistant Secretary/Treasurer
Billy Moye, Sr.	Director

And all of said persons were present except Director(s) Daniel Wisneski, thus constituting a quorum. Whereupon, among other business, the following was transacted at the meeting: a written

RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2022 TAX YEAR

Was introduced for the consideration of the Board. It was then duly moved and seconded that the resolution be adopted, and, after due discussion, the motion, carrying with it the adoption of the resolution, prevailed, and carried unanimously.

2. A true, full, and corrected copy of the aforesaid resolution adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; the action approving the resolution has been duly recorded in the Board's minutes of the meeting; the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the Board as indicated therein; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the aforesaid meeting, and that the resolution would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; the meeting was open to the public as required by law; and pubic notice of the time, place, and subject of the meeting was given as required by Chapter 551. Texas Government Code, and Section 49.063, Texas Water Code, as suspended by the Governor of the State of Texas.

SIGNED AND SEALED on August 16, 2022,

(SEAL)

Secretary, Board of Directors

PASSED AND APPROVED on August 16, 2022.

President, Board of Directors

ATTEST:

Secretary, Board of Directors

(SEAL)

MEADOWCREEK UTILITY DISTRICT

T E X A S

50-304
(Rev.3-20/6)

Water District
Notice of Public Hearing on Tax Rate

The MEADOWCREEK MUNICIPAL UTILITY DISTRICT will hold a public hearing on a proposed tax rate for the tax year 2022 on Tuesday, September ~~9~~ 13, 2022 at 3:00 PM at 3134 Cartwright Road, Missouri City, TX 77459. Your individual taxes may increase at a greater or lesser rate, or even decrease, depending on the tax rate that is adopted and on the change in the taxable value of your property in relation to the change in taxable value of all other property. The change in the taxable value of your property in relation to the change in the taxable value of all other property determines the distribution of the tax burden among all property owners.

Visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

FOR the proposal: Edward Paxton, Merlin Hansen, Harold Snyder, Billy Moye Sr

AGAINST the proposal: None

PRESENT and not voting: None

ABSENT: Daniel Wisneski

The following table compares taxes on an average residence homestead in this taxing unit last year to taxes proposed on the average residence homestead this year.

	Last Year		This Year
Total tax rate (per $100 of value)	$0.24390 /$100 Adopted		$0.22922 /$100 Proposed
Difference in rates per $100 of value		$-0.01468 /$100	
Percentage increase/decrease in rates(+/-)		-6.02%	
Average appraised residence homestead value	$185,222.00		$203,984.00
General homestead exemptions available (excluding 65 years of age or older or disabled person's exemptions)	$0.00		$0.00
Average residence homestead taxable value	$185,222.00		$203,984.00
Tax on average residence homestead	$451.76		$467.57
Annual increase/decrease in taxes if proposed tax rate is adopted (+/-)		$15.82	
and percentage of increase (+/-)		3.50%	

NOTICE OF VOTE ON TAX RATE

If the district adopts a combined debt service, operation and maintenance and contract tax rate that would result in the taxes on the average residence homestead increasing by more than 3.5 percent, an election must be held to determine whether to approve the operation and maintenance tax rate under Section 49.23602, Water Code.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

Should you have any questions concerning this notice, please contact the tax office at 281-482-0216.

From:	David Patterson
Sent:	Wednesday, August 17, 2022 8:40 AM
To:	Jimm Davis
Subject:	FW: Meadowcreek status development
Attachments:	MC DEVELOPMENT STATUS RESOLUTION.pdf
Follow Up Flag:	Follow up
Flag Status:	Completed
Categories:	David

Thank you!

David Patterson, RTA
Tax Assessor/Collector
Assessments of the Southwest, Inc.
www.aswtax.com
P: 281.482.0216
C: 903.530.5152
F: 281.482.5285

From: Anita Burgoon <ABurgoon@quailvalleyud.org>
Sent: Tuesday, August 16, 2022 5:01 PM
To: David Patterson <D.Patterson@aswtax.com>
Subject: Meadowcreek status development

Attached is the status development. I am sending the original with the signed checks.

Meadowcreek will be meeting on September 13, 2022 to hold a public meeting and to set the tax rate that is on the work sheet. Please publish the notice in the Fort Bend Independent Newspaper.

Thanks

Anita S. Burgoon
Bookkeeper

Thunderbird Utility District
Meadowcreek Utility District
3134 Cartwright Road
Missouri City, TX 77459
281-208-6289

Meadowcreek

MUNICIPAL UTILITY DISTRICT
3134 Cartwright Rd.
Missouri City, Texas 77459-2599
Phone: (281) 499-5539

TO: THE BOARD OF DIRECTORS OF MEADOWCREEK MUNICIPAL UTILITY DISTRICT OF FORT BEND COUNTY, TEXAS, AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given, the Board of Directors of Meadowcreek Municipal Utility of Fort Bend County, Texas, will hold a regular meeting open to the public on Tuesday, August 16, 2022, at 3:00 p.m. The meeting will be held at the Quail Valley Utility District Office, outside the boundaries of the District for the following purposes:

1. Public Comments and Questions.

2. Review and Approval of the Minutes of the July 19, 2022, Board of Director's Meeting.

3. Consider Authorizing Termination to Customers with Delinquent Accounts.

4. Approve Insurance Proposals for Fiscal Year 10/2022 through 09/2023.

5. Approval of Directors Attending Seminars, Meetings or any Functions having to do with Subjects Concerning District Operation.

6. Amend Rate Order.

7. Discuss and Take Action Regarding the Tax Assessor/Collector's Report, Including Status of Delinquent Tax Accounts and the Taking of Any Action Required in Connection Therewith, Including, Authorizing the Payment of Invoices Presented and Approving Tax Refunds.

8. Adopt Resolution Regarding Development Status for 2022 Tax Year.

9. Discuss 2022 Tax Rate, Authorize Publication of the Tax Rate Calculation, and schedule a Public Hearing for Setting the Tax Rate.

10. Approval Agreement for Out of District Service with Shale Reality to the Seven (7) Acre Residential Development.

11. Review Preliminary Budget.

12. Discuss Wastewater Treatment Plant.

13. Discuss Attorney's Report and Take Any Necessary Action.

Jimm Davis

From:	David Patterson
Sent:	Tuesday, August 16, 2022 7:28 PM
To:	Jimm Davis
Subject:	Fwd: Meadowcreek Directors
Follow Up Flag:	Follow up
Flag Status:	Flagged
Categories:	David

Thanks!
David Patterson
Sent from my iPhone

Begin forwarded message:

> **From:** Anita Burgoon <ABurgoon@quailvalleyud.org>
> **Date:** August 16, 2022 at 6:14:35 PM CDT
> **To:** David Patterson <D.Patterson@aswtax.com>
> **Subject: Meadowcreek Directors**
>
> Edward Paxton – President
> Daniel Wisneski – Vice President
> Merlin Hansen – Secretary
> Harold Snyder – Assistant Secretary/Treasurer
> Billy Moye, Sr. - Director
>
> Anita S. Burgoon
> Bookkeeper
>
> Thunderbird Utility District
> Meadowcreek Utility District
> 3134 Cartwright Road
> Missouri City, TX 77459
> 281-208-6289

CERTIFICATION

Pursuant to Chapter 201 of the Texas Local Government Code, 3134 Cartwright Road is designated by Meadowcreek Municipal Utility District (the "District") as it official Records Management Office for purposes of keeping the District's Official Public Records in accordance with the Texas Local Government Records Act. Attached is a true and correct copy of the Resolution Regarding Development Status for 2022 Tax Year adopted by the District at its duly called and held meeting on August 16, 2022 and original of which is retained in the District's Official Records.

Executed this the 16th day of August 2022.

Anita S Burgoon

Anita S. Burgoon
Bookkeeper
Meadowcreek Utility District

RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2022 TAX YEAR

WHEREAS, Meadowcreek Municipal Utility District (the "District") is a conservation and reclamation district operating pursuant to Chapter 49, Texas Water Code (the "Code"); and

WHEREAS, the Code establishes procedures for the levy of property taxes based on a district's development status and/or tax rate; and

WHEREAS, the District is currently underway with its multi-year program of designing, construction, and financing the land, works, improvements, facilities, plants, equipment, and appliances to serve the property within the District; and

WHEREAS, the Board of Directors of the District (the" Board") has consulted with the District's engineer, financial advisor, and developers of land within the District regarding the current status of development in the District; and

WHEREAS, following reasonable diligence based on information currently available, the Board has determined that the District is a "Developed District" as defined in Section 49.23602(a) of the Code; NOW, THEREFORE,

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF MEADOWCREEK MUNICIPAL UTILITY DISTRICT THAT:

Sectin1: For purposes of the 2022 tax year:

a. The District is a developed district pursuant to Section 49.23602 of the Code; and

b. The District is not a district described by Section 49.23601 of the Code.

[EXECUTION PAGE FOLLOWS]

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§
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Harold Snyder	Assistant Secretary/Treasurer
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RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2022 TAX YEAR

Was introduced for the consideration of the Board. It was then duly moved and seconded that the resolution be adopted, and, after due discussion, the motion, carrying with it the adoption of the resolution, prevailed, and carried unanimously.

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SIGNED AND SEALED on August 16, 2022,

MEADOWCREEK UTILITY DISTRICT
T E X A S
(SEAL)

Secretary, Board of Directors

PASSED AND APPROVED on August 16, 2022.

President, Board of Directors

ATTEST:

Secretary, Board of Directors

(SEAL)

2022 Developed Water District Voter-Approval Tax Rate Work Sheet

Form 50-860

MEADOWCREEK MUNICIPAL UTILITY DISTRICT
Water District Name

281-482-0216
Phone

5 OAKTREE STREET, FRIENDSWOOD, TX., 77546
Water District's Address, City, State, ZIP Code

www.meadowcreekmud.org
Water District's Website Address

GENERAL INFORMATION: The Comptroller's office provides this worksheet to assist water districts in determining their voter-approval tax rate.The information provided in this worksheet is offered as technical assistance and not legal advice.Water districts should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

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The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll Or certified estimate of value and the estimated values of properties under protest. The designated officer Or employee shall certify that the officer Or employee has accurately calculated the tax rates And used values shown for the certified appraisal roll Or certified estimate. The officer Or employee submits the rates to the governing body by Aug. 7 Or as soon thereafter as practicable.

If any part of the developed water district is located in an area declared a disaster area during the current tax year by the governor or by the president, the board of the district may calculate the voter-approval tax rate in the manner provided in Water Code Section 49.23601(a) and determine whether an election is required to approve the adopted tax rate in the manner provided in Water Code Section 49.23601(c). In such cases, the developed water district may use Comptroller Form 50-858 Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts to calculate its voter-approval tax rate.

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1) Tex. Water Code - 49.236(a)(2)(C)
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SECTION 2: Mandatory Tax Election Rate

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SECTION 3: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the voter-approval tax rate and mandatory tax election rate as authorized by the governing body of the water district. By signing below, you certify that you are the designated officer or employee of the taxing unit and and have calculated the tax rates in accordance with requirements in Water Code.[8]

Printed Name of Water District Representative

Water District Representative

Date

6) Tex. Tax Code - 26.013
7) Tex. Water Code - 49.23602(a)(2)
8) Tex. Water Code - 49.23602

Water District
Taxable Values

District: MEADOWCREEK MUNICIPAL UTILITY DISTRICT

2022 Certified Value	$183,303,696
2022 Uncertified ARB Value	$480,710
2022 90% of ARB Value	$432,639
2022 Owners Value	$0
2022 Total 1:	**$183,784,406**
2022 Total (90%) 2:	**$183,736,335**

2021 Certified Value	$162,198,886
2021 Uncertified ARB Value	$30,290
2021 90% of ARB Value	**$27,261**
2021 Owners Value	$0
2021 Total 1:	**$162,229,176**
2021 Total (90%) 2:	**$162,226,147**

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: **2021** As of: **Supplement 11**

M17 - Meadow Creek MUD (ARB Approved Totals)

Number of Properties: 1012

Land Totals

Land - Homesite	(+)	$22,497,780				
Land - Non Homesite	(+)	$1,018,200				
Land - Ag Market	(+)	$0				
Land - Timber Market	(+)	$0				
Land - Exempt Ag/Timber Market	(+)	$0				
Total Land Market Value	(=)	**$23,515,980**	(+)	**$23,515,980**		

Improvement Totals

Improvements - Homesite	(+)	$141,877,426				
Improvements - Non Homesite	(+)	$5,197,478				
Total Improvements	(=)	**$147,074,904**	(+)	**$147,074,904**		

Other Totals

Personal Property (19)		$2,631,310	(+)	$2,631,310		
Minerals (0)		$0	(+)	$0		
Autos (7)		$111,190	(+)	$111,190		
Total Market Value			(=)	**$173,333,384**		**$173,333,384**
Total Homestead Cap Adjustment (117)					(-)	**$2,764,166**
Total Exempt Property (62)					(-)	**$355,080**

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	$0				
Ag Use (0)	(-)	$0				
Timber Use (0)	(-)	$0				
Total Productivity Loss	(=)	**$0**			(-)	**$0**
Total Assessed		$185,222			(=)	**$170,214,138**

Exemptions

			(HS Assd	**117,615,990)**		
(HS) Homestead Local (635)	(+)	$0				
(HS) Homestead State (635)	(+)	$0				
(O65) Over 65 Local (263)	(+)	$3,745,002				
(O65) Over 65 State (263)	(+)	$0				
(DP) Disabled Persons Local (21)	(+)	$285,000				
(DP) Disabled Persons State (21)	(+)	$0				
(DV) Disabled Vet (19)	(+)	$188,000				
(DVX) Disabled Vet 100% (16)	(+)	$3,218,810				
(DVXSS) DV 100% Surviving Spouse (3)	(+)	$529,520				
(SOL) Solar (1)	(+)	$28,250				
(AUTO) Lease Vehicles Ex (1)	(+)	$20,230				
(HB366) House Bill 366 (2)	(+)	$440				
Total Exemptions	(=)	**$8,015,252**			(-)	**$8,015,252**
Net Taxable (Before Freeze)					(=)	**$162,198,886**

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: **2021** As of: **Supplement 11**

M17 - Meadow Creek MUD (Under ARB Review Totals)

Number of Properties: 2

Land Totals						
Land - Homesite	(+)	$0				
Land - Non Homesite	(+)	$0				
Land - Ag Market	(+)	$0				
Land - Timber Market	(+)	$0				
Land - Exempt Ag/Timber Market	(+)	$0				
Total Land Market Value	(=)	$0	(+)	$0		
Improvement Totals						
Improvements - Homesite	(+)	$0				
Improvements - Non Homesite	(+)	$0				
Total Improvements	(=)	$0	(+)	$0		
Other Totals						
Personal Property (1)		$6,880	(+)	$6,880		
Minerals (0)		$0	(+)	$0		
Autos (1)		$23,410	(+)	$23,410		
Total Market Value			(=)	$30,290		$30,290
Total Homestead Cap Adjustment (0)					(-)	$0
Total Exempt Property (0)					(-)	$0
Productivity Totals						
Total Productivity Market (Non Exempt)	(+)	$0				
Ag Use (0)	(-)	$0				
Timber Use (0)	(-)	$0				
Total Productivity Loss	(=)	$0			(-)	$0
Total Assessed					(=)	$30,290
Exemptions			(HS Assd		0)	
Total Exemptions	(=)	$0			(-)	$0
Net Taxable (Before Freeze)					(=)	$30,290

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: **2022** As of: **Certification**

M17 - Meadow Creek MUD (ARB Approved Totals)

Number of Properties: 1001

Land Totals						
Land - Homesite	(+)	$25,820,730				
Land - Non Homesite	(+)	$1,039,670				
Land - Ag Market	(+)	$0				
Land - Timber Market	(+)	$0				
Land - Exempt Ag/Timber Market	(+)	$0				
Total Land Market Value	(=)	**$26,860,400**	(+)	**$26,860,400**		
Improvement Totals						
Improvements - Homesite	(+)	$179,353,066				
Improvements - Non Homesite	(+)	$4,627,680				
Total Improvements	(=)	**$183,980,746**	(+)	**$183,980,746**		
Other Totals						
Personal Property (15)		$2,693,690	(+)	$2,693,690		
Minerals (0)		$0	(+)	$0		
Autos (1)		$9,910	(+)	$9,910		
Total Market Value			(=)	**$213,544,746**		**$213,544,746**
Total Homestead Cap Adjustment (598)					(-)	**$20,468,036**
Total Exempt Property (61)					(-)	**$270,120**
Productivity Totals						
Total Productivity Market (Non Exempt)	(+)	$0				
Ag Use (0)	(-)	$0				
Timber Use (0)	(-)	$0				
Total Productivity Loss	(=)	$0			(-)	$0
Total Assessed		$203,984			(=)	**$192,806,590**
Exemptions			(HS Assd	124,838,340)		
(HS) Homestead Local (612)	(+)	$0				
(HS) Homestead State (612)	(+)	$0				
(O65) Over 65 Local (254)	(+)	$4,803,334				
(O65) Over 65 State (254)	(+)	$0				
(DP) Disabled Persons Local (21)	(+)	$380,000				
(DP) Disabled Persons State (21)	(+)	$0				
(DV) Disabled Vet (19)	(+)	$195,000				
(DVX) Disabled Vet 100% (16)	(+)	$3,540,670				
(DVXSS) DV 100% Surviving Spouse (3)	(+)	$582,470				
(HB366) House Bill 366 (3)	(+)	$1,420				
Total Exemptions	(=)	**$9,502,894**			(-)	**$9,502,894**
Net Taxable (Before Freeze)					(=)	**$183,303,696**

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: **2022** As of: **Certification**

M17 - Meadow Creek MUD (Under ARB Review Totals)

Number of Properties: 12

Land Totals						
Land - Homesite	(+)	$62,000				
Land - Non Homesite	(+)	$0				
Land - Ag Market	(+)	$0				
Land - Timber Market	(+)	$0				
Land - Exempt Ag/Timber Market	(+)	$0				
Total Land Market Value	(=)	**$62,000**	(+)	**$62,000**		
Improvement Totals						
Improvements - Homesite	(+)	$381,810				
Improvements - Non Homesite	(+)	$0				
Total Improvements	(=)	**$381,810**	(+)	**$381,810**		
Other Totals						
Personal Property (5)		$33,100	(+)	$33,100		
Minerals (0)		$0	(+)	$0		
Autos (5)		$50,500	(+)	$50,500		
Total Market Value			(=)	**$527,410**		**$527,410**
Total Homestead Cap Adjustment (1)					(-)	**$24,850**
Total Exempt Property (0)					(-)	**$0**
Productivity Totals						
Total Productivity Market (Non Exempt)	(+)	$0				
Ag Use (0)	(-)	$0				
Timber Use (0)	(-)	$0				
Total Productivity Loss	(=)	**$0**			(-)	**$0**
Total Assessed					(=)	**$502,560**
Exemptions			**(HS Assd**	**240,820)**		
(HS) Homestead Local (1)	(+)	$0				
(HS) Homestead State (1)	(+)	$0				
(O65) Over 65 Local (1)	(+)	$20,000				
(O65) Over 65 State (1)	(+)	$0				
(HB366) House Bill 366 (3)	(+)	$1,850				
Total Exemptions	(=)	**$21,850**			(-)	**$21,850**
Net Taxable (Before Freeze)					(=)	**$480,710**

ıssessments of the Southwest, Inc., Tax Assessor/Collect(Meadowcreek Municipal U District do affirm this to be an
ccurate report of collections and disbursements pertaining to the tax fund to the best of our knowledge.

TAX ASSESSOR / COLLECTOR CASH RECEIPTS AND DISBURSEMENTS REPORT

	Current Month (6/1/2022 - 6/30/2022)	Fiscal Year (10/1/2021 - 9/30/2022)	Tax Yea (10/1/2021 - 9/30/2022
3eginning Balance :	**75,431.47**	**38,164.70**	**38,164.7(**
ʾlus Collections :			
Taxes Collected:			
Debt Service Taxes	0.00	0.00	0.0(
Maintenance Taxes Due General Operating Fund	1,684.98	382,735.11	382,735.1'
Road Debt Taxes	0.00	0.00	0.0(
Penalties and Interest on Tax Accounts	182.94	5,227.52	5,227.5:
Delinquent Attorney Fees and Court Costs	0.00	1,462.43	1,462.4:
Overpayments	416.86	2,560.19	2,560.1!
Current Year Value Reduction Refund	0.00	428.96	428.9(
Prior Year Value Reduction Refund	0.00	118.55	118.5!
Litigation Refund	0.00	0.00	0.0(
Redeposit of Checks	0.00	0.00	0.0(
Interest Earned	13.74	139.29	139.2!
Certificate and Notice To Purchaser Income	0.00	0.00	0.0(
Outstanding Payments	0.00	0.00	0.0(
Deposit from Other District or Rebate from CAD	0.00	0.00	0.0(
General Fund/Escrow/Other Sources	0.00	0.00	0.0(
Total Collections Received :	**2,298.52**	**392,672.05**	**392,672.0!**
.ess Disbursements :			
Debt Service Transfers	0.00	0.00	0.0(
Maintenance Transfers	45,000.00	381,000.00	381,000.0(
Road Debt Transfers	0.00	0.00	0.0(
Delinquent Tax Attorney Fees	0.00	1,651.70	1,651.7(
Overpayments Refunded	0.00	2,138.28	2,138.2(
Current Year Value Reductions Refunded	277.99	456.82	456.8:
Prior Year Value Reductions Refunded	37.35	118.55	118.5!
Litigated Value Reduction Refund	0.00	0.00	0.0(
Returned Checks from Bank	0.00	0.00	0.0(
Certificate Reimbursement	0.00	0.00	0.0(
Refund of Other District's Deposit	0.00	2,981.16	2,981.1(
CAD Quarterly Payment	756.00	1,573.00	1,573.0(
CAD Estimate or Certificate Fee	0.00	817.00	817.0(
Late Rendition Penalty Reimbursement to CAD	0.00	0.00	0.0(
Tax Assessor/Collector	0.00	5,962.32	5,962.3:
Hourly Fees/Meeting Attendance/SPA Work	0.00	0.00	0.0(
Bank Charges / Positive Pay	0.00	624.33	624.3:
Transparency Compliance	0.00	0.00	0.0(
Bond and Continuing Disclosure Work	0.00	0.00	0.0(
Truth in Taxation Publication	0.00	300.00	300.0(
Postage / Envelopes	0.00	1,226.94	1,226.9
Delivery Reimbursement	0.00	0.00	0.0(
Insurance Bond Premiums	0.00	328.00	328.0(
Escheated Funds Transferred to State	0.00	0.00	0.0(
Statutory Interest	0.00	0.00	0.0(
Professional Consultant / Other Fees	0.00	0.00	0.0(
Total Disbursements :	**46,071.34**	**399,178.10**	**399,178.1(**
:nding Balance :	**31,658.65**	**31,658.65**	**31,658.6!**

ax Fund balance covered by FDIC.

Prepared by Assessments of the Southwest, Inc.
P.O. Box 1368
Friendswood TX 77549-1368
(281)-482-0216

Meadowcreek Municipal Utility District TAX ASSESSOR / COLLECTOR
TAX RATE AND VALUE REPORT AS OF June 30, 2022

Cert Taxable Value	Supplemental Value	Net Taxable Value	Total Tax Rate
162,606,706	-407,820	162,198,886	0.24390

Year	Taxable Value	I & S Rate	I & S Levy	M & O Rate	M & O Levy	Road Rate	Road Levy	Total Tax Rate
2021	162,198,886	0.00000	0.00	0.24390	395,603.08	0.00000	0.00	0.24390
2020	153,512,733	0.00000	0.00	0.24902	382,277.41	0.00000	0.00	0.24902
2019	147,390,856	0.00000	0.00	0.25000	368,477.14	0.00000	0.00	0.25000
2018	136,199,651	0.00000	0.00	0.10000	136,199.65	0.00000	0.00	0.10000
2017	123,993,978	0.00000	0.00	0.10000	123,993.98	0.00000	0.00	0.10000
2016	115,336,988	0.00000	0.00	0.10000	115,336.99	0.00000	0.00	0.10000
2015	106,199,106	0.00000	0.00	0.10000	106,199.11	0.00000	0.00	0.10000
2014	100,437,788	0.00000	0.00	0.10000	100,437.79	0.00000	0.00	0.10000
2013	98,977,725	0.00000	0.00	0.10000	98,977.73	0.00000	0.00	0.10000
2012	96,947,746	0.00000	0.00	0.10000	96,947.75	0.00000	0.00	0.10000
2011	96,856,383	0.00000	0.00	0.10000	96,856.38	0.00000	0.00	0.10000
2010	104,223,212	0.00000	0.00	0.10000	104,223.21	0.00000	0.00	0.10000
2009	104,614,678	0.00000	0.00	0.10000	104,614.68	0.00000	0.00	0.10000
2008	108,850,657	0.00000	0.00	0.10000	108,850.66	0.00000	0.00	0.10000
2007	110,749,928	0.00000	0.00	0.10000	110,749.93	0.00000	0.00	0.10000
2006	108,265,461	0.00000	0.00	0.10000	108,265.46	0.00000	0.00	0.10000
2005	105,720,835	0.28000	296,018.34	0.10000	105,720.84	0.00000	0.00	0.38000
2004	98,687,058	0.31000	305,929.88	0.10000	98,687.06	0.00000	0.00	0.41000
2003	92,960,690	0.32000	297,474.21	0.10000	92,960.69	0.00000	0.00	0.42000
2002	86,829,286	0.32000	277,853.71	0.10000	86,829.29	0.00000	0.00	0.4200
2001	82,065,186	0.34000	279,021.63	0.09500	77,961.93	0.00000	0.00	0.4350
2000	73,881,866	0.38000	280,751.09	0.06920	51,126.25	0.00000	0.00	0.44920
1999	63,720,160	0.44000	280,368.70	0.07000	44,604.11	0.00000	0.00	0.51000
1998	60,819,412	0.44000	267,605.41	0.07000	42,573.59	0.00000	0.00	0.51000
Prior	60,292,368	0.30000	180,877.11	0.08000	48,233.89	0.00000	0.00	0.38000

Prepared by Assessments of the Southwest, Inc.
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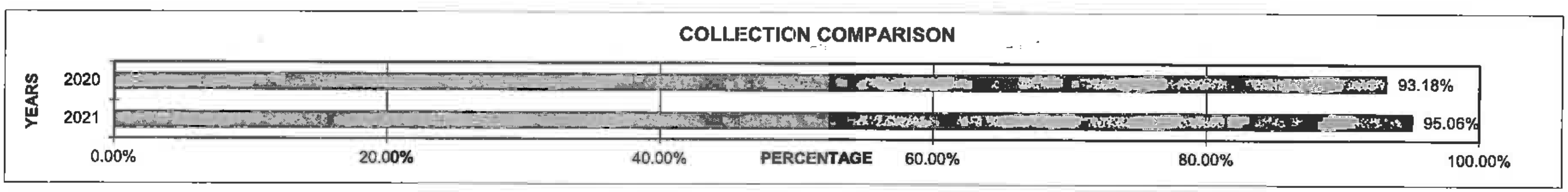
(281)-482-0216

Meadowcreek Municipal Utility District TAX ASSESSOR / COLLECTOR
RECEIVABLES REPORT AS OF June 30, 2022

Land Value	Improvement Value	Personal Property	Exemption Value	Total Value
23,515,980	147,074,904	2,742,500	11,134,498	162,198,886

Year	Value Levy	Rollback / Uncollectibles	Rendition Penalty/ Late Fees	Total Levy	Taxes Due 10/1	Adjustments	Collections	Balance	% Collected
2021	395,603.08	0.00	0.00	395,603.08	396,597.76	-994.61	376,067.98	19,535.17	95.06%
2020	382,277.41	0.00	0.00	382,277.41	10,370.35	-118.55	4,916.42	5,335.38	98.60%
2019	368,477.14	0.00	0.00	368,477.14	4,837.54	0.00	1,401.16	3,436.38	99.07%
2018	136,199.65	0.00	0.00	136,199.65	629.93	0.00	86.26	543.67	99.60%
2017	123,993.98	0.00	0.00	123,993.98	544.93	0.00	82.26	462.67	99.63%
2016	115,336.99	0.00	0.00	115,336.99	229.74	0.00	81.64	148.10	99.87%
2015	106,199.11	0.00	0.00	106,199.11	202.42	0.00	84.39	118.03	99.89%
2014	100,437.79	0.00	0.00	100,437.79	122.24	0.00	15.00	107.24	99.89%
2013	98,977.73	0.00	0.00	98,977.73	1.17	0.00	0.00	1.17	99.99%
2012	96,947.75	0.00	0.00	96,947.75	16.35	0.00	0.00	16.35	99.98%
2011	96,856.38	0.00	0.00	96,856.38	0.00	0.00	0.00	0.00	100.00%
2010	104,223.21	0.00	0.00	104,223.21	0.00	0.00	0.00	0.00	100.00%
2009	104,614.68	0.00	0.00	104,614.68	0.00	0.00	0.00	0.00	100.00%
2008	108,850.66	-1.01	0.00	108,849.65	0.00	0.00	0.00	0.00	100.00%
2007	110,749.93	-1.01	0.00	110,748.92	0.00	0.00	0.00	0.00	100.00%
2006	108,265.46	-1.01	0.00	108,264.45	0.00	0.00	0.00	0.00	100.00%
2005	401,739.17	-3.84	0.00	401,735.33	0.00	0.00	0.00	0.00	100.00%
2004	404,616.94	-4.14	0.00	404,612.80	0.00	0.00	0.00	0.00	100.00%
2003	390,434.90	-4.24	0.00	390,430.66	0.00	0.00	0.00	0.00	100.00%
2002	364,683.00	-4.24	0.00	364,678.76	0.00	0.00	0.00	0.00	100.00%
2001	356,983.56	-4.39	0.00	356,979.17	0.00	0.00	0.00	0.00	100.00%
2000	331,877.34	-4.54	0.00	331,872.80	0.00	0.00	0.00	0.00	100.00%
1999	324,972.82	-5.15	0.00	324,967.67	0.00	0.00	0.00	0.00	100.00%
1998	310,179.00	-5.15	0.00	310,173.85	0.00	0.00	0.00	0.00	100.00%
Prior	229,111.00	-3.84	0.00	229,107.16	0.00	0.00	0.00	0.00	100.00%
				TOTALS	413,552.43	-1,113.16	382,735.11	29,704.16	



Prepared by Assessments of the Southwest, Inc.
P.O. Box 1368
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(281)-482-0216

ash Balance : June 30, 2022 **$31,658.65**

ollections Received to Date : **$1,565.59**

Check No.	Payee		Amount	Type of Disbursement
1599	Void - Stale Dated		-37.32	Current Year Value Reductions Refunded
1603	Void - Stale Dated		-39.65	Overpayments Refunded
1630	Thomas Jump		416.86	Overpayments Refunded
1631	Assessments of the Southwest			
	Quarterly Billing		2,981.16	Tax Assessor/Collector
	Compliance		300.00	Transparency Compliance
	Delivery Reimbursement		180.00	Delivery Reimbursement
		Total: $3461.16		

otal Disbursements : **$3,801.05**

ash Balance: July 19, 2022 **$29,423.19**

x Fund balance covered by FDIC.

Prepared by Assessments of the Southwest, Inc.
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