

LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2B
NOTICE OF MEETING

TO: THE BOARD OF DIRECTORS OF LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2B AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given pursuant to Texas Government Code, Chapter 551, that the Board of Directors of Lakeside Water Control and Improvement District No. 2B will hold a regular meeting, open to the public, on September 8, 2025, at 6:00 p.m., outside the boundaries of the District, at 21100 Carries Ranch Road, Pflugerville, Texas, for the following purposes:

1. Call meeting to order and establish quorum;
2. Conduct a public hearing on a proposal to set a 2025 tax rate;
3. Discuss, consider, and take action as necessary concerning the adopting of a budget for the 2025-2026 fiscal year;
4. Discuss, consider, and take action as necessary to adopt a tax rate for 2025;
5. Discuss, consider, and take action as necessary to approve amendments to the District Information Form and Notice to Purchaser;
6. Discuss, consider, and take action to approve the minutes of August 11, 2025 regular meeting;
7. Receive public comment (*three (3) minutes per speaker; but any person providing public comment through a translator is limited to six (6) minutes, unless the District uses simultaneous translation equipment in a manner that allows the Board to hear the translated public testimony simultaneously with the speaker*);
8. Receive report from District's Engineer and discuss, consider, and take action regarding the same;
9. Receive operations report from Crossroads Utility Services and discuss, consider, and take action regarding the same;
10. Discuss, consider, and take action concerning order amending the District's Service Policy concerning water, wastewater, and municipal solid waste collection and recycling services, rates, and fees;
11. Discuss, consider, and take action regarding The Grove Splash Pad Project, including, but not limited to:
 - A. Authorize issuance of Request for Qualifications for construction manager-agent;
 - B. Approve cost share agreement for design, engineering, permitting, and other related matters;
12. Receive recreational facilities report and take action as necessary concerning the same, including, but not limited to, maintenance and/or improvements to existing recreational facilities;
13. Discuss, consider, and take action on approval of the payment of invoices and Bookkeeper's report;
14. Directors' items for next agenda and announcements from Board members; and
15. Adjournment.

EXECUTED this the 2nd day of September 2025.





Attorney for the District

LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2B

TAXPAYER IMPACT STATEMENT

Fiscal Year 2025-2026

This information is provided pursuant to Texas Government Code § 551.043, as amended by House Bill 1522 of the 89th Texas Legislature, effective September 1, 2025.

Average Taxable Homestead Value¹

Current Fiscal Year (2024-2025)	\$449,199
Upcoming Fiscal Year (2025-2026)	\$472,451

Estimated Annual Tax Bill Comparison for the Average Homestead Property¹

Property Tax Bill for the Current Fiscal Year	
<i>based on Total Tax Rate</i>	\$3,346.53
<i>based on Maintenance & Operations Tax Rate only</i>	\$1,987.71
Estimated Property Tax Bill for the Upcoming Fiscal Year if the Proposed Budget ² is adopted	
<i>based on Total Tax Rate</i>	\$3,448.89
<i>based on Maintenance & Operations Tax Rate only</i>	\$2,055.16
Estimated Property Tax Bill for the Upcoming Fiscal Year if a Balanced Budget funded at the No-New Revenue Tax Rate as calculated under Texas Tax Code Chapter 26 is adopted ³	
<i>based on Total Tax Rate</i>	\$3,346.37
<i>based on Maintenance & Operations Tax Rate only</i>	\$1,987.60

Homestead Exemption for Residents 65 Years of Age or Older

Lakeside Water Control and Improvement District No. 2B offers a homestead exemption of \$100,000 of the appraised value to homeowners who are age 65 years or older and whose residence is located within the taxable boundaries of the District. To learn more about property tax exemptions, including the requirements to qualify for this exemption, application process, and deadlines, please contact the Travis County Appraisal District at (512) 834-9317 or visit www.traviscad.org.

¹ House Bill 1522 states that a taxpayer impact statement must show, for the median-valued homestead property, a comparison of the property tax bill in dollars pertaining to the property for the current fiscal year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year. Travis County Appraisal District does not report “median” homestead values, only “average” homestead values. Therefore, the calculations in this Taxpayer Impact Statement are based on the “average” homestead value of the District as reported by Travis County Appraisal District excluding 65 years of age or older or disabled person’s exemptions.

² A copy of the Proposed Budget for the Upcoming Fiscal Year is available on the District’s website: <https://lakesidewcid2b.com/>.

³ The No-New-Revenue Tax Rate, expressed in dollars per \$100 of taxable value is calculated as follows:

$$\text{No-New-Revenue Tax Rate} = \frac{(\text{Last Year's Levy} - \text{Lost Property Levy})}{(\text{Current Total Value} - \text{New Property Value})}$$

The definitions for “Last Year’s Levy,” “Lost Property Levy,” “Current Total Value,” and “New Property Value” are provided in Texas Tax Code § 26.012.