

Workshop Items

**US Fish & Wildlife
Services**

Salado Salamander Monitoring Plan

Fiscal Year 2026



Submitted to Dirk Aaron of Clearwater Underground Water Conservation District

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Background

The Texas Fish and Wildlife Conservation Office (TXFWCO) began monitoring for the Salado salamander in 2015. With closure of the 11th year of monitoring data more information about the salamander is known than in previous years. Based on the data collected from these monitoring events over the course of the last five years, we know that the salamanders:

- are reliably present at most localities although hard to detect
- are at Anderson Spring
- have surface populations that are low ($N < 200$) even at prime sites highlighted by the mark and recapture study at Solana Ranch Spring #1
- can be tracked individually using the head photos based on work from Solana
- associate with cobble and gravel substrates occasionally with *Nasturtium* sp. (watercress) when present
- have a large prey base within the aquifer
- appear to have similar reproduction cycle to the Georgetown and Jollyville salamanders
- tend to maintain fidelity to areas close to the spring origin
- exhibit homogenous genetic diversity among the northern population

For continuing efforts at the springs for Salado salamanders we propose quarterly sampling at the Downtown Complex, Robertson, Solana Ranch, Gault and other locations as they arise. Sampling will consist of active timed searches at the springs, comparable to previous years. Following the active search drift nets should be deployed to passively sample for salamanders and document the aquifer community. Using these two types of sampling techniques maximized the opportunity to document the salamanders at these locations given the small surface populations.

The one caveat to this sampling regime would be if there is a draw-down of the aquifer to where the springs go dry. If this were to occur, then sampling should occur post cessation of flows.

Scope of Work

The TXFWCO proposes to continue monitoring of the salamander populations at the Solana Ranch and within the Salado Springs Complex in Bell County, Texas. Sampling in 2021 will be done **quarterly**. Goals of the monitoring include:

- examine other locations within the complex that salamanders may inhabit
- continuing gathering data on population size through mark and recapture efforts
- log habitat association data
- continue work at other locations

Photographic identification of individuals will continue along with injecting captured juvenile salamanders with visible implant elastomer. The TXFWCO has all required permits for monitoring.

Habitat data will include:

- Characterization of the substrate for each site according to a modified Wentworth scale
- Basic water chemistry measurements, including dissolved oxygen, specific conductance, pH, and temperature.
- A measure of water quantity such as spring discharge, stream/pool depth, stream/pool width, and/or flow rate.

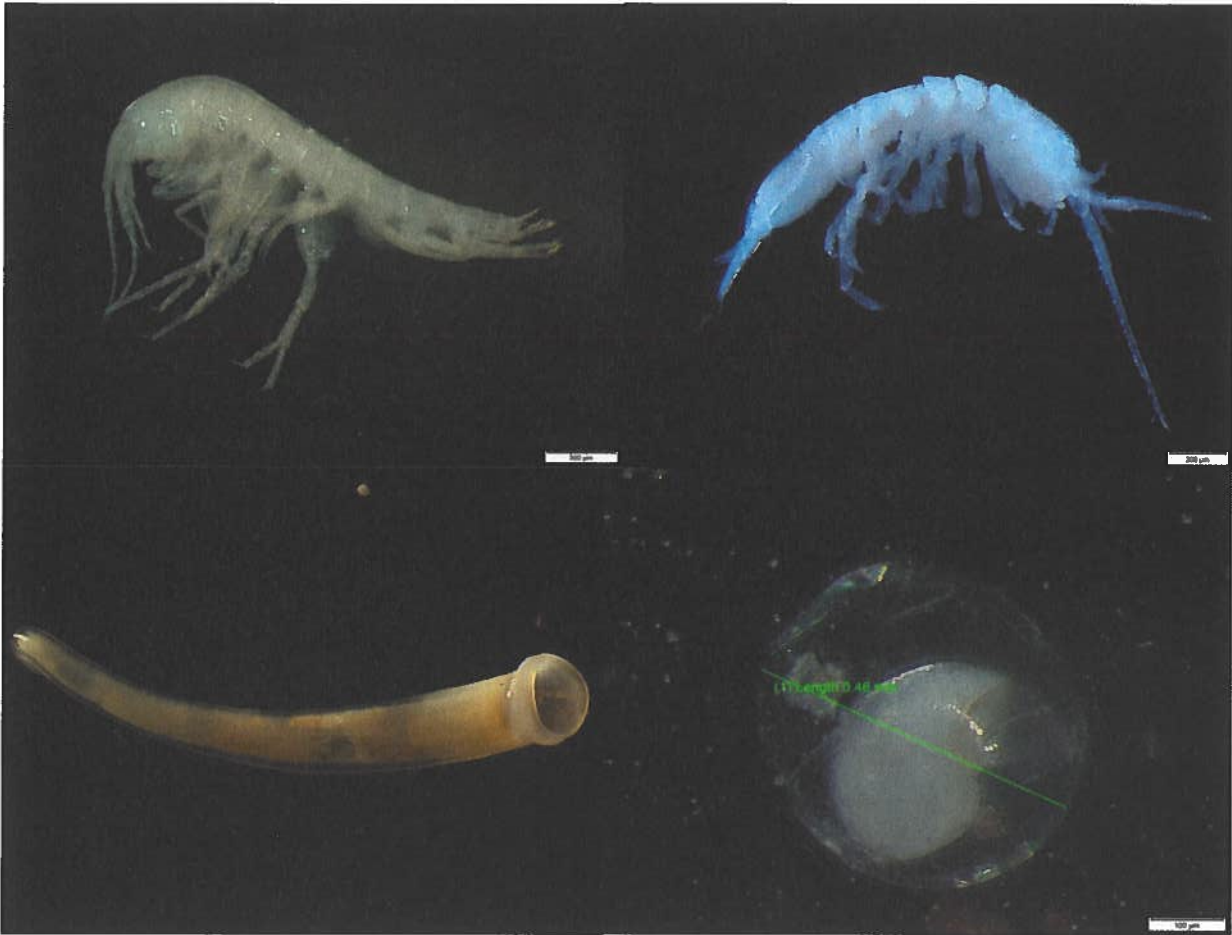
Products

Data collected from this sampling will provide:

- Habitat associations within each site
- Data on where salamander are within the springs
- Data on population shifts over the course of the year and collections for long term dataset
- midterm report
- End of year report
- The duration of the project is from January 1, 2026 to December 31, 2026, to be amended as necessary.

Hours	Daily Cost	Sampling Events	Days	Total		
GS 11	\$410	30		\$12,300.00		
Analysis/Write ups	\$410		12.68	\$5,199.03		
Total Salaries				\$17,499		
Fuel	Miles	MPG	Gallons	Cost/gal	Cost Per Trip	Number of Trips
Truck	160	10	16	\$3.50	\$56.00	13
						\$728.00
Sub-Total						\$18,227.03
FWS Overhead @ 21%						\$3,827.68
Total						\$22,054.70

Aquifer Seasonality Study: A Question of Boom or Bust?



Submitted to Dirk Aaron of Clearwater Underground Water Conservation District by Peter H Diaz of the Texas Fish and Wildlife Conservation Office (USFWS).

Background

Water originating from spring systems is known for its consistency of water quality (Cantonati et al. 2012) and for harboring rare (Ethridge et al. 2013) or endemic species (Gibson et al. 2008; Devitt et al. 2019) spring associated species (i.e. crenobionts) that have coevolved with these hydrological processes expressed on the surface habitat. In addition to the crenobionts present, the Edwards Aquifer is known to have a unique set of stygofauna (i.e. aquifer dwelling taxa; Devitt et al. 2019) containing over 40 described species (Gibson et al. 2008). The potential interaction between the spring associated community and the aquifer has not been examined in Bell County and minimally in other counties to the south along the Edwards Plateau.

Although the spring water provides these abiotic consistencies to the surface habitat over the course of some geological period, other ecological processes are occurring within these aquifers potentially with the same low level of disturbance through time. Hutchins et al. (2016) showed that chemolithoautotrophy was occurring in parts of the Edwards Aquifer, meaning that the base of the food web was being sustained in this area by inorganic compounds, highlighting the undocumented complexity in the aquifer food web. A shift in food resources or subsidies may be enough of a disturbance or pulse to trigger a breeding event in the stygofauna, especially in an area hypothesized to have low level ecological disturbance. This would potentially trigger the ecological connection between the two systems as the stygofauna become larger in number and smaller in size, shifting to make up a larger proportion of the prey base for crenobionts present at the interface (spring orifice), which in this case is the salamander.

We have a basic understanding of the stygofaunal community structure at the springs studied in Bell County. Preliminary data collected from 2015 to June of 2018 taken from drift nets over the springs collected over 5,000 individuals (Table 1). This data shows that the majority of the community is comprised of *Stygobromus* spp. (38%; Amphipoda; three species) and aquifer snails (32%). Two families of snails were the most abundant out of the 32%, the first family Hydrobiidae (*Phreatodrobia conica*; 15%) and then the family Lithoglyphidae (*Phreatocerus taylori*; 9%). Finally, the isopod, *Lirceolus* spp. was at 13% and has three different species present in the community. All of these stygofauna are within the size range during all life stages to be prey items for salamanders. Two studies suggest that there are increases in other aquifer snails, although a different family, during the Summer (Johnson et al. 2019) and Spring (Diaz et al. 2020).

In order to show that there is a link between size classes of the stygofauna community and juvenile or year of young (YOY) salamanders understanding of the life history cycle of the salamander is necessary. From the data collected over the last five years of monitoring the Salado salamander, we have shown that juvenile salamanders appear on the surface from spring (March, April, and May) to summer (June, July, and August) (Figure 1). In addition, data has shown that there is a distinct breeding season for the salamanders in Bell County (Figure 2).

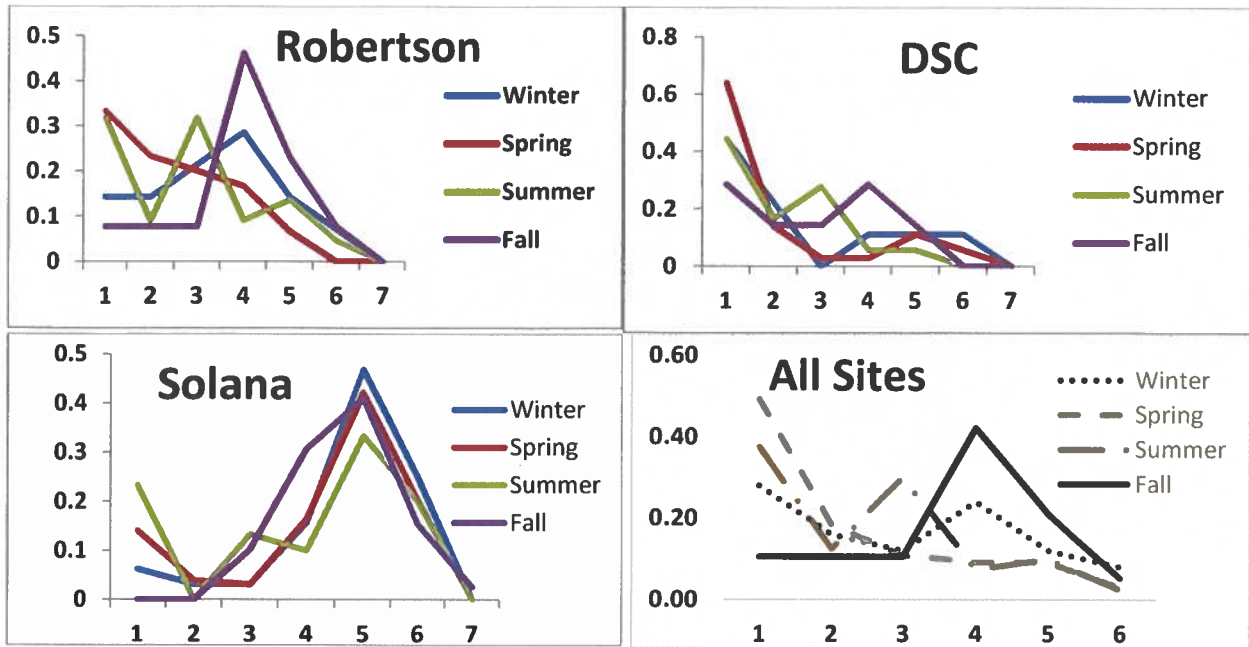
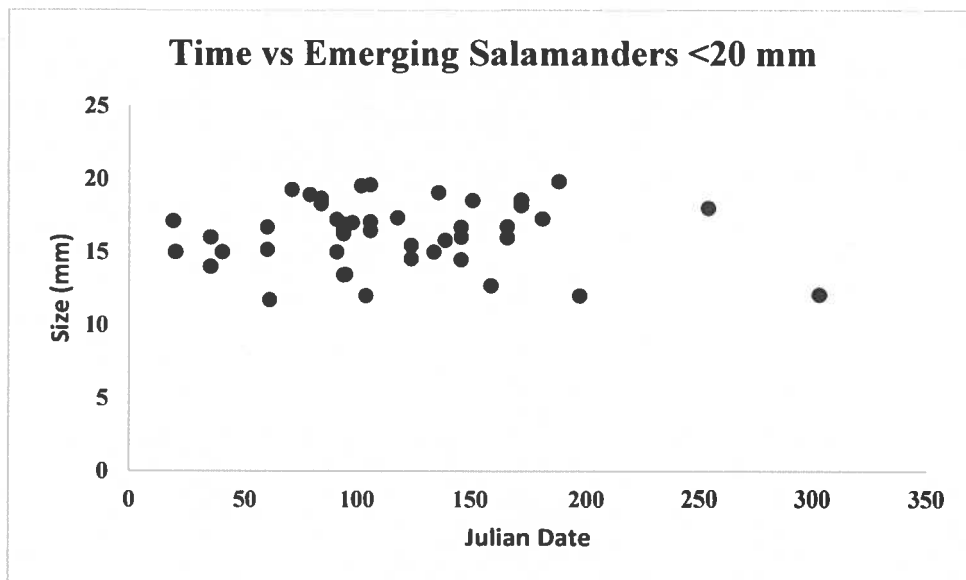


Figure 1. Seasonal graphs of Salado salamander size classes (x-axis) and relative abundance (y-axis) collected during monitoring events at three spring areas. DSC = Downtown Spring Complex.



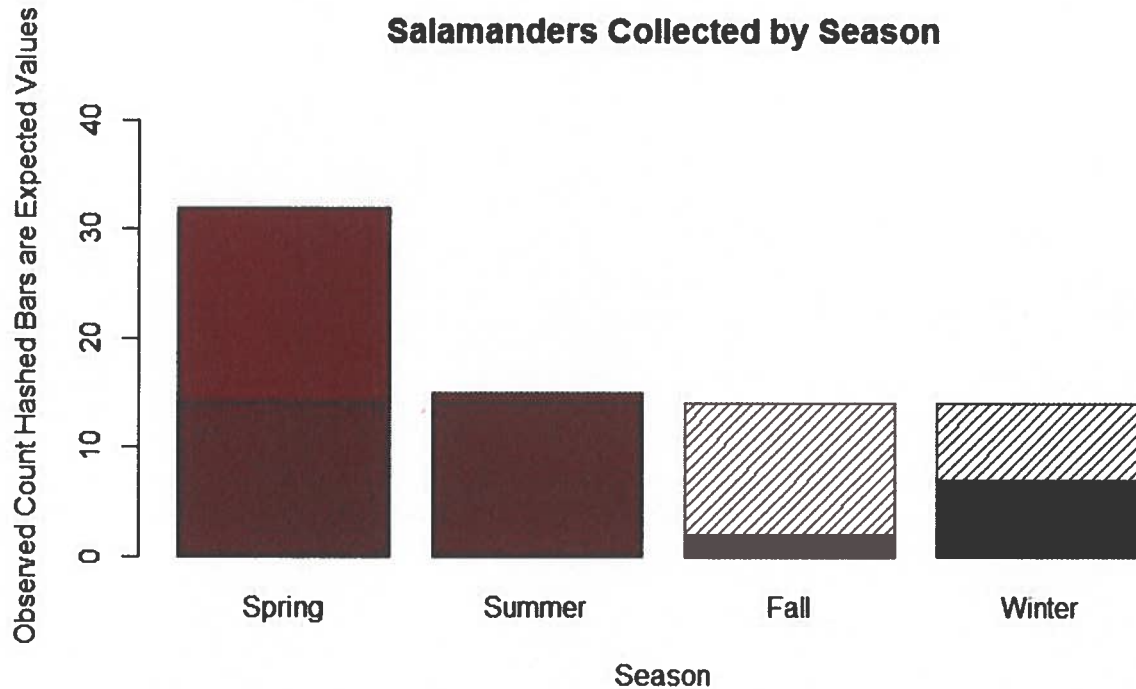


Figure 2. Top graph shows Salado salamanders collected under 20 mm ($n = 56$) from 2015 to 2019, which are estimated to be about two months old based on growth curves created from captive populations. The lower graph displays results from a Chi-Squared test looking at the significance of seasonality. This relationship with juvenile salamander presence and seasonality was shown to be significant ($\chi^2 = 37$; $df = 3$; $p\text{-value} = 4.601 \times 10^{-8}$).

Hypothesis

We hypothesize that changes in stygofauna community structure, as it relates to relative abundance and size, provides a pulse of resources at a key time in the life cycle of the Salado salamanders apparent seasonal breeding season. We believe this ecological strategy will be apparent and quantifiable by examining the community structure in the relative abundance and size of *Stygobromus* spp., *Phreatodrobia conica*, *Phreatocerus taylori*, and *Lirceolus* spp. seasonally. On the other hand the null hypothesis would be that there are no significant differences in relative abundance or size of our target aquifer associated taxa seasonally. To provide an alternative hypothesis to the aquifer connection, surface benthic aquatic invertebrates will be collected in conjunction with drift net sample collections.

The relative abundance data for Salado salamanders shows adults on the surface reenter the aquifer during the winter, presumably to mate (Figure 1). This could result in a cluster of newly emerging salamanders in the spring and summer, coinciding with the hypothesized pulse of smaller and more abundant stygofauna prey items. Understanding the shifts in community structure of stygofauna and how these shifts may coincide with the Salado salamanders life cycle would aid to inform management and stewardship decisions related to anthropogenic stressors (e.g. changes in water quality and quantity due to encroachment) and naturally occurring processes (e.g. rainfall and recharge) within the county or region. By observing these shifts in

invertebrate community structure future studies could pinpoint the subsidy shift using isotopes (Hutchins et al. 2014).

Methods

Six springs in Bell County were selected based on access and the presence of salamanders, three sites with salamanders and three sites without. Sites included in the study are: Anderson, Robertson (Beaver and Headwaters), Solana, Gault, Hidden and Tahuaya springs. Each site will be sampled quarterly for a four week period using drift nets with 150 to 200 μm mesh. Each week the nets will be checked and samples will be collected and stored in jars with 95% EtOH. In addition to determine if the observed salamander community shift is related to the surface invertebrates, surber samples will be taken within the known spring zones of the site. These spring runs are outlined in previous Salado salamander reports (Diaz et al. 2016). Rainfall will be recorded as a weekly average during the sampling period and recorded using rain gauges deployed at each site. The presence of salamanders will be recorded. When a salamander is detected photographs of the whole and head shots will be taken.

Some samples have been collected in 2021 when spring flow returned to Robertson and from Hidden Spring. Lab processing of the samples will begin by sorting samples into a 150 μm sieve and rinsing the sample gently. Samples will be sorted under a dissecting scope. All debris will be retained. Sorted invertebrates will be placed into four different vials. There will be vials for *Stygobromus* spp., phreatic snails, *Lirceolus* spp., and the remaining invertebrates collected. All samples will be stored in 95% EtOH. Once separated invertebrate vials will be stored in the freezer.

Once samples are enumerated for the community structure, measurements will be made on the target organisms previously mentioned. All measurements will be executed using an Olympus SZX-16 compound scope. Calibration will be verified prior to each measurement session by a photograph of the micrometer slide. Data from the measurements will be analyzed using one-way ANOVAs and Tukeys HSD. Community structure data will be examined using nonmetric dimensional scaling on parts of the community with a threshold of at least 1% presence in the overall dataset of a particular taxa. To examine coevolution to the breeding season of the Salado salamander, the common community taxa including the target organisms will be used with the seasons coded 1-4 using indicator analysis (Dufrene and Legendre 1997) conducted in R with the package “labdsv” (Roberts 2013). In addition, the community structure will be examined between sites with salamanders present to sites without salamanders using Nonmetric multidimensional scaling (NMDS).

Expected Results

This study may provide empirical data showing a seasonal effect of the surface influence on the aquifer and how that energy is transferred back to the surface habitat via the springs. More precisely this would highlight the link between the allochthonous pulse created by the rainy season in the area, which is historically in May, to the boom of the aquifer ecosystem and the cascading effects to crenobionts, in this case, the threatened Salado salamander. This study would highlight the need to maintain recharge areas that provide the pulse to these systems, as well as potentially identifying sites where salamanders are more likely to occur based on the community structure of the aquifer taxa present (i.e. a measure of groundwater connection).

Literature Cited

Cantonati M, Füreder L, Gerecke R, Jüttner I, Cox E (2012) Crenic habitats, hotspots for freshwater biodiversity conservation: Toward an understanding of their ecology. *Freshwater Science* 31: 463–480.

Devitt, T.J., A.M. Wright, D.C. Cannatella, D.M. Hillis. 2019. Species delimitation in endangered groundwater salamanders: Implications for aquifer management and biodiversity conservation. *Proceedings of the National Academy of Science* 116:2624-2633.

Diaz, P.H., Alvear, D., & Perez, K.E. (2020). Mesohabitat Associations of the Devil Tryonia, *Tryonia diaboli* (Gastropoda: Truncatelloidea: Cochliopidae). *Freshwater Mollusk Biology and Conservation*, 23, 18 - 24.

Ethridge, JZ, JR Gibson, CC Nice. 2013. Cryptic diversity within and amongst spring-associated *Stygobromus* amphipods (Amphipoda: Crangonyctidae), *Zoological Journal of the Linnean Society*. 167: 227–242.

Gibson JR, Harden SJ, Fries JN (2008) Survey and distribution of invertebrates from selected springs of the Edwards Aquifer in Comal and Hays counties, Texas. *The Southwestern Naturalist* 53: 74–84. [https://doi.org/10.1894/0038-4909\(2008\)53\[74:SADOIF\]2.0.CO;2](https://doi.org/10.1894/0038-4909(2008)53[74:SADOIF]2.0.CO;2)

Hutchins, BT, BF Schwartz and WH Nowlin. 2014, Morphological and trophic specialization in a subterranean amphipod assemblage. *Freshwater Biology*. 59:2447-2461.

Hutchins, BT, AS Engel, WH Nowlin, and BF Schwartz. 2016. Chemolithoautotrophy supports subterranean food webs and affects diversity and stability in groundwater communities. *Ecology*. 97:1530-1542.

Johnson, W. P., M. J. Butler, J. I. Sanchez, and B. E. Wadlington. 2019. Development of monitoring techniques for endangered spring endemic invertebrates: An assessment of abundance. *Natural Areas Journal* 39:150–168.

Study Budget: Budget includes charges for measuring of specimens. Site sampling and collections are already established through regular monitoring of the Salado salamander.

	Total
Graduate Student	\$25,000
TxState Overhead (@ 26%)	\$6,500
Overall Cost	\$31,500

KT Groundwater



TASK ORDER 2026.001
Permit Application Review and Support

This Task Order is made this the 1st day of October 2025, by and between Clearwater Underground Water Conservation District (“CUWCD”) and KT Groundwater, LLC (“KTGW”) pursuant to the terms and conditions set forth in the Master Services Agreement executed between the Parties on the 10th day of January, 2024, (“Agreement”), which is incorporated into this Task Order by reference.

1. The Services to be performed by Consultant under this Task Order are as follows:

KTGW will perform non-exempt well permit application reviews as needed. We understand that not all non-exempt applications requiring review will require the same level of professional analysis and we will be guided by District staff regarding the level of analysis for each application. For example, a non-exempt application with a production request of more than five (5) acre-feet per year will require detailed modeling and analysis of the drilling or operating permit, as applicable.

The following table provides our assumptions of work and estimated maximum cost for each anticipated permit evaluation type. Assumptions and costs presented below are based on previous work conducted for similar permits. Actual costs will be based on the time spent on application review. For uncontested permit applications, we will perform the proposed work at or below the estimated maximum cost. For contested permit applications or cases with greater levels of complexity than typical permits, we will work to support the District in an efficient manner; however, actual costs will be based on time spent associated with the permit application.



Permit Evaluation Type	Anticipated Work	Estimated Cost per Evaluation
Less than 1 acre-foot per year	<ul style="list-style-type: none"> • Perform analytical modeling of proposed pumping • Evaluate projected beneficial use • Assess proposed well completion relative to the local geology • Provide summary technical memo with conclusions and recommendations • Attend Board meeting to answer questions during public hearing 	\$250
1 to 5 acre-feet per year	Same as above	\$2,100
More than 5 acre-feet per year	All above work plus: <ul style="list-style-type: none"> • Using the CGMM to model the proposed production, if applicable • Hydrogeologic report review (if applicable) • Meeting with District staff and the applicant to discuss the permit application and findings from the review • Preparing a summary report discussing the findings from the application review • Providing a formal presentation of the findings to the District Board during the permit hearing 	\$4,200

2. The Project Schedule is as follows:

Work will be performed as needed during CUWCD fiscal year 2026.

3. The compensation to be paid to KTGW for the performance of the Services under this Task Order is based on actual time at the following hourly rates:

- Principal: \$225
- Senior Hydrogeologist: \$165 to \$205
- Hydrogeologist: \$125 to \$165

4. Deliverables to be provided under this Task Order are as indicated in the table under Item 1 above.

Task Order Authorization

Clearwater UWCD

KT Groundwater, LLC

Signature

Signature

Name (Printed or Typed)

Michael Keester, Principal

Name (Printed or Typed)

Date

10/01/2025

Date



TASK ORDER 2026.002
CUWCD Fiscal Year 2026 General Geoscience Consulting

This Task Order is made this the 1st day of October 2025, by and between Clearwater Underground Water Conservation District (“CUWCD”) and KT Groundwater, LLC (“KTGW”) pursuant to the terms and conditions set forth in the Master Services Agreement executed between the Parties on the 10th day of January, 2024 (“Agreement”), which is incorporated into this Task Order by reference.

1. The Services to be performed by Consultant under this Task Order are as follows:

At the District’s request KTGW will be available to provide General Geoscience Consulting services. This Task Order will facilitate authorization of general consulting tasks via email or phone call without further formal authorization during fiscal year 2026.

2. The Project Schedule is for Work to be performed as needed during fiscal year 2026.

3. The compensation to be paid to KTGW for the performance of the Services under this Task Order is based on actual time at the following hourly rates:

- Principal: \$225
- Senior Hydrogeologist: \$165 to \$205
- Hydrogeologist: \$125 to \$165

4. Deliverables to be provided under this Task Order will vary depending upon the specific request.

Task Order Authorization

Clearwater UWCD

KT Groundwater, LLC

Signature

Signature

Name (Printed or Typed)

Michael Keester, Principal

Name (Printed or Typed)

Date

10/01/2025

Date



TASK ORDER 2026.003
GMA 8 Joint Planning Support

This Task Order is made this the 1st day of October 2025, by and between Clearwater Underground Water Conservation District (“CUWCD”) and KT Groundwater, LLC (“KTGW”) pursuant to the terms and conditions set forth in the Master Services Agreement executed between the Parties on the 10th day of January, 2024 (“Agreement”), which is incorporated into this Task Order by reference.

1. The Services to be performed by Consultant under this Task Order are as follows:

To support CUWCD during the current round of joint planning, KTGW will:

- Attend GMA 8 meetings and technical committee meetings to support the development of desired future conditions (“DFCs”)
- Support CUWCD’s consideration of the “9 factors” related to possible DFCs
- Evaluate possible DFCs related to the aquifers managed by CUWCD including the feasibility of adopting DFCs for each adopted management zone
- Facilitate Board consideration and comments on the proposed DFCs following GMA 8 adoption of proposed DFCs by May 1, 2026

Work conducted under this task is not expected to include additional model simulations. Rather, our work is expected to include evaluation of model simulations conducted by the GMA 8 consultants and presentation of the results as they specifically relate to CUWCD. In addition, we anticipate work will include evaluation of the effects from groundwater resource utilization in Williamson County on the aquifer conditions in Bell County.

For cost estimate purposes, we anticipate four GMA 8 meetings at Prairielands GCD, two technical committee virtual meetings, and three CUWCD Board meetings specifically related to joint planning.



2. The Project Schedule is for Work to be performed as needed during fiscal year 2026 based on the meeting schedule for GMA 8.

3. The compensation to be paid to KTGW for the performance of the Services under this Task Order is based on actual time at the following hourly rates:

- Principal: \$225
- Senior Hydrogeologist: \$165 to \$205
- Hydrogeologist: \$125 to \$165

For budgeting purposes, costs are not to exceed \$15,000 without prior authorization.

4. Deliverables to be provided under this Task Order are anticipated to include:

- Presentations at regularly scheduled Board meetings to discuss:
 - GMA 8 modeling results relative to CUWCD management goals
 - Proposed DFCs along with the “9 factors” for consideration by the CUWCD Board following adoption of proposed DFCs by GMA 8 by May 1, 2026
- Draft letter report with a summary of and response to hydrogeologic related comments relative to the proposed DFCs for inclusion in CUWCD’s comments to GMA 8 on the proposed DFCs

Task Order Authorization

Clearwater UWCD

KT Groundwater, LLC

Signature

Signature

Name (Printed or Typed)

Michael Keester, Principal

Name (Printed or Typed)

Date

10/01/2025

Date



TASK ORDER 2026.004

Evaluation of Possible Management Zones for the Edwards (BFZ) Aquifer

This Task Order is made this the 1st day of October 2025, by and between Clearwater Underground Water Conservation District (“CUWCD”) and KT Groundwater, LLC (“KTGW”) pursuant to the terms and conditions set forth in the Master Services Agreement executed between the Parties on the 10th day of January, 2024 (“Agreement”), which is incorporated into this Task Order by reference.

1. The Services to be performed by Consultant under this Task Order are as follows:

On November 1, 2022 CUWCD adopted its first management zones for the managed aquifers. Prior to adoption of those zones, the District spend several years evaluating the conditions of the aquifers to determine reasonable scientific and policy justifications for establishing the management zone boundaries. For the initial management zones, much of the effort focused on the geographically unique characteristics of the Trinity Aquifer units.

Under this Task Order, KTGW will build upon previous evaluations of the Edwards (BFZ) Aquifer in Bell County. We will draw upon the reporting and analysis of the aquifer conditions (such as, hydraulics and water quality) and how the aquifer contributes to spring flow (see <https://cuwcd.org/aquifer-science/edwards-aquifer/>). Specifically, we will:

- Update the evaluation of water quality conducted in 2015 to incorporate additional data collected since the completion of that study
- Evaluate spatial variations in aquifer hydraulic conditions based on aquifer tests conducted in Bell County
- Incorporate recharge and spring flow studies into the hydraulic conditions analysis to aid in defining spatial extents of possible Edwards (BFZ) Aquifer management zones

The goal of these analyses is to define the spatial extents of distinct hydrogeologic conditions within the portion of the Edwards (BFZ) Aquifer managed by CUWCD.



While it is possible the spatial extent may be defined by the outcrop and downdip extents of the aquifer, to date the available data have not been evaluated to support this delineation. Our work will involve assessing the data to determine how subsurface flow patterns, water quality, and hydraulic properties define possible management zones.

2. The Project Schedule is as follows:

We can begin work on the project during January 2026. We will complete the work described and provide a presentation of the draft evaluation to the Board during their May 2026 meeting. We will then incorporate comments from the Board into our evaluation and provide a final report by the end of July 2026. Following the May 2026 Board meeting, we will also work with CUWCD to update rules, if necessary, to incorporate the Edwards (BFZ) Aquifer management zones.

3. The compensation to be paid to KTGW for the performance of the Services under this Task Order is based on actual time at the following hourly rates:

- Principal: \$225
- Senior Hydrogeologist: \$165 to \$205
- Hydrogeologist: \$125 to \$165

For budgeting purposes, costs are not to exceed \$21,400 without prior authorization.

4. Deliverables to be provided under this Task Order are anticipated to include:

- Presentations at regularly scheduled Board meetings to discuss:
 - Evaluation results and proposed management zones
 - Proposed rules revisions based on the management zones
- Report documenting the results of the evaluation with the possible management zones and recommended well spacing and column pipe size limitations for each proposed management zone.

Task Order Authorization

Clearwater UWCD

KT Groundwater, LLC

Signature

Signature

Name (Printed or Typed)

Michael Keester, Principal

Name (Printed or Typed)

Date

10/01/2025

Date



TASK ORDER 2026.005

Drought Status Methodology and Alerts Integration

This Task Order is made this the 1st day of October 2025, by and between Clearwater Underground Water Conservation District (“CUWCD”) and KT Groundwater, LLC (“KTGW”) pursuant to the terms and conditions set forth in the Master Services Agreement executed between the Parties on the 10th day of January, 2024 (“Agreement”), which is incorporated into this Task Order by reference.

1. The Services to be performed by Consultant under this Task Order are as follows:

KT Groundwater will support CUWCD in enhancing its drought management framework for the Edwards (BFZ) and Trinity Aquifers by updating methodologies, developing new tools, and integrating system-wide alerts into the Aquifer Status Tool. The scope of work includes:

Task 1 – Update of the Edwards (BFZ) drought monitoring framework

This effort builds upon the District’s 2017 work that established a drought trigger framework for the Edwards (BFZ) Aquifer. That work developed a predictive model of low-flow conditions in Salado Creek based on daily water level measurements from nearby monitoring wells. Although the original model provided reasonable predictions under typical conditions, it underpredicted discharge during periods of deeper water levels. KT Groundwater will:

- Update the multivariate analysis conducted in 2017 to revisit the correlation between flow at the Salado Creek gaging station and observed water levels and climate conditions. Our update will focus on observations identified as having the strongest correlations to focus our work on improving a predictive spring flow model.
- Improve the 2017 Salado Creek discharge model using data obtained since the previous study and evaluate nonlinear or step-function approaches to better capture low-flow conditions.



- Refine drought trigger thresholds tied to estimated spring discharge approaching drought trigger levels.

Our work during this task will include incorporating requirements of the regional habitat conservation plan (“HCP”). As KTGW is not directly involved with the HCP, we will work with CUWCD to ensure the HCP is accurately reflected in the drought trigger evaluation methodology and results.

Task 2 – Development of a drought trigger methodology for the Trinity Aquifer

CUWCD currently relies on a precipitation deficit index (“PDI”) to determine drought stage in the Trinity Aquifer. The PDI is based on a rolling 365-day average of precipitation relative to the long-term average of 33 inches per year of rainfall. One limitation of the PDI is its ability to capture periods of low precipitation that may have been preceded by shorter periods of higher-than-normal rainfall (for example, 33 inches of rain in one month followed by 11 months of no rain would still be 100 percent of normal). To evaluate other options, KTGW will:

- Analyze spatial and temporal water level trends, seasonal drawdowns, and recharge response precipitation patterns.
- Incorporate regional climate indicators (such as, NOAA Hydrological Drought Index).
- Conduct a multivariate analysis specific to monitoring wells within each CUWCD management zone to inform our assessment of potential drought triggers and index wells.
- Establish defensible drought thresholds using statistical analysis and long-term records.

Task 3 – Integration of drought alerts into the Aquifer Status Tool

During FY 2025, we have been working to update the CUWCD Aquifer Status Tool to facilitate its incorporation into the District’s data management system. With these updates, we can also incorporate the identified drought triggers into the tool. Specifically, we propose incorporating the following alerts and updates into the CUWCD Aquifer Status Tool:

- Well-specific alerts based on declining water levels or areas nearing drought thresholds.
- Summary indicators of drought status to support proactive management decisions.

We anticipate coordinating our updates to the Aquifer Status Tool with LRE Water to ensure proper implementation into the data management system. Cost associated with LRE Water's work our included in our proposed budget for this task order.

2. The Project Schedule is as follows:

We anticipate beginning work on this project during December 2025. We will complete the work described and provide a presentation of the draft evaluations in Task 1 and Task 2 to the Board during their May 2026 meeting. We will then incorporate comments from the Board into our evaluations and provide a final report by the end of July 2026. Following the May 2026 Board meeting, we will also work with CUWCD to update rules, if necessary, to incorporate the drought triggers and begin work on Task 3 to incorporate the results into the Aquifer Status Tool prior to the end of FY 2026.

3. The compensation to be paid to KTGW for the performance of the Services under this Task Order is based on actual time at the following hourly rates:

- Principal: \$225
- Senior Hydrogeologist: \$165 to \$205
- Hydrogeologist: \$125 to \$165

For budgeting purposes, costs are not to exceed \$45,000 without prior authorization.

4. Deliverables to be provided under this Task Order are anticipated to include:

- Addition of a new dashboard page within the Aquifer Status Tool to highlight wells and aquifer areas that are approaching drought stages.
- Presentations at regularly scheduled Board meetings to discuss:
 - A summary of key findings, methodologies, and proposed drought triggers.
 - A live demonstration of the dashboard to gather feedback on usability and functionality.

- Report documenting the analyses, data sources, trigger development rationale, and recommendations for drought response and monitoring strategies.

Task Order Authorization

Clearwater UWCD

KT Groundwater, LLC

Signature

Signature

Name (Printed or Typed)

Michael Keester, Principal

Name (Printed or Typed)

Date

10/01/2025

Date



TASK ORDER 2026.006
Integrating the CGMM into the NTGAM

This Task Order is made this the 1st day of October 2025, by and between Clearwater Underground Water Conservation District (“CUWCD”) and KT Groundwater, LLC (“KTGW”) pursuant to the terms and conditions set forth in the Master Services Agreement executed between the Parties on the 10th day of January, 2024 (“Agreement”), which is incorporated into this Task Order by reference.

1. The Services to be performed by Consultant under this Task Order are as follows:

In 2023, CUWCD develop the Clearwater Groundwater Management Model (“CGMM”) to support the evaluation of permit applications and potential management decisions. The CGMM is a stand-alone sub-model, developed using the MODFLOW 6 code, of the 2014 groundwater availability model. GMA 8 is currently updating the 2014 groundwater availability model to also use the MODFLOW 6 code.

One of the advantages of the MODFLOW 6 code is the ability to directly integrate a sub-model into the larger regional model. As the CGMM was being developed, this application was anticipated and the CGMM is designed to be incorporated into the new regional model relatively easily. To integrate the CGMM into the new regional model, KTGW will:

- Verify and update CGMM and/or regional model for consistency
- Conduct 3 test simulations with the integrated model to verify results with the stand-alone CGMM model
 1. Calibration period
 2. Current MAG predictive period
 3. Permit application (to be determined)
- Prepare a presentation discussing the integration and results of the simulations



As part of this task order, any modifications to the CGMM will also be transferred to the model files used by the CGMM dashboard.

2. The Project Schedule is as follows:

We anticipated beginning work on the project October 2025 with completion of the project in November 2025.

3. The compensation to be paid to KTGW for the performance of the Services under this Task Order is based on actual time at the following hourly rates:

- Principal: \$225
- Senior Hydrogeologist: \$165 to \$205
- Hydrogeologist: \$125 to \$165

For budgeting purposes, costs are not to exceed \$7,500 without prior authorization.

4. Deliverables to be provided under this Task Order are anticipated to include:

- Model files for the integrated model
- Presentation of the model and results to the Board during a regularly scheduled Board meeting

Task Order Authorization

Clearwater UWCD

KT Groundwater, LLC

Signature

Signature

Name (Printed or Typed)

Michael Keester, Principal
Name (Printed or Typed)

Date

10/01/2025
Date

FY 26 Tax Rate & Budget

**Workshop
June 18, 2025**

Narrative: The District budget workshop is to review and discuss the budget process and needs for FY26.

FY25 Baseline Facts:

- ✓ Approved TAX RATE is \$0.00223 per \$100 valuation.
- ✓ NO-NEW-REVENUE TAX RATE was \$0.002230 per \$100 valuation.
- ✓ VOTER-APPROVAL TAX RATE was \$0.002629 per \$100 valuation.
- ✓ The NO-NEW-REVENUE TAX RATE is the tax rate that will raise the same amount of property tax revenue from the same properties in 2024 tax year.
- ✓ The VOTER-APPROVAL RATE is the highest tax rate that CLEARWATER U.W.C.D. may adopt without holding an election to seek voter approval of the rate.
- ✓ The staff is required to conduct the proper notification in the TDT & KDH newspapers and on the District's, website meeting the minimum 7-day notice of the required public hearing set for August 27, 2025.

The attached budget worksheet columns are based on:

- FY25 Original Budget Amount
- FY25 Amended Budget as of May 31, 2025
- FY25 year-to-date expenditures as of May 31, 2025
- FY26 projections and staff recommendations

The initial draft FY26 budget reflects \$878,551.00 from property taxes if 100% collection rate. The estimated fund balance at the close of **FY25** is estimated to be \$949,791.00 (which includes an anticipated return to fund balance of \$50,000.00). This is only an estimate and very preliminary.

The anticipated budget being proposed by staff shows the District can maintain current services and protect fund balance if slight increase above the no-new-revenue rate is considered.

The property values per the attached "*2024 Preliminary Taxable Values*" from the Tax Appraisal District of Bell County (June 12, 2025) is \$38,099,800,671.00 after exemptions. This tax income is separated by Net Taxable Property at \$28,601,567,344.00 and Tax on New Property at \$1,132,851,349.00

The following draft is based an estimated No-New-Revenue Rate (0.002175/\$100) which has not been finalized nor determined by the tax appraisal District until all certified totals are received.

The estimated budget framework is based mostly on current costs of administration, salaries adjustments and benefits, operating expenses, research, proposed studies, and cloud-based monitor well enhancements with projected increases on cost.

Studies:

- KT Groundwater
 - Edwards BFZ Management Zone Development \$ 21,400.00
 - Drought Status Methodology \$ 45,000.00

Standard Efforts:

- 3-D model enhancement \$ 3,000.00
 - Annual calibration and new well source aquifer designations.
- Maintain current equipment monitor wells \$ 25,000.00
 - Funds necessary to repair/convert recorder wells as needed.
 - Equipment maintenance and repairs for ~~Well~~intel equipment. **Eno-Scientific**

Cooperative Opportunities:

- BELCOR RHCP Karst Coalition as described in the 5-year ILA with Bell County
- DA, WI, & SC are ex-officio to assistant in Project Management per the ILA,
- Scott Brooks represents the District on Steering/Coordinating Committee.
- BELCOR RHCP has 13 entities and CUWCD is Tier I. \$ TBD

Technology & Analytics:

- LRE DMS Hosting fees and System Maintenance \$ TBD
- LRE DMS Enhancements \$ TBD
 - TBD
 - Dashboard Enhancements for analytics and additional functionality
- Engineer Austin
 - computer sustainment & hosting of website \$ 5,000.00
 - ~~Website Update and Retooling of the sited-needed~~ \$ TBD

Legal:

- ESA \$ 2,500.00
- General Rules & Accountability \$ 10,000.00
- Legislative Research/Analysis \$ 5,000.00
- Legislative Session \$ 0.00
- GMA/DFC/MAG Joint Planning Support \$ 5,000.00

Building Management needs, and maintenance:

- Building condition \$ TBD
- Building maintenance as needed (lawn, internal repairs as needed) \$ 10,000.00

Staffing salaries & benefits:

- 2.5% COLA for 4 staff members is included \$ 9,486.00
- Health insurance (employee only) or Stipend \$ 45,160.00
 - Premium for each 2-staff members are currently \$ 822.31 per month.
 - Stipend for 2 staff members is currently \$650.00 per month.

Changes to calculations and notices were effective starting in 2020 and required for **FY2026**.

- No-New-Revenue rate, instituted in 2020 by the Texas Legislature
- Voter Approval rate is capped at 3.5%
- Truth in Taxation Certified Estimate might be final by – August
- July 20th – officer (Chief Appraiser) submitted certified rates to all governing bodies in Bell Co.

CUWCD must adopt our tax rate by Sept 30th or 60-days after certification, if the tax rate exceeds the voter approval rate (over 3.5% of the no-new revenue rate) - we must adopt that rate 71-days before the next uniform election date (2025 General Election Date is November 4th). These are facts associated with the 2020 taxing regulations.

GM Recommends & Requests the following:

- ✓ Board Members Review the budget and discuss.
- ✓ Board Members offer ideas for additional science endeavors.
- ✓ GM and AGM will bring additional TBD items back for discussion on July 9th.
- ✓ Proposed scopes of work to be received from:
 - LRE DMS team for analytics updates.

FY26 Budget Development Calendar

<p align="center">Wednesday May 14, 2025</p>	<p>Workshop: Receive information related to FY26 Tax Rate and District Budget.</p>
<p align="center">Wednesday June 18, 2025</p>	<p>Workshop: Budget session to review and discuss the budget process and needs for FY26.</p>
<p align="center">Wednesday July 9, 2025</p>	<p>Workshop: Budget session (specific research & enhancements)</p>
<p align="center">Friday August 1, 2025 (tentative date)</p>	<p>Receive Certified Totals from Chief Appraiser. Tax Appraisal District will calculate the official “No-New-Revenue Rate” and the “Voter Approval Rate” and provide to CUWCD.</p>
<p align="center">Wednesday August 13, 2025</p>	<p>Regular Board Meeting: Finalize budget; set a preliminary tax rate; and confirm date for public hearing and adoption of tax rate</p>
<p align="center">Friday August 15, 2025</p>	<p>7-Day Notice Required:</p> <ul style="list-style-type: none"> ✓ Publish Notice in newspaper of the Public Hearing, for ✓ Wednesday, August 27, 2025, at 1:30 pm, ✓ Notice must state when and where the hearing on the proposed tax rate and adoption of FY26 budget will occur. ✓ Public Notice post with Co. Clerk and on the District website.
<p align="center">Wednesday August 27, 2025</p>	<p>Board Meeting and Conduct Public Hearing on Tax Rate: Adopt FY26 budget; adopt tax rate. File copy of adopted budget and tax rate with County Clerk's office.</p>
<p align="center">Monday September 1, 2025</p>	<p>Provide the adopted FY26 Tax Rate to the Bell County Tax Appraisal District</p>

**DRAFT FY26
Budget Worksheet**

**Clearwater Underground Water Conservation
Profit & Loss Budget vs. Actual
October 2024 through May 2025**

DRAFT

	May '25	Oct '24 thru May '25	FY25 Original Budget	FY25 Amended Budget	\$ Over Budget	FY26 Proposed Budget	NOTES
Ordinary Income/Expense							
Income							
40005 · Application Fee Income	0.00	8,340.20	20,000.00	20,000.00	-11,659.80	10,000.00	
40007 · Administrative/Recording Fees	0.00	100.00	500.00	500.00	-400.00	150.00	
40010 · Bell CAD Current Year Tax	3,390.46	807,396.32	856,220.00	856,220.00	-48,823.68	878,551.00	Tax Rate TBD
40015 · Bell CAD Delinquent Tax	632.40	5,568.96	10,000.00	10,000.00	-4,431.04	10,000.00	
40020 · Interest Income	5,137.72	38,132.79	45,000.00	45,000.00	-6,867.21	45,000.00	
40030 · Transport Fee Income	0.00	982.86	8,700.00	8,700.00	-7,717.14	4,000.00	
40035 · Civil Penalties	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	9,160.58	860,521.13	940,420.00	940,420.00	-79,898.87	947,701.00	
Gross Profit	9,160.58	860,521.13	940,420.00	940,420.00	-79,898.87	947,701.00	
Expense							
50000 · Administrative Expenses							
50100 · Audit	0.00	8,400.00	8,400.00	8,400.00	0.00	8,650.00	
50200 · Conferences & Prof Development	900.00	2,433.37	7,800.00	7,800.00	-5,366.63	7,000.00	TWF \$3000
50250 · Contingency Fund	0.00	0.00	9,927.00	7,277.00	-7,277.00	132,708.00	
50300 · Director Expenses							
50305 · At Large	0.00	0.00	1,500.00	1,500.00	-1,500.00	1,500.00	
50310 · Pct. 1	0.00	0.00	1,500.00	1,500.00	-1,500.00	1,500.00	
50315 · Pct. 2	0.00	206.14	1,500.00	1,500.00	-1,293.86	1,500.00	
50320 · Pct. 3	0.00	0.00	1,500.00	1,500.00	-1,500.00	1,500.00	
50325 · Pct. 4	0.00	0.00	1,500.00	1,500.00	-1,500.00	1,500.00	
Total 50300 · Director Expenses	0.00	206.14	7,500.00	7,500.00	-7,293.86	7,500.00	
50400 · Director Fees							
50405 · At Large	150.00	1,050.00	2,550.00	2,550.00	-1,500.00	2,550.00	
50410 · Pct. 1	0.00	0.00	2,550.00	2,550.00	-2,550.00	2,550.00	
50415 · Pct. 2	150.00	1,200.00	2,550.00	2,550.00	-1,350.00	2,550.00	

	May '25	Oct '24 thru May '25	FY25 Original Budget	FY25 Amended Budget	\$ Over Budget	FY26 Proposed Budget	NOTES
50420 · Pct. 3	150.00	1,200.00	2,550.00	2,550.00	-1,350.00	2,550.00	
50425 · Pct. 4	0.00	0.00	2,550.00	2,550.00	-2,550.00	2,550.00	
Total 50400 · Director Fees	450.00	3,450.00	12,750.00	12,750.00	-9,300.00	12,750.00	
50500 · Dues & Memberships	1,012.00	4,187.00	5,000.00	5,000.00	-813.00	5,000.00	
50550 · Election Expense	0.00	0.00	0.00	0.00	0.00	0.00	
50600 · GMA 8 Expenses							
50605 · Technical Committee	0.00	440.00	2,500.00	2,500.00	-2,060.00	1,500.00	
50610 · Administration	0.00	2,321.75	2,500.00	2,500.00	-178.25	2,500.00	
50615 · GAM Development	0.00	8,182.11	8,183.00	8,183.00	-0.89	10,000.00	
Total 50600 · GMA 8 Expenses	0.00	10,943.86	13,183.00	13,183.00	-2,239.14	14,000.00	
50700 · Meals	0.00	986.96	1,200.00	1,200.00	-213.04	1,200.00	
50800 · Mileage Reimbursements	30.80	3,320.96	5,500.00	5,500.00	-2,179.04	4,000.00	
50900 · Travel & Hotel	480.70	4,390.36	6,500.00	6,500.00	-2,109.64	5,000.00	
Total 50000 · Administrative Expenses	2,873.50	38,318.65	77,760.00	75,110.00	-36,791.35	197,808.00	
52000 · Salary Costs							
52005 · Administrative Assistant	5,174.08	41,392.64	62,089.00	62,089.00	-20,696.36	63,641.00	2.5% COLA
52010 · Educational Coord/Support Tech	4,619.67	36,957.36	55,436.00	55,436.00	-18,478.64	56,822.00	2.5% COLA
52015 · Manager	9,239.33	73,914.64	110,872.00	110,872.00	-36,957.36	100,000.00	
52016 · Assistant General Manager	6,000.00	48,000.00	72,000.00	72,000.00	-24,000.00	72,000.00	
52020 · Part Time/Intern	0.00	0.00	0.00	0.00	0.00	0.00	
52025 · Office Assistant/Field Tech	4,342.51	34,740.01	52,110.00	52,110.00	-17,369.99	53,413.00	2.5% COLA
52040 · Health Insurance	1,950.00	30,256.56	45,160.00	45,160.00	-14,903.44	45,160.00	
52045 · Payroll Taxes & Work Comp	2,396.42	19,486.27	30,310.00	30,310.00	-10,823.73	29,745.00	
52050 · Retirement	1,162.99	9,303.92	14,100.00	14,100.00	-4,796.08	12,260.00	
52055 · Payroll Expenses	62.89	421.93	750.00	750.00	-328.07	750.00	
52060 · Freshbenies	44.00	352.00	600.00	600.00	-248.00	600.00	
Total 52000 · Salary Costs	34,991.89	294,825.33	443,427.00	443,427.00	-148,601.67	434,391.00	

	May '25	Oct '24 thru May '25	FY25 Original Budget	FY25 Amended Budget	\$ Over Budget	FY26 Proposed Budget	NOTES
53000 · Operating Expenses							
53010 · Accounting/Bank Service Expense	0.00	525.28	350.00	1,000.00	-474.72	1,000.00	
53015 · Admin/Recording Fee Expenses	0.00	72.00	500.00	500.00	-428.00	500.00	
53020 · Advertisement	0.00	0.00	4,000.00	4,000.00	-4,000.00	4,000.00	
53030 · Appraisal District	0.00	4,325.66	9,900.00	9,900.00	-5,574.34	9,630.00	
53100 · Clearwater Studies							
53105 · Trinity Studies							
53105.1 · Pumping Distribution	0.00	0.00	0.00	0.00	0.00	0.00	
53105.2 · Pumping Test	0.00	0.00	0.00	0.00	0.00	0.00	
53105.3 · Synoptic	0.00	0.00	0.00	0.00	0.00	0.00	
53105.4 · GAM Run	0.00	2,777.50	10,000.00	10,000.00	-7,222.50	0.00	
53105.5 · Mgmt Options	0.00	0.00	0.00	0.00	0.00	0.00	
53105.6 · Water Quality Studies	0.00	0.00	0.00	0.00	0.00	0.00	
Total 53105 · Trinity Studies	0.00	2,777.50	10,000.00	10,000.00	-7,222.50	0.00	
53110 · Edwards BFZ Studies							
53110.1 · Pumping Distribution	0.00	0.00	0.00	0.00	0.00	0.00	
53110.2 · Pumping Test	0.00	0.00	0.00	0.00	0.00	0.00	
53110.3 · Synoptic	0.00	0.00	0.00	0.00	0.00	0.00	
53110.4 · Spring Shed (Baylor)	0.00	0.00	0.00	0.00	0.00	20,000.00	Baylor-AJ-final
53110.6 · GAM Run	0.00	0.00	5,600.00	5,600.00	-5,600.00	0.00	
Total 53110 · Edwards BFZ Studies	0.00	0.00	5,600.00	5,600.00	-5,600.00	20,000.00	
53115 · Drought Contingency Plan	0.00	0.00	0.00	0.00	0.00	0.00	
53120 · Endangered Species							
53120.1 · Coalition	0.00	0.00	17,355.00	17,355.00	-17,355.00	0.00	BelCor RHCP
53120.2 · Reimburseable Order	0.00	0.00	0.00	0.00	0.00	0.00	Pete Diaz
53120.3 · 4(d) rule	0.00	0.00	0.00	0.00	0.00	0.00	
53120.4 · DPS Petition	0.00	0.00	0.00	0.00	0.00	0.00	
Total 53120 · Endangered Species	0.00	0.00	17,355.00	17,355.00	-17,355.00	0.00	

	May '25	Oct '24 thru May '25	FY25 Original Budget	FY25 Amended Budget	\$ Over Budget	FY26 Proposed Budget	NOTES
53125 · Environmental Flows	0.00	0.00	0.00	0.00	0.00	0.00	
53130 · General Consulting							
53130.1 · DFC Process	0.00	0.00	2,500.00	2,500.00	-2,500.00	2,500.00	
53130.2 · Eval of Rules	0.00	0.00	0.00	0.00	0.00	0.00	
53130.3 · Eval. Hydrogeologic Report	0.00	0.00	0.00	0.00	0.00	0.00	
53130.4 · Investigations	333.00	3,386.50	5,000.00	5,000.00	-1,613.50	5,000.00	
53130.5 · Geo Logging	0.00	0.00	3,000.00	3,000.00	-3,000.00	1,500.00	Well Scope
53130.6 · Aquifer Monitor Well Tool	3,808.75	9,780.00	21,500.00	21,500.00	-11,720.00	0.00	
53130.7 · ASR Study	0.00	0.00	0.00	0.00	0.00	0.00	
53130.9 · CGMM Dashboard	0.00	0.00	44,500.00	44,500.00	-44,500.00	0.00	
Total 53130 · General Consulting	4,141.75	13,166.50	76,500.00	76,500.00	-63,333.50	9,000.00	
53135 · Monitor Well Construction/Equip	0.00	15,288.66	20,000.00	20,000.00	-4,711.34	15,000.00	
53140 · Monitor Wells Expenses	30.25	1,303.33	15,000.00	15,000.00	-13,696.67	10,000.00	
53141 · Weather Station Expense	0.00	0.00	2,000.00	2,000.00	-2,000.00	0.00	
53150 · Water Quality	0.00	1,461.86	4,500.00	4,500.00	-3,038.14	4,500.00	
53155 · 3-D Visualization	0.00	0.00	5,000.00	5,000.00	-5,000.00	3,000.00	
Total 53100 · Clearwater Studies	4,172.00	33,997.85	155,955.00	155,955.00	-121,957.15	61,500.00	
53200 · Spring Flow Gage System							
53205 · Op. & Maintenance	0.00	0.00	16,800.00	16,800.00	-16,800.00	16,800.00	USGS
53210 · Installation	0.00	0.00	0.00	0.00	0.00	0.00	
Total 53200 · Spring Flow Gage System	0.00	0.00	16,800.00	16,800.00	-16,800.00	16,800.00	
53300 · GIS Managemet/Analytics							
53305 · Enhancements - Data Base	0.00	0.00	1,200.00	1,200.00	-1,200.00	0.00	LRE-TBD
53306 · Hosting - Data Base	1,200.00	1,200.00	1,200.00	1,200.00	0.00	0.00	LRE-TBD

	May '25	Oct '24 thru May '25	FY25 Original Budget	FY25 Amended Budget	\$ Over Budget	FY26 Proposed Budget	NOTES
53310 · Hosting - PDI	0.00	0.00	0.00	0.00	0.00	0.00	
53311 · Hosting - Website	520.00	695.00	6,100.00	6,100.00	-5,405.00	6,240.00	Presley/Eng Austin
53312 · Enhancements - Website	3,162.50	15,130.00	17,160.00	17,160.00	-2,030.00	0.00	
53315 · IT Network Sustainment	650.00	5,200.00	7,800.00	7,800.00	-2,600.00	7,800.00	Eng. Austin
53317 · Management Tool Sustainment	3,751.75	3,751.75	3,000.00	5,000.00	-1,248.25	0.00	LRE-TBD
Total 53300 · GIS Managemet/Analytics	9,284.25	25,976.75	36,460.00	38,460.00	-12,483.25	14,040.00	
53400 · Computer Licenses/Virus Prctcn	169.00	1,664.78	2,500.00	2,500.00	-835.22	3,364.00	Eng. Austin
53450 · Computer Repairs and Supplies	0.00	0.00	2,500.00	2,500.00	-2,500.00	2,500.00	Eng. Austin
53500 · Computer Software & Hardware	80.09	1,200.28	5,000.00	5,000.00	-3,799.72	5,000.00	Eng. Austin
53550 · Copier/Scanner/Plotter	527.82	3,694.74	6,350.00	6,350.00	-2,655.26	6,350.00	
53600 · Educational Outreach/Marketing							
53603 · Sponsorships	0.00	7,200.00	8,000.00	8,000.00	-800.00	8,000.00	
53605 · Event Cost	0.00	3,671.19	8,000.00	8,000.00	-4,328.81	6,000.00	
53615 · Promotional Items	0.00	1,339.05	5,000.00	5,000.00	-3,660.95	3,500.00	
53620 · Supplies & Equipment	0.00	0.00	2,500.00	2,500.00	-2,500.00	1,500.00	
53625 · Curriculum	0.00	0.00	0.00	0.00	0.00	0.00	
Total 53600 · Educational Outreach/Marketing	0.00	12,210.24	23,500.00	23,500.00	-11,289.76	19,000.00	
53650 · Furniture & Equipment	459.94	459.94	2,500.00	2,500.00	-2,040.06	2,500.00	
53700 · Legal							
53701 · Drought Contingency Plan	0.00	0.00	0.00	0.00	0.00	0.00	
53702 · Endangered Species	0.00	0.00	2,500.00	2,500.00	-2,500.00	2,500.00	
53703 · General (rules/accountability)	0.00	590.00	5,000.00	5,000.00	-4,410.00	10,000.00	
53704 · Legislative Research/Analysis	0.00	4,117.65	5,000.00	5,000.00	-882.35	5,000.00	
53705 · Legislative Services	5,833.33	17,499.99	35,000.00	35,000.00	-17,500.01	0.00	Non-Legislative year
53706 · GMA/DFC/MAG support	0.00	0.00	5,000.00	5,000.00	-5,000.00	5,000.00	
Total 53700 · Legal	5,833.33	22,207.64	52,500.00	52,500.00	-30,292.36	22,500.00	

	May '25	Oct '24 thru May '25	FY25 Original Budget	FY25 Amended Budget	\$ Over Budget	FY26 Proposed Budget	NOTES
53720 · Office Supplies	104.57	1,715.30	5,400.00	5,400.00	-3,684.70	5,400.00	
53730 · Permit Reviews							
53731 · Geoscience	605.00	11,057.50	25,000.00	25,000.00	-13,942.50	25,000.00	
53732 · Legal Evaluation	3,001.50	21,741.50	25,000.00	25,000.00	-3,258.50	25,000.00	
Total 53730 · Permit Reviews	3,606.50	32,799.00	50,000.00	50,000.00	-17,201.00	50,000.00	
53740 · Postage	0.00	1,723.12	3,450.00	3,450.00	-1,726.88	3,450.00	
53750 · Printing	0.00	411.83	2,500.00	2,500.00	-2,088.17	2,500.00	
53760 · Reserve for Uncollected Taxes	0.00	0.00	27,500.00	27,500.00	-27,500.00	27,500.00	
53780 · Subscriptions	1,136.08	1,774.74	1,500.00	1,938.72	-163.98	2,100.00	
53785 · Mobile Classroom Expense	0.00	0.00	2,000.00	1,561.28	-1,561.28	1,500.00	
53790 · Vehicle Expense	218.51	3,664.85	6,720.00	6,720.00	-3,055.15	6,720.00	
Total 53000 · Operating Expenses	25,592.09	148,424.00	417,885.00	420,535.00	-272,111.00	267,854.00	
54000 · Facility Costs							
54100 · Insurance							
54101 · Liability	0.00	2,478.42	2,530.00	2,530.00	-51.58	2,530.00	
54102 · Property	0.00	2,942.94	3,003.00	3,003.00	-60.06	3,003.00	
54103 · Surety Bonds	0.00	200.00	1,300.00	1,300.00	-1,100.00	1,300.00	
54104 · Worker's Comp	0.00	1,035.00	1,050.00	1,050.00	-15.00	1,050.00	
54105 · Liability - Vehicle	0.00	2,405.90	2,455.00	2,455.00	-49.10	2,455.00	
54106 · Liability - Cyber Security	0.00	980.00	1,250.00	1,250.00	-270.00	1,250.00	
Total 54100 · Insurance	0.00	10,042.26	11,588.00	11,588.00	-1,545.74	11,588.00	
54200 · Building Repairs/Maintenance	0.00	2,682.68	10,000.00	10,000.00	-7,317.32	10,000.00	
54300 · Janitorial Service	664.00	4,856.00	7,300.00	7,300.00	-2,444.00	7,300.00	
54400 · Janitorial Supplies	0.00	448.57	2,000.00	2,000.00	-1,551.43	2,000.00	
54500 · Lawn Maintenance/Service	225.00	2,937.00	3,000.00	3,000.00	-63.00	4,000.00	
54600 · Security	0.00	604.45	660.00	660.00	-55.55	660.00	Rapid Fire (Progressive)
Total 54000 · Facility Costs	889.00	21,570.96	34,548.00	34,548.00	-12,977.04	35,548.00	

	May '25	Oct '24 thru May '25	FY25 Original Budget	FY25 Amended Budget	\$ Over Budget	FY26 Proposed Budget	NOTES
55000 · Utilities							
55200 · Electricity	240.83	2,413.94	3,600.00	3,600.00	-1,186.06	4,000.00	
55300 · Internet	165.68	1,325.34	1,900.00	1,900.00	-574.66	2,100.00	
55400 · Phone	237.01	2,092.00	3,000.00	3,000.00	-908.00	3,000.00	
55500 · Water/Garbage	243.74	1,366.30	2,800.00	2,800.00	-1,433.70	3,000.00	
Total 55000 · Utilities	887.26	7,197.58	11,300.00	11,300.00	-4,102.42	12,100.00	
Total Expense	65,233.74	510,336.52	984,920.00	984,920.00	-474,583.48	947,701.00	
Net Ordinary Income	-56,073.16	350,184.61	-44,500.00	-44,500.00	394,684.61	0.00	
Other Income/Expense							
Other Income							
61000 · Reserve Funds-Special Projects	0.00	0.00	0.00	10,500.00	-10,500.00	0.00	
61001 · Reserve Funds-CGMM Dashboard	0.00	0.00	44,500.00	44,500.00	-44,500.00	0.00	
61002 · Reserve Funds-IT/Server Upgrade	0.00	0.00	0.00	22,321.15	-22,321.15	0.00	
Total Other Income	0.00	0.00	44,500.00	77,321.15	-77,321.15	0.00	
Other Expense							
65201 · CTX Water Alliance Project	0.00	10,500.00	0.00	10,500.00	0.00	0.00	
65202 · IT System/Server Upgrade	0.00	0.00	0.00	22,321.15	-22,321.15	0.00	
Total Other Expense	0.00	10,500.00	0.00	32,821.15	-22,321.15	0.00	
Net Other Income	0.00	-10,500.00	44,500.00	44,500.00	-55,000.00	0.00	
Net Income	-56,073.16	339,684.61	0.00	0.00	339,684.61	0.00	

**2025 Preliminary
Totals**

2025 PRELIMINARY TOTALS

WCLW - CLEARWATER U.W.C.D.

Property Count: 191,743

Grand Totals

6/12/2025

9:59:45AM

Land		Value			
Homesite:		5,746,305,075			
Non Homesite:		4,553,053,383			
Ag Market:		4,360,067,716			
Timber Market:		2,275,656			
			Total Land	(+)	14,661,701,830
Improvement		Value			
Homesite:		27,100,645,185			
Non Homesite:		12,566,278,645			
			Total Improvements	(+)	39,666,923,830
Non Real		Count	Value		
Personal Property:		13,179	4,709,235,583		
Mineral Property:		0	0		
Autos:		3,673	183,727,114		
			Total Non Real	(+)	4,892,962,697
			Market Value	=	59,221,588,357
Ag	Non Exempt	Exempt			
Total Productivity Market:	4,361,720,793	622,579			
Ag Use:	89,258,884	3,954	Productivity Loss	(-)	4,272,431,567
Timber Use:	30,342	0	Appraised Value	=	54,949,156,790
Productivity Loss:	4,272,431,567	618,625			
			Homestead Cap	(-)	1,325,748,717
			23.231 Cap	(-)	441,765,304
			Assessed Value	=	53,181,642,769
			Total Exemptions Amount	(-)	11,488,703,275
			(Breakdown on Next Page)		
			Net Taxable	=	41,692,939,494

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 929,752.55 = 41,692,939,494 * (0.002230 / 100)

Certified Estimate of Market Value: 57,728,122,724
 Certified Estimate of Taxable Value: 40,394,059,374

Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

2025 PRELIMINARY TOTALS

WCLW - CLEARWATER U.W.C.D.

Property Count: 191,743

Effective Rate Assumption

6/12/2025

9:59:55AM

New Value

TOTAL NEW VALUE MARKET: \$2,091,612,849
TOTAL NEW VALUE TAXABLE: \$1,132,851,349

New Exemptions

Exemption	Description	Count		
EX-XL	11.231 Organizations Providing Economic Deve	2	2024 Market Value	\$0
EX-XV	Other Exemptions (including public property, r	61	2024 Market Value	\$8,518,070
ABSOLUTE EXEMPTIONS VALUE LOSS				\$8,518,070

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	82	\$591,045
DV1S	Disabled Veterans Surviving Spouse 10% - 29%	12	\$55,000
DV2	Disabled Veterans 30% - 49%	103	\$913,716
DV2S	Disabled Veterans Surviving Spouse 30% - 49%	8	\$60,000
DV3	Disabled Veterans 50% - 69%	187	\$1,950,000
DV3S	Disabled Veterans Surviving Spouse 50% - 69%	7	\$60,000
DV4	Disabled Veterans 70% - 100%	1,074	\$10,178,880
DV4S	Disabled Veterans Surviving Spouse 70% - 100	42	\$300,000
DVHS	Disabled Veteran Homestead	669	\$204,125,427
DVHSS	Disabled Veteran Homestead Surviving Spouse	22	\$6,680,544
OV65	OVER 65	1,623	\$6,571,386
OV65S	OVER 65 Surviving Spouse	56	\$235,000
PARTIAL EXEMPTIONS VALUE LOSS		3,885	\$231,720,998
NEW EXEMPTIONS VALUE LOSS			\$240,239,068

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$240,239,068

New Ag / Timber Exemptions

New Annexations

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
73,867	\$305,326	\$17,861	\$287,465
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
69,865	\$300,080	\$15,733	\$284,347

2025 PRELIMINARY TOTALS

WCLW - CLEARWATER U.W.C.D.
Not Under ARB Review Totals

Property Count: 167,733

6/12/2025

9:59:45AM

Land		Value			
Homesite:		4,995,848,449			
Non Homesite:		3,406,552,093			
Ag Market:		3,863,211,112			
Timber Market:		2,275,656	Total Land	(+)	
				12,267,887,310	
Improvement		Value			
Homesite:		23,834,983,984			
Non Homesite:		8,049,023,051	Total Improvements	(+)	
				31,884,007,035	
Non Real		Count	Value		
Personal Property:	12,558		3,427,702,442		
Mineral Property:	0		0		
Autos:	3,665		182,720,663	Total Non Real	(+)
					3,610,423,105
			Market Value	=	47,762,317,450
Ag	Non Exempt	Exempt			
Total Productivity Market:	3,864,864,189	622,579			
Ag Use:	78,495,203	3,954	Productivity Loss	(-)	3,786,338,644
Timber Use:	30,342	0	Appraised Value	=	43,975,978,806
Productivity Loss:	3,786,338,644	618,625			
			Homestead Cap	(-)	1,226,442,819
			23.231 Cap	(-)	307,409,305
			Assessed Value	=	42,442,126,682
			Total Exemptions Amount (Breakdown on Next Page)	(-)	11,372,317,354
			Net Taxable	=	31,069,809,328

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 692,856.75 = 31,069,809,328 * (0.002230 / 100)

Certified Estimate of Market Value: 47,762,317,450
 Certified Estimate of Taxable Value: 31,069,809,328

Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

2025 PRELIMINARY TOTALSWCLW - CLEARWATER U.W.C.D.
Not Under ARB Review Totals

Property Count: 167,733

6/12/2025

9:59:55AM

Exemption Breakdown

Exemption	Count	Local	State	Total
CH	166	90,483,414	0	90,483,414
CHODO	2	10,021,688	0	10,021,688
DV1	1,389	0	11,806,176	11,806,176
DV1S	219	0	903,402	903,402
DV2	1,232	0	10,177,923	10,177,923
DV2S	141	0	917,434	917,434
DV3	2,220	0	19,172,089	19,172,089
DV3S	166	0	1,233,591	1,233,591
DV4	11,698	0	70,521,980	70,521,980
DV4S	952	0	5,454,944	5,454,944
DVCH	1	0	210,301	210,301
DVHS	15,680	0	5,270,742,831	5,270,742,831
DVHSS	944	0	220,714,341	220,714,341
EX	1	0	81,732	81,732
EX-XG	12	0	4,662,007	4,662,007
EX-XI	23	0	20,422,086	20,422,086
EX-XJ	106	0	88,507,707	88,507,707
EX-XL	82	0	34,767,450	34,767,450
EX-XO	2	0	6,250	6,250
EX-XR	176	0	65,379,874	65,379,874
EX-XV	9,297	0	4,972,817,251	4,972,817,251
EX-XV (Prorated)	14	0	3,492,420	3,492,420
EX366	928	0	1,142,133	1,142,133
FR	32	117,178,611	0	117,178,611
FRSS	2	0	705,325	705,325
LIH	2	0	6,487,500	6,487,500
LVE	299	83,813,107	0	83,813,107
MASSS	59	0	19,736,490	19,736,490
OV65	23,710	99,588,740	0	99,588,740
OV65S	1,228	4,485,371	0	4,485,371
PC	67	134,583,076	0	134,583,076
PPV	4	100,780	0	100,780
SO	59	1,999,330	0	1,999,330
Totals		542,254,117	10,830,063,237	11,372,317,354

2025 PRELIMINARY TOTALS

WCLW - CLEARWATER U.W.C.D.
Under ARB Review Totals

Property Count: 24,010

6/12/2025

9:59:45AM

Land		Value			
Homesite:		750,456,626			
Non Homesite:		1,146,501,290			
Ag Market:		496,856,604			
Timber Market:		0	Total Land	(+)	
				2,393,814,520	
Improvement		Value			
Homesite:		3,265,661,201			
Non Homesite:		4,517,255,594	Total Improvements	(+)	
				7,782,916,795	
Non Real		Count	Value		
Personal Property:	621		1,281,533,141		
Mineral Property:	0		0		
Autos:	8		1,006,451	Total Non Real	(+)
				Market Value	=
					1,282,539,592
					11,459,270,907
Ag		Non Exempt	Exempt		
Total Productivity Market:	496,856,604		0		
Ag Use:	10,763,681		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	486,092,923		0		10,973,177,984
				Homestead Cap	(-)
				23.231 Cap	(-)
					99,305,898
					134,355,999
				Assessed Value	=
					10,739,516,087
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	116,385,921
				Net Taxable	=
					10,623,130,166

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 236,895.80 = 10,623,130,166 * (0.002230 / 100)

Certified Estimate of Market Value:	9,965,805,274
Certified Estimate of Taxable Value:	9,324,250,046
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2025 PRELIMINARY TOTALSWCLW - CLEARWATER U.W.C.D.
Under ARB Review Totals

Property Count: 24,010

6/12/2025

9:59:55AM

Exemption Breakdown

Exemption	Count	Local	State	Total
AB	1	0	0	0
CHODO	1	8,910,634	0	8,910,634
DV1	86	0	687,705	687,705
DV1S	7	0	35,000	35,000
DV2	77	0	718,618	718,618
DV2S	6	0	45,000	45,000
DV3	102	0	1,046,000	1,046,000
DV3S	3	0	30,000	30,000
DV4	370	0	4,082,109	4,082,109
DV4S	18	0	204,000	204,000
DVHS	128	0	42,549,806	42,549,806
DVHSS	5	0	1,048,599	1,048,599
EX-XI	14	0	24,310,585	24,310,585
EX-XV	5	0	14,563,369	14,563,369
EX-XV (Prorated)	1	0	4,321	4,321
EX366	4	0	6,495	6,495
FR	6	2,759,726	0	2,759,726
LIH	1	0	4,589,950	4,589,950
LVE	17	2,978,095	0	2,978,095
OV65	1,347	6,559,737	0	6,559,737
OV65S	42	210,000	0	210,000
PC	2	655,211	0	655,211
SO	12	390,961	0	390,961
Totals		22,464,364	93,921,557	116,385,921

2025 PRELIMINARY TOTALS

WCLW - CLEARWATER U.W.C.D.

Property Count: 191,743

Grand Totals

6/12/2025

9:59:55AM

Exemption Breakdown

Exemption	Count	Local	State	Total
AB	1	0	0	0
CH	166	90,483,414	0	90,483,414
CHODO	3	18,932,322	0	18,932,322
DV1	1,475	0	12,493,881	12,493,881
DV1S	226	0	938,402	938,402
DV2	1,309	0	10,896,541	10,896,541
DV2S	147	0	962,434	962,434
DV3	2,322	0	20,218,089	20,218,089
DV3S	169	0	1,263,591	1,263,591
DV4	12,068	0	74,604,089	74,604,089
DV4S	970	0	5,658,944	5,658,944
DVCH	1	0	210,301	210,301
DVHS	15,808	0	5,313,292,637	5,313,292,637
DVHSS	949	0	221,762,940	221,762,940
EX	1	0	81,732	81,732
EX-XG	12	0	4,662,007	4,662,007
EX-XI	37	0	44,732,671	44,732,671
EX-XJ	106	0	88,507,707	88,507,707
EX-XL	82	0	34,767,450	34,767,450
EX-XO	2	0	6,250	6,250
EX-XR	176	0	65,379,874	65,379,874
EX-XV	9,302	0	4,987,380,620	4,987,380,620
EX-XV (Prorated)	15	0	3,496,741	3,496,741
EX366	932	0	1,148,628	1,148,628
FR	38	119,938,337	0	119,938,337
FRSS	2	0	705,325	705,325
LIH	3	0	11,077,450	11,077,450
LVE	316	86,791,202	0	86,791,202
MASSS	59	0	19,736,490	19,736,490
OV65	25,057	106,148,477	0	106,148,477
OV65S	1,270	4,695,371	0	4,695,371
PC	69	135,238,287	0	135,238,287
PPV	4	100,780	0	100,780
SO	71	2,390,291	0	2,390,291
Totals		564,718,481	10,923,984,794	11,488,703,275

2025 PRELIMINARY TOTALS

WCLW - CLEARWATER U.W.C.D.

Property Count: 167,733

Not Under ARB Review Totals

6/12/2025

9:59:55AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	101,095	33,979.1437	\$570,943,366	\$26,942,276,620	\$20,335,167,197
B	MULTIFAMILY RESIDENCE	4,737	771.1868	\$85,090,678	\$1,528,898,390	\$1,489,538,933
C1	VACANT LOTS AND LAND TRACTS	12,063	10,767.4911	\$19,582	\$598,464,570	\$556,813,307
D1	QUALIFIED AG LAND	8,385	350,010.3070	\$0	\$3,864,823,472	\$77,629,272
D2	IMPROVEMENTS ON QUALIFIED OP	1,713		\$532,333	\$24,479,261	\$24,204,532
E	FARM OR RANCH IMPROVEMENT	7,559	46,082.8601	\$31,160,961	\$2,396,988,864	\$2,019,953,976
F1	COMMERCIAL REAL PROPERTY	3,711	8,252.4371	\$65,489,206	\$1,810,616,356	\$1,780,623,084
F2	INDUSTRIAL REAL PROPERTY	170	870.7246	\$2,592	\$1,240,277,735	\$1,120,673,861
J1	WATER SYSTEMS	3	0.9872	\$0	\$109,411	\$109,411
J2	GAS DISTRIBUTION SYSTEM	21	8.8594	\$0	\$66,028,210	\$65,991,131
J3	ELECTRIC COMPANY (INCLUDING C	120	101.7392	\$0	\$517,819,755	\$516,418,625
J4	TELEPHONE COMPANY (INCLUDI	36	23.7818	\$0	\$52,831,402	\$52,820,247
J5	RAILROAD	8	3.1610	\$0	\$98,175,756	\$98,175,756
J6	PIPELAND COMPANY	166		\$0	\$69,722,600	\$65,823,918
J7	CABLE TELEVISION COMPANY	16		\$0	\$12,043,149	\$12,043,149
L1	COMMERCIAL PERSONAL PROPE	13,771		\$0	\$1,172,859,706	\$1,169,757,923
L2	INDUSTRIAL PERSONAL PROPERT	706		\$0	\$1,382,888,054	\$1,254,822,722
M1	TANGIBLE OTHER PERSONAL, MOB	4,764		\$2,510,183	\$51,622,960	\$48,223,630
N	INTANGIBLE PROPERTY AND/OR U	1		\$0	\$4,364	\$4,364
O	RESIDENTIAL INVENTORY	4,165	1,309.7280	\$99,078,255	\$267,861,491	\$257,142,119
S	SPECIAL INVENTORY TAX	174		\$0	\$123,889,609	\$123,889,609
X	TOTALLY EXEMPT PROPERTY	11,114	124,695.9114	\$833,529,248	\$5,539,635,715	\$0
	Totals		576,878.3184	\$1,688,356,404	\$47,762,317,450	\$31,069,826,766

2025 PRELIMINARY TOTALSWCLW - CLEARWATER U.W.C.D.
Under ARB Review Totals

Property Count: 24,010

6/12/2025 9:59:55AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	10,660	3,949.0301	\$68,538,179	\$3,138,005,717	\$2,997,562,158
B	MULTIFAMILY RESIDENCE	2,999	711.5066	\$60,851,671	\$2,282,950,487	\$2,265,843,228
C1	VACANT LOTS AND LAND TRACTS	1,811	3,868.8282	\$0	\$224,721,336	\$198,417,654
D1	QUALIFIED AG LAND	866	47,818.4512	\$0	\$496,856,604	\$10,724,788
D2	IMPROVEMENTS ON QUALIFIED OP	174		\$201,416	\$7,051,156	\$7,047,033
E	FARM OR RANCH IMPROVEMENT	985	15,021.2940	\$9,633,960	\$464,299,420	\$420,397,217
F1	COMMERCIAL REAL PROPERTY	2,025	5,781.1827	\$113,027,095	\$2,840,552,527	\$2,799,929,654
F2	INDUSTRIAL REAL PROPERTY	62	133.6383	\$0	\$325,289,242	\$323,750,113
J1	WATER SYSTEMS	3	40.0890	\$0	\$677,085	\$677,085
J3	ELECTRIC COMPANY (INCLUDING C	10	28.9910	\$0	\$1,540,194	\$1,193,723
J4	TELEPHONE COMPANY (INCLUDI	6	1.0688	\$0	\$512,100	\$512,100
J5	RAILROAD	34	174.2594	\$0	\$41,694,226	\$41,230,770
J6	PIPELAND COMPANY	1	8.6740	\$0	\$141,345	\$141,345
J7	CABLE TELEVISION COMPANY	7		\$0	\$26,486,597	\$26,486,597
L1	COMMERCIAL PERSONAL PROPE	555		\$0	\$300,092,550	\$299,151,844
L2	INDUSTRIAL PERSONAL PROPERT	58		\$0	\$912,787,208	\$910,312,977
M1	TANGIBLE OTHER PERSONAL, MOB	192		\$45,938	\$1,430,446	\$1,357,624
O	RESIDENTIAL INVENTORY	4,575	889.1443	\$150,958,186	\$337,882,781	\$318,399,257
X	TOTALLY EXEMPT PROPERTY	43	4,163.1018	\$0	\$56,299,886	\$0
	Totals		82,589.2594	\$403,256,445	\$11,459,270,907	\$10,623,135,167

2025 PRELIMINARY TOTALS

WCLW - CLEARWATER U.W.C.D.

Property Count: 191,743

Grand Totals

6/12/2025

9:59:55AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	111,755	37,928.1738	\$639,481,545	\$30,080,282,337	\$23,332,729,355
B	MULTIFAMILY RESIDENCE	7,736	1,482.6934	\$145,942,349	\$3,811,848,877	\$3,755,382,161
C1	VACANT LOTS AND LAND TRACTS	13,874	14,636.3193	\$19,582	\$823,185,906	\$755,230,961
D1	QUALIFIED AG LAND	9,251	397,828.7582	\$0	\$4,361,680,076	\$88,354,060
D2	IMPROVEMENTS ON QUALIFIED OP	1,887		\$733,749	\$31,530,417	\$31,251,565
E	FARM OR RANCH IMPROVEMENT	8,544	61,104.1541	\$40,794,921	\$2,861,288,284	\$2,440,351,193
F1	COMMERCIAL REAL PROPERTY	5,736	14,033.6198	\$178,516,301	\$4,651,168,883	\$4,580,552,738
F2	INDUSTRIAL REAL PROPERTY	232	1,004.3629	\$2,592	\$1,565,566,977	\$1,444,423,974
J1	WATER SYSTEMS	6	41.0762	\$0	\$786,496	\$786,496
J2	GAS DISTRIBUTION SYSTEM	21	8.8594	\$0	\$66,028,210	\$65,991,131
J3	ELECTRIC COMPANY (INCLUDING C	130	130.7302	\$0	\$519,359,949	\$517,612,348
J4	TELEPHONE COMPANY (INCLUDI	42	24.8506	\$0	\$53,343,502	\$53,332,347
J5	RAILROAD	42	177.4204	\$0	\$139,869,982	\$139,406,526
J6	PIPELAND COMPANY	167	8.6740	\$0	\$69,863,945	\$65,965,263
J7	CABLE TELEVISION COMPANY	23		\$0	\$38,529,746	\$38,529,746
L1	COMMERCIAL PERSONAL PROPE	14,326		\$0	\$1,472,952,256	\$1,468,909,767
L2	INDUSTRIAL PERSONAL PROPERT	764		\$0	\$2,295,675,262	\$2,165,135,699
M1	TANGIBLE OTHER PERSONAL, MOB	4,956		\$2,556,121	\$53,053,406	\$49,581,254
N	INTANGIBLE PROPERTY AND/OR U	1		\$0	\$4,364	\$4,364
O	RESIDENTIAL INVENTORY	8,740	2,198.8723	\$250,036,441	\$605,744,272	\$575,541,376
S	SPECIAL INVENTORY TAX	174		\$0	\$123,889,609	\$123,889,609
X	TOTALLY EXEMPT PROPERTY	11,157	128,859.0132	\$833,529,248	\$5,595,935,601	\$0
	Totals		659,467.5778	\$2,091,612,849	\$59,221,588,357	\$41,692,961,933

2025 PRELIMINARY TOTALS

WCLW - CLEARWATER U.W.C.D.

Property Count: 167,733

Not Under ARB Review Totals

6/12/2025 9:59:55AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A		2	0.3419	\$0	\$340,032	\$335,032
A1	REAL-RES/SINGLE FAMILY	96,293	30,927.1482	\$568,176,464	\$26,692,033,705	\$20,125,984,539
A2	REAL-RES/MOBILE HOME	4,881	3,026.1661	\$2,700,781	\$244,931,709	\$204,131,121
A3	IMPROVEMENTS ONLY-RES	159	25.4875	\$66,121	\$4,971,174	\$4,716,506
B		2	5.0005	\$0	\$6,292,500	\$6,292,500
B1	REAL-RES/MULTI FAMILY	1,014	205.0330	\$31,143,771	\$301,214,035	\$296,672,194
B2	RESL-RES/DUPLEX	4,568	561.1533	\$53,946,907	\$1,221,391,855	\$1,186,574,239
C1	VACANT LOT	10,651	7,266.0719	\$19,582	\$410,921,282	\$389,200,586
C2	VACANT COMMERCIAL LOT	1,419	3,501.4192	\$0	\$187,543,288	\$167,612,721
D1	QUALIFIED AGRICULTURAL LAND	8,391	350,082.8095	\$0	\$3,866,005,454	\$78,811,254
D2	IMPROVEMENTS ON QUALIFIED AG L	1,713		\$532,333	\$24,479,261	\$24,204,532
E	NON QUALIFIED AG LAND	2,756	35,672.4046	\$17,622	\$590,312,853	\$570,119,513
E1	FARM & RANCH IMPROVEMENT	5,224	8,950.4349	\$30,876,226	\$1,746,024,102	\$1,399,350,561
E2	MOBILE HOME-FARM & RANCH	913	1,373.5161	\$252,991	\$56,482,534	\$46,402,959
E3	IMPROVEMENTS ONLY-FARM & RAN	135	14.0020	\$14,122	\$2,987,393	\$2,898,960
F1	COMMERCIAL IMPROVEMENT	3,705	8,247.9371	\$65,489,206	\$1,797,516,117	\$1,767,522,845
F2	INDUSTRIAL IMPROVEMENT	170	870.7246	\$2,592	\$1,240,277,735	\$1,120,673,861
F3	IMPROVEMENTS ONLY COMMERICA	7	4.5000	\$0	\$13,100,239	\$13,100,239
J1	UTILITIES/WATER SYSTEMS	3	0.9872	\$0	\$109,411	\$109,411
J2	UTILITIES/GAS COMPANIES	21	8.8594	\$0	\$66,028,210	\$65,991,131
J3	UTILITIES/ELECTRIC CO	120	101.7392	\$0	\$517,819,755	\$516,418,625
J4	UTILITIES/TELEPHONE CO	36	23.7818	\$0	\$52,831,402	\$52,820,247
J5	RAILROADS	8	3.1610	\$0	\$98,175,756	\$98,175,756
J6	PIPELINES	166		\$0	\$69,722,600	\$65,823,918
J7	CABLE TELEVISION COMPANY	16		\$0	\$12,043,149	\$12,043,149
L1	BUSINESS PERSONAL	13,771		\$0	\$1,172,859,706	\$1,169,757,923
L2	INDUSTRIAL PERSONAL	706		\$0	\$1,382,888,054	\$1,254,822,722
M1	MOBILE HOME (PERSONAL PROP)	4,764		\$2,510,183	\$51,622,960	\$48,223,630
N1	INTANGIBLE PERSONAL PROPERTY	1		\$0	\$4,364	\$4,364
O1	BLDRS/DEVELOPERS VACANT LOT	3,733	1,214.6930	\$0	\$131,326,145	\$125,270,675
O2	BLDRS/DEVELOPERS IMPROVED LO	433	95.0350	\$99,078,255	\$136,535,346	\$131,871,444
S	SPECIAL INVENTORY	174		\$0	\$123,889,609	\$123,889,609
X	TOTAL EXEMPT PROPERTY	11,114	124,695.9114	\$833,529,248	\$5,539,635,715	\$0
	Totals		576,878.3184	\$1,688,356,404	\$47,762,317,450	\$31,069,826,766

2025 PRELIMINARY TOTALS

WCLW - CLEARWATER U.W.C.D.

Property Count: 24,010

Under ARB Review Totals

6/12/2025 9:59:55AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RES/SINGLE FAMILY	10,477	3,806.9917	\$67,838,505	\$3,124,811,668	\$2,986,046,271
A2	REAL-RES/MOBILE HOME	192	138.2070	\$694,379	\$11,460,014	\$9,802,594
A3	IMPROVEMENTS ONLY-RES	17	3.8314	\$5,295	\$1,734,035	\$1,713,293
B		1		\$0	\$4,589,950	\$4,589,950
B1	REAL-RES/MULTI FAMILY	693	347.0939	\$44,778,251	\$1,528,163,829	\$1,524,472,935
B2	RESL-RES/DUPLEX	2,759	364.4127	\$16,073,420	\$750,196,708	\$736,780,343
C1	VACANT LOT	1,294	1,863.9452	\$0	\$92,420,966	\$80,538,069
C2	VACANT COMMERCIAL LOT	522	2,004.8830	\$0	\$132,300,370	\$117,879,585
D1	QUALIFIED AGRICULTURAL LAND	866	47,818.4512	\$0	\$496,856,604	\$10,724,788
D2	IMPROVEMENTS ON QUALIFIED AG L	174		\$201,416	\$7,051,156	\$7,047,033
E	NON QUALIFIED AG LAND	438	13,699.7251	\$3,950	\$153,647,976	\$145,563,043
E1	FARM & RANCH IMPROVEMENT	714	1,219.7489	\$9,614,102	\$307,184,475	\$271,598,020
E2	MOBILE HOME-FARM & RANCH	56	101.8200	\$15,908	\$3,337,325	\$3,116,237
E3	IMPROVEMENTS ONLY-FARM & RAN	10		\$0	\$129,644	\$119,917
F1	COMMERCIAL IMPROVEMENT	2,023	5,781.1827	\$113,027,095	\$2,839,581,547	\$2,798,958,674
F2	INDUSTRIAL IMPROVEMENT	62	133.6383	\$0	\$325,289,242	\$323,750,113
F3	IMPROVEMENTS ONLY COMMERICA	2		\$0	\$970,980	\$970,980
J1	UTILITIES/WATER SYSTEMS	3	40.0890	\$0	\$677,085	\$677,085
J3	UTILITIES/ELECTRIC CO	10	28.9910	\$0	\$1,540,194	\$1,193,723
J4	UTILITIES/TELEPHONE CO	6	1.0688	\$0	\$512,100	\$512,100
J5	RAILROADS	34	174.2594	\$0	\$41,694,226	\$41,230,770
J6	PIPELINES	1	8.6740	\$0	\$141,345	\$141,345
J7	CABLE TELEVISION COMPANY	7		\$0	\$26,486,597	\$26,486,597
L1	BUSINESS PERSONAL	555		\$0	\$300,092,550	\$299,151,844
L2	INDUSTRIAL PERSONAL	58		\$0	\$912,787,208	\$910,312,977
M1	MOBILE HOME (PERSONAL PROP)	192		\$45,938	\$1,430,446	\$1,357,624
O1	BLDRS/DEVELOPERS VACANT LOT	3,873	755.9341	\$0	\$136,491,388	\$121,867,779
O2	BLDRS/DEVELOPERS IMPROVED LO	708	133.2102	\$150,958,186	\$201,391,393	\$196,531,478
X	TOTAL EXEMPT PROPERTY	43	4,163.1018	\$0	\$56,299,886	\$0
	Totals		82,589.2594	\$403,256,445	\$11,459,270,907	\$10,623,135,167

2025 PRELIMINARY TOTALS

WCLW - CLEARWATER U.W.C.D.

Property Count: 191,743

Grand Totals

6/12/2025

9:59:55AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A		2	0.3419	\$0	\$340,032	\$335,032
A1	REAL-RES/SINGLE FAMILY	106,770	34,734.1399	\$636,014,969	\$29,816,845,373	\$23,112,030,810
A2	REAL-RES/MOBILE HOME	5,073	3,164.3731	\$3,395,160	\$256,391,723	\$213,933,715
A3	IMPROVEMENTS ONLY-RES	176	29.3189	\$71,416	\$6,705,209	\$6,429,799
B		3	5.0005	\$0	\$10,882,450	\$10,882,450
B1	REAL-RES/MULTI FAMILY	1,707	552.1269	\$75,922,022	\$1,829,377,864	\$1,821,145,129
B2	RESL-RES/DUPLEX	7,327	925.5660	\$70,020,327	\$1,971,588,563	\$1,923,354,582
C1	VACANT LOT	11,945	9,130.0171	\$19,582	\$503,342,248	\$469,738,655
C2	VACANT COMMERCIAL LOT	1,941	5,506.3022	\$0	\$319,843,658	\$285,492,306
D1	QUALIFIED AGRICULTURAL LAND	9,257	397,901.2607	\$0	\$4,362,862,058	\$89,536,042
D2	IMPROVEMENTS ON QUALIFIED AG L	1,887		\$733,749	\$31,530,417	\$31,251,565
E	NON QUALIFIED AG LAND	3,194	49,372.1297	\$21,572	\$743,960,829	\$715,682,556
E1	FARM & RANCH IMPROVEMENT	5,938	10,170.1838	\$40,490,328	\$2,053,208,577	\$1,670,948,581
E2	MOBILE HOME-FARM & RANCH	969	1,475.3361	\$268,899	\$59,819,859	\$49,519,196
E3	IMPROVEMENTS ONLY-FARM & RAN	145	14.0020	\$14,122	\$3,117,037	\$3,018,877
F1	COMMERCIAL IMPROVEMENT	5,728	14,029.1198	\$178,516,301	\$4,637,097,664	\$4,566,481,519
F2	INDUSTRIAL IMPROVEMENT	232	1,004.3629	\$2,592	\$1,565,566,977	\$1,444,423,974
F3	IMPROVEMENTS ONLY COMMERICA	9	4.5000	\$0	\$14,071,219	\$14,071,219
J1	UTILITIES/WATER SYSTEMS	6	41.0762	\$0	\$786,496	\$786,496
J2	UTILITIES/GAS COMPANIES	21	8.8594	\$0	\$66,028,210	\$65,991,131
J3	UTILITIES/ELECTRIC CO	130	130.7302	\$0	\$519,359,949	\$517,612,348
J4	UTILITIES/TELEPHONE CO	42	24.8506	\$0	\$53,343,502	\$53,332,347
J5	RAILROADS	42	177.4204	\$0	\$139,869,982	\$139,406,526
J6	PIPELINES	167	8.6740	\$0	\$69,863,945	\$65,965,263
J7	CABLE TELEVISION COMPANY	23		\$0	\$38,529,746	\$38,529,746
L1	BUSINESS PERSONAL	14,326		\$0	\$1,472,952,256	\$1,468,909,767
L2	INDUSTRIAL PERSONAL	764		\$0	\$2,295,675,262	\$2,165,135,699
M1	MOBILE HOME (PERSONAL PROP)	4,956		\$2,556,121	\$53,053,406	\$49,581,254
N1	INTANGIBLE PERSONAL PROPERTY	1		\$0	\$4,364	\$4,364
O1	BLDRS/DEVELOPERS VACANT LOT	7,606	1,970.6271	\$0	\$267,817,533	\$247,138,454
O2	BLDRS/DEVELOPERS IMPROVED LO	1,141	228.2452	\$250,036,441	\$337,926,739	\$328,402,922
S	SPECIAL INVENTORY	174		\$0	\$123,889,609	\$123,889,609
X	TOTAL EXEMPT PROPERTY	11,157	128,859.0132	\$833,529,248	\$5,595,935,601	\$0
	Totals		659,467.5778	\$2,091,612,849	\$59,221,588,357	\$41,692,961,933

2025 PRELIMINARY TOTALS

WCLW - CLEARWATER U.W.C.D.

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
24,010	\$11,459,270,907.00	\$9,323,384,876

**2024 Certified
Totals**

2024 CERTIFIED TOTALS

Property Count: 185,145

WCLW - CLEARWATER U.W.C.D.

Grand Totals

5/13/2025 10:16:09AM

Land		Value		
Homesite:		5,417,053,826		
Non Homesite:		4,206,562,396		
Ag Market:		4,057,189,134		
Timber Market:		2,693,797	Total Land	(+) 13,683,499,153
Improvement		Value		
Homesite:		26,210,688,204		
Non Homesite:		10,867,881,960	Total Improvements	(+) 37,078,570,164
Non Real		Count	Value	
Personal Property:	12,568		4,059,744,425	
Mineral Property:	0		0	
Autos:	757		17,649,121	
			Total Non Real	(+) 4,077,393,546
			Market Value	= 54,839,462,863
Ag		Non Exempt	Exempt	
Total Productivity Market:	4,059,280,857		602,074	
Ag Use:	57,963,601		23,804	Productivity Loss (-) 4,001,281,131
Timber Use:	36,125		0	Appraised Value = 50,838,181,732
Productivity Loss:	4,001,281,131		578,270	
			Homestead Cap	(-) 2,338,867,342
			23.231 Cap	(-) 298,920,368
			Assessed Value	= 48,200,394,022
			Total Exemptions Amount	(-) 10,062,081,051
			(Breakdown on Next Page)	
			Net Taxable	= 38,138,312,971

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
850,484.38 = 38,138,312,971 * (0.002230 / 100)

Certified Estimate of Market Value: 54,797,896,196
 Certified Estimate of Taxable Value: **38,099,800,671**

Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00