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MEMORANDUM

TO: Board of Directors -
Block House Municipal Utility District

FROM: Denise L. Motal
Legal Assistant

DATE: October 18, 2023

RE: Block House Municipal Utility District -
October 25, 2023 Regular Meeting

Enclosed please find the agenda and support materials for the regular meeting of the Board of Directors of Block House Municipal Utility District scheduled for Wednesday, October 25, 2023, at 6:30 p.m., at 2600 Block House Drive South, Leander, Texas.

Please let me know if you cannot attend the meeting so that I can confirm that a quorum will be present.

Please do not hesitate to contact me if you have any questions.

Lisa Torres (Crossroads Utility Services, LLC)	Jay Howard (Texas Disposal Systems, Inc.)*
Andrew Hunt (Crossroads Utility Services, LLC)*	Ja-Mar Prince (Texas Disposal Systems, Inc.)*
Ben Ingallina (Crossroads Utility Services, LLC)*	Casey Clough (Texas Disposal Systems, Inc.)*
Taylor Kolmodin (Municipal Accounts & Consulting, L.P.)*	Marc Marroquin (Premier Recreation Management)*
Tyler Wilson (Municipal Accounts & Consulting, L.P.)*	Mike McKelvey (Trinity AV Solutions)*
Antonio Lovato (Williamson County Sheriff's Dept.)*	Chris Swedlund (McCall Gibson Swedlund Barfoot PLLC)*
Cheryl Allen (Public Finance Group LLC)*	Brian Toldan (McCall Gibson Swedlund Barfoot PLLC)*
Lauren Smith (Public Finance Group LLC)*	Jan Gibson (McCall Gibson Swedlund Barfoot PLLC)*
Carol Polumbo (McCall, Parkhurst & Horton L.L.P.)*	Ashlee Martin (McCall Gibson Swedlund Barfoot PLLC)*
David Gray (Gray Engineering, Inc.)*	Sandy Martin (BHC Owners Association)*
Tripp Hamby (Priority Landscapes, LLC)*	Amanda Stanfield (Tidal Waves Swim Team)*
Jack Baker - Community Association Management	

*AGENDA ONLY (via email)

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

October 25, 2023

TO: THE BOARD OF DIRECTORS OF BLOCK HOUSE MUNICIPAL UTILITY DISTRICT AND ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Block House Municipal Utility District will hold a regular meeting at **6:30 p.m.** on **Wednesday, October 25, 2023**, at 2600 Block House Drive South, Leander, Texas. The following matters may be considered and acted upon at the meeting:

PLEASE NOTE: Public comments will be accepted only during designated portions of the Board meeting. Citizens wishing to address the Board must complete the citizens’ communication form provided at the entrance to the meeting room, so they may be recognized to speak.

The meeting will be preceded by the U.S. Pledge of Allegiance and a moment of silence or prayer.

Board member announcements and agenda prioritization requests may be considered at the beginning of the meeting. The meeting will be recorded via video. The link to the video can be found at <https://www.youtube.com/@blockhousemud>. The live stream link is <https://youtube.com/live/VwIPPPXEBaA?feature=share>.

Note: Matters on which Board action is anticipated are noted as “Decision”. Matters on which Board action is not anticipated are noted as “Informational”. Such notations are intended as a guide to facilitate the conduct of the meeting based on information available at the time that this agenda was finalized and are not binding. The Board reserves the right to take action on any of the following matters.

<u>AGENDA</u>	<u>ANTICIPATED ACTION</u>
GENERAL	
1. Citizens’ communications;	Informational
CONSENT ITEMS <i>(These items may be approved collectively or individually. Any of these items may be pulled for discussion upon the request of any Board member.)</i>	
2. Minutes of August 30, 2023 special meeting, September 6, 2023 special meeting, and September 27, 2023 regular meeting;	Decision
BHC OWNERS ASSOCIATION	
3. Report from BHC Owners Association;	Informational
GENERAL MANAGER REPORT / ITEMS	
4. Report from and directives to General Manager, including:	Informational
(a) Requests for use of facilities;	Informational

5.	Proposal from Sagamore Fence & Deck, LLC for fence removal and replacement at 700 House Creek Drive - Estimate #7083;	Decision
PR/COMMUNICATIONS		
6.	Report from Williamson County Sheriff's Office;	Informational
7.	Report from PR/Communications Subcommittee, including:	Informational
	(a) Special events;	Informational
	(b) Newsletter;	Decision
8.	Transparency;	Decision
9.	Resident survey;	Decision
RESTRICTIVE COVENANTS		
10.	Report from and directives to Community Association Management, Inc.;	Informational
11.	Pending or contemplated litigation, including:	Informational
	(a) 15361 English River Loop;	Informational
12.	Report from Restrictive Covenants Subcommittee;	Informational
FINANCE/AUDIT		
13.	Report from and directives to Municipal Accounts & Consulting, L.P., including:	Informational
	(a) Payment of bills and invoices;	Decision
	(b) Fund transfers;	Decision
	(c) Investments;	Decision
14.	Report from Finance/Audit Subcommittee;	Informational
AMENITIES		
15.	Report from and directives to Premier Recreation Management Services LLC;	Informational
16.	Report from and directives to Priority Landscapes, LLC, including:	Informational
	(a) Proposal for Christmas light decorations install/takedown – Proposal #3122;	Decision
	(b) Proposal for Walker House back porch landscape repair – Proposal #3123;	Decision
	(c) Proposal for tree installations – Proposal #3124;	Decision
	(d) Review of Priority Landscapes, LLC;	Informational
17.	Report from Amenities Subcommittee and related action;	Informational
SERVICES		
18.	Report from and directives to Gray Engineering, Inc., including:	Informational

(a) Nebraska Furniture Mart tract;	Informational
19. Report from and directives to Crossroads Utility Services, LLC, including:	Informational
(a) System maintenance and repairs;	Informational
(b) Write-offs;	Decision
20. Report from Texas Disposal Systems, Inc.;	Informational
21. Storm Water Management Program (SWMP) under TPDES General Permit TXR040000;	Informational
22. Report from Services Subcommittee and related action;	Informational
LEGAL	
23. Report from and directives to Armbrust & Brown, PLLC;	Informational
24. Landscape Maintenance Agreement (expires October 31, 2023);	Decision
25. Information Technology Consultant Agreement with Chris Stanfield;	Decision
26. Intake of resident emails and telephone calls (Director Logan);	Decision
OTHER DISCUSSION / ACTION ITEMS	
27. Policy/procedure regarding interaction between Directors and District contractors;	Informational
28. Policy/procedure regarding Subcommittees, Subcommittee meetings, and related matters;	Informational
29. Code of Ethics, Travel, and Professional Services Policy;	Informational
30. Miscellaneous and Board/Subcommittee directives;	Informational
31. Future Board meetings/agenda items, including November and December meeting dates.	Informational

The Board of Directors is authorized by the Texas Open Meetings Act, Chapter 551, Texas Government Code, to convene in closed or executive session for certain purposes, including receiving legal advice from the District's attorney (Section 551.071); discussing real property matters (Section 551.072); discussing gifts and donations (Section 551.073); discussing personnel matters (Section 551.074); discussing security personnel or devices or security audits (Section 551.076); and discussing information technology security practices (Section 551.089). If the Board of Directors determines to go into executive session to discuss any item on this agenda, the presiding officer will announce that an executive session will be held and will identify the item to be discussed and the provision of the Open Meetings Act that authorizes the closed or executive session.

(SEAL)



Attorney for the District

Block House Municipal Utility District is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call Armbrust & Brown, PLLC at (512) 435-2300 for additional information. Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may utilize the statewide Relay Texas program at (800) 735-2988.

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT
MINUTES OF BOARD OF DIRECTORS' MEETING**

August 30, 2023

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

A special meeting of the Board of Directors of Block House Municipal Utility District was held on August 30, 2023, at 2600 Block House Drive South, Leander, Texas. The meeting was open to the public and notice was given as required by the Texas Open Meetings Act. A copy of the Certificate of Posting of the Notice is attached as **Exhibit “A”**.

The roll of the members of the Board of Directors was called, as follows:

Ursula Logan	-	President
David Shoemaker	-	Vice President
Robert Young	-	Secretary
Cecilia Roberts	-	Assistant Secretary
David Johnson	-	Treasurer

All of the Directors were present, except Director Logan, thus constituting a quorum. Also present at the meeting were: Lisa Torres of Crossroads Utility Services, LLC (“Crossroads”); Lauren Smith of Public Finance Group; Taylor Kolmodin of Municipal Accounts & Consulting, L.P. (“MAC”); and Cheryl McDaniel, John McDaniel, Mike Peterson, Steve Bennett, Steve Overcashier, and Chris Stanfield, residents of the District.

Director Shoemaker called the meeting to order at 6:43 p.m. and welcomed those present. He announced that public comments were taken during designated portions of the meeting only and asked that anyone who wished to address the Board complete a Community Comment form.

Director Shoemaker then stated that the Board would receive citizens’ communications. Ms. McDaniel expressed concerns about the walking paths in Jumano Park, noting that the disc golf course was encroaching on the walking paths. She also noted that there were still downed branches in the park from the February ice storm.

Mr. Overcashier addressed the Board and expressed his concerns about the fences in the District along Block House Drive and Creek Run Drive. He also raised concerns about budgetary considerations relating to the District’s proposed budget.

Mr. Bennett addressed the Board and expressed concerns about Nebraska Furniture Mart and the District’s stormwater drainage system. He also stated concerns about the lack of maintenance of the trails in Jumano Park.

Director Shoemaker then stated that the Board would conduct a work session on the 2023/2024 budget. Ms. Kolmodin then presented the fiscal year ending 2023/2024 draft budget for the Board’s review, attached as **Exhibit “B”**. Ms. Kolmodin reviewed the proposed budget, including items from the District’s consultants. The Board discussed various expense line items and the impact the limitation on the maintenance and operations tax rate component of the total tax rate would have on the budget. **Director Logan then directed Ms. Kolmodin to work**

with the District's general manager to circulate an updated draft budget to the Board prior to the next Board meeting scheduled for September 6, 2023. No action was taken on the draft budget.

Director Shoemaker stated that the Board would next discuss the Board's future meeting schedule and agenda items.

There being no further items to come before the Board, upon motion by Director Roberts and second by Director Johnson, the Board voted 4-0 to adjourn the meeting.

* * *

[SIGNATURE PAGE TO AUGUST 30, 2023 MINUTES]

(SEAL)

Robert Young, Secretary
Board of Directors

Date: _____

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT
MINUTES OF BOARD OF DIRECTORS' MEETING**

September 6, 2023

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

A special meeting of the Board of Directors of Block House Municipal Utility District was held on September 6, 2023, at 2600 Block House Drive South, Leander, Texas. The meeting was open to the public and notice was given as required by the Texas Open Meetings Act. A copy of the Certificate of Posting of the Notice is attached as **Exhibit "A"**.

The roll of the members of the Board of Directors was called, as follows:

Ursula Logan	-	President
David Shoemaker	-	Vice President
Robert Young	-	Secretary
Cecilia Roberts	-	Assistant Secretary
David Johnson	-	Treasurer

All of the Directors were present, thus constituting a quorum. Also present at the meeting were: Lisa Torres of Crossroads Utility Services, LLC ("Crossroads"); Taylor Kolmodin of Municipal Accounts & Consulting, L.P. ("MAC"); Tripp Hamby of Priority Landscapes ("Priority"); Lauren Smith of Public Finance Group; Alvin Lankford of Williamson Central Appraisal District ("WCAD"); Chris Stanfield, resident of the District; and Sean Abbott of Armbrust & Brown, PLLC ("A&B").

Director Logan called the meeting to order at 6:30 p.m. and welcomed those present. She announced that public comments were taken during designated portions of the meeting only and asked that anyone who wished to address the Board complete a Community Comment form.

Director Logan then stated that the Board would receive citizens' communications. There being none, Director Logan stated that the Board would next discuss the tax appraisal and introduced Mr. Lankford, who she noted served as the Chief Appraiser for WCAD. Mr. Lankford briefly reviewed property value trends, both in Williamson County and in the District. He noted that average market values had spiked during the initial COVID-19 epidemic. He briefly explained the difference between appraised and taxable value. Discussion ensued. The Board members thanked Mr. Lankford for his presentation and willingness to attend the meeting.

Director Logan then stated that the Board would discuss the 2023/2024 budget and 2023 tax rate and opened the public hearing on the District's 2023 tax rate. She asked if there was anyone present who wished to address the Board on the matter of the District's tax rate. There being none, Director Logan closed the public hearing.

Ms. Lauren Smith then stated that the District had published a proposed tax rate of \$0.6110 for the current tax year and noted that the District's assessed value had increased significantly year-over-year, including the average value of a homestead in the District. She then reviewed the rollback considerations for developed districts in the Tax Code. Ms. Smith then reviewed the 2023 Tax Rate Analysis, attached as **Exhibit "B"**, including the debt service, fire,

and operations and maintenance tax. She noted that the District did not have the flexibility to lower the proposed debt service or fire tax rates. Ms. Smith then confirmed that the “parity rate” for the Board to consider was \$0.5905 per \$100 valuation.

Ms. Kolmodin then reviewed both versions of the proposed fiscal year 2023/2024 budget, attached as **Exhibit “C”**, noting the changes that had been made since the Board’s last discussion about the budget. Discussion ensued relating to possible expenditures that could be curtailed or reduced, including reductions in the cost of delivering Board books and reducing the total number of special meetings that the Board undertakes on an annual basis. Director Roberts moved that the Board adopt a \$0.6110 tax rate, with \$0.2035 debt service, \$0.2881 operations and maintenance, and \$0.1194 fire tax components. Upon second by Director Logan, discussion ensued. Director Shoemaker then made an amended motion to adopt an overall tax rate of \$0.5905, which was seconded by Director Young. Discussion ensued and Director Shoemaker noted that he was committed to adoption of a “parity” tax rate, which would result in the same effective tax rate for District residents. After failing to establish consensus, Director Shoemaker withdrew his motion, which left no motions open for consideration.

Director Logan then further queried the Board on the matter of the tax rate levy. Director Roberts then made a motion to adopt a tax rate of \$0.6110, which was not seconded. Director Shoemaker then made a motion to adopt a tax rate of \$0.5905, which was not seconded. Director Logan then made a motion to adopt a tax rate of \$0.6000, which was seconded by Director Young. Discussion ensued and Director Young noted that, while the budgeting had been deliberative, he would like to see more attention given to fiscal and budget considerations throughout the calendar year. Director Johnson agreed and suggested that the Board undertake a mid-year budget workshop. He also noted that he wanted to provide tax relief to District residents. Director Roberts noted that each member of the Board had contributed to the consideration of the proposed budget and that she was in favor of levying the tax rate of \$0.6110, which would balance the proposed budget. Director Shoemaker confirmed his preference for levying the parity rate of \$0.5905 per \$100 valuation. Director Logan stated that, as a homeowner, she understood the desire to keep tax rates low. She then opined that prior Boards of Directors of the District may have been able to spend in wiser fashion, noting the deferred maintenance that the current Board was considering in the proposed budget.

After further discussion, Director Shoemaker then made an amended motion to adopt a \$0.5905 tax rate, allocated with \$0.2035 debt service, \$0.2676 operations and maintenance, and \$0.1194 fire tax components, and to approve the Order Levying Taxes, attached as **Exhibit “D”**. Upon second by Director Johnson, the Board voted 3-2, with Directors Logan, Shoemaker, and Johnson voting “yes” and Directors Young and Roberts voting “no”.

Upon motion by Director Shoemaker and second by Director Johnson, the Board voted unanimously, to approve the Resolution Adopting Budget, attached as **Exhibit “E”**, incorporating the fiscal year 2023/2024 budget with an operation and maintenance tax rate of \$0.2676.

Director Logan then stated that the Board would consider approving an Amended and Restated Information Form reflecting the District’s 2023 tax rate. After discussion, upon motion by Director Roberts and second by Director Johnson, the Board voted unanimously to approve the Amended and Restated Information Form attached as **Exhibit “F”**.

Director Logan stated that the Board would next discuss the Board’s future meeting schedule and agenda items. Mr. Abbott confirmed that the next meeting of the Board of Directors would occur on September 27, 2023.

There being no further items to come before the Board, upon motion by Director Roberts and second by Director Johnson, the Board voted unanimously to adjourn the meeting.

* * *

[SIGNATURE PAGE TO SEPTEMBER 6, 2023 MINUTES]

(SEAL)

Robert Young, Secretary
Board of Directors

Date: _____

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT
MINUTES OF BOARD OF DIRECTORS' MEETING**

September 27, 2023

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

A meeting of the Board of Directors of Block House Municipal Utility District was held on September 27, 2023 at 2600 Block House Drive South, Leander, Texas. The meeting was open to the public and notice was given as required by the Texas Open Meetings Act. A copy of the Certificate of Posting of the Notice is attached as **Exhibit "A"**.

The roll of the members of the Board of Directors was called, as follows:

Ursula Logan	-	President
David Shoemaker	-	Vice President
Robert Young	-	Secretary
Cecilia Roberts	-	Assistant Secretary
David Johnson	-	Treasurer

All of the Directors were present, except Directors Johnson and Roberts, thus constituting a quorum. Also present at the meeting were: Taylor Kolmodin of Municipal Accounts & Consulting, L.P. ("MAC"); Ben Ingallina and Lisa Torres of Crossroads Utility Services, LLC ("Crossroads"); David Gray of Gray Engineering, Inc.; Sandy Martin of the BHC Owners Association ("OA"); Tripp Hamby of Priority Landscapes ("Priority"); Deputies Lovato and Boggs of the Williamson County Sheriff's Office ("WCSO"); Chris Stanfield, resident of the District; Marc Marroquin of Premier Recreation Management Services, LLC; and Sean Abbott of Armbrust & Brown, PLLC ("A&B").

Director Logan called the meeting to order at 6:30 p.m. and welcomed those present. She announced that public comments were taken during designated portions of the meeting only and asked that anyone who wished to address the Board complete a Community Comment Form. Following the Pledge of Allegiance to the U.S. flag, the Board and those present at the meeting observed a moment of silence or prayer. Director Logan noted that the meeting was being videotaped and requested that Board members and consultants limit "side discussions" as they diminished the quality of the recording.

Director Logan then stated that the Board would receive citizens' communications. There being none, Director Logan stated that the Board would next consider approving the minutes of the August 15, 2023 special meeting and the August 23, 2023 regular meeting. Director Logan then suggested that the August 23, 2023 meeting minutes be amended to correct the vote that was taken on subcommittee assignments and to note the recess that was taken during the meeting. After discussion, upon motion by Director Shoemaker and second by Director Young, the Board voted 3-0 to approve the August 15, 2023 minutes, as drafted, and the August 23, 2023 minutes, as amended.

Director Logan then stated that the Board would receive a report from the OA and recognized Ms. Martin, who stated that the OA would be holding a decorating contest for Halloween and a disc golf competition. She also noted that the OA would hold its annual meeting on November 11, 2023.

Director Logan stated that the Board would next receive the general manager's report and recognized Ms. Torres, who reviewed the general manager's report, attached as **Exhibit "B"**. She stated that she had received a request for use of District facilities for a "movie night" hosted by the District on October 14th to coincide with the opening day of the Pumpkin Patch hosted by the OA and for the planned disc golf competition to last until 10:00 p.m. After discussion, upon motion by Director Shoemaker and second by Director Young, the Board voted 3-0 to approve the requests.

Ms. Torres then stated that she had received several proposals, including a proposal from DigDug Construction, LLC for widening of the ADA ramp at the Sports Courts (tennis court entry) (Estimate #266SH) attached as **Exhibit "C"**. After discussion, upon motion by Director Shoemaker and second by Director Young, the Board voted 3-0 to approve Estimate #266SH.

Ms. Torres then reviewed a proposal from DigDug Construction, LLC for repairs to the deck at Apache Pool and removal of the existing wooden frame pergola at Apache Pool (Estimate #268SH) attached as **Exhibit "D"**. After discussion, upon motion by Director Shoemaker and second by Director Young, the Board voted 3-0 to approve Estimate #268SH.

Ms. Torres next reviewed information for electrical work on monument lights at the old 183 entryway. After discussion, upon motion by Director Shoemaker and second by Director Young, the Board voted 3-0 to approve the work in an amount not to exceed \$3,000.

Ms. Torres then stated that she had received three proposals for fence replacement and repairs on Creek Run Drive, collectively attached as **Exhibit "E"**, and reviewed them with the Board. She then recommended approval of the proposal from Sagamore Fence & Deck ("*Sagamore*"), which she noted did not include staining. Discussion ensued, with the Board noting that it would be prudent to establish a schedule for how the entirety of the fence would eventually be replaced. Mr. Torres confirmed that she would bring back a new proposal from Sagamore for each phase of the project. After discussion, upon motion by Director Shoemaker and second by Director Young, the Board voted 3-0 to approve the Sagamore proposal.

Ms. Torres then stated that she had undertaken due diligence relating to the transporting and cutting of tree wood for a future table top project. She confirmed that the District had a couple of trees that were soon to be removed and that Director Young expressed interest in saving the wood in order to undertake furniture projects that would benefit the District. Director Young noted that the wood would need to go to a sawmill and then be cured over the course of a few years. Director Torres confirmed that she had reviewed pricing and it would cost approximately \$3,000 to transport and mill the wood. After discussion, upon motion by Director Young and second by Director Shoemaker, the Board voted 3-0 to approve expenditures up to \$3,000 to transport and mill the wood from the District's parks to be used in future District projects.

Director Logan stated that the Board would next receive a report from WCSO and recognized Director Lovato, who stated that WCSO had made a significant narcotics stop within the District. He also noted that the WCSO deputies had attended a boy scouts event and had brought an armored vehicle for the scouts to explore. Deputy Lovato then described an interaction that Deputy Bartlett had had with Director Young in Jumano Park relating to applicable District park hours. He described the conversation that had occurred during the exchange, including an implication that District parks should be closing at 10:00 p.m. as opposed to dusk. Deputy Lovato then stated that he had not received any confirmation from the District about altering park hours and that it was his understanding that such communications from the District would flow through the General Manager. Director Logan noted that a new District subcommittee would have oversight of the WCSO and that she hoped that communication would

improve. She also noted that the curfew for the community gardens may be confusing the park curfew issue. Director Shoemaker thanked the WCSO for their work in the District and noted that the WCSO didn't attend every minute of every meeting and, hence, could not be held responsible for all statements made at a meeting. Discussion ensued relating to the interaction and Deputy Lovato confirmed that the interaction had been taped via the Deputy's body camera. Director Logan reiterated her desire to improve communication and suggested that the subcommittee meet with Deputy Lovato. Deputy Lovato confirmed that he could attend such a meeting and stated that he would like for his chief to also take part in the meeting. Director Logan also noted that she would like to conduct a town hall meeting at which the WCSO would be present and available to residents.

Director Logan then stated that the Board would receive a report from the PR/Communications Subcommittee and discuss the District's newsletter. Ms. Torres noted that the September newsletter was in process. She noted that the newsletter would need to be a separate mailing from the next utility bill and requested Board approval. Upon motion by Director Young and second by Director Shoemaker, the Board voted 3-0 to approve an expense not to exceed \$2,500 to produce and mail the next District newsletter.

Mr. Abbott then reviewed the proposal from CD&P, attached as **Exhibit "F"**, which he noted had been approved at the March 22, 2023 Board meeting. He noted that the proposal was a "time and materials" proposal and that all work performed pursuant to the proposal needed to be approved in advance by the District's General Manager. He also noted that the proposal could be terminated with seven days' notice by either party. Director Young then described a recent meeting that had occurred between the PR/Communications Subcommittee, Ms. Torres, and a representative with CD&P. He stated that the meeting was not productive. Discussion ensued. Director Logan noted that the last newsletter, which was produced by Crossroads, was excellent work product. The Board members collectively expressed moving forward with the District-wide survey with urgency. After further discussion, upon motion by Director Young and second by Director Shoemaker, the Board voted 3-0 to formally terminate the proposal with CD&P and **directed Mr. Abbott and Ms. Torres to provide notice of termination to CD&P.**

Director Logan stated that the Board would next receive a report from and directives to Community Association Management, Inc. ("CAM"). Ms. Torres reviewed the report from CAM with the Board.

Director Logan stated that the Board would next receive a report from and directives to Municipal Accounts & Consulting, L.P. and recognized Ms. Kolmodin. Ms. Kolmodin presented the check register, attached as **Exhibit "G"**, and the supplemental check register, attached as **Exhibit "H"**. She then reviewed the two proposed fund transfers and recommended approval. After discussion, upon motion by Director Young and second by Director Shoemaker, the Board voted 3-0 to approve the fund transfers and payment of the bills and invoices.

Director Logan then noted that Ms. Kolmodin would be participating in future Board meetings remotely. Mr. Abbott noted that the Water Code provided that the Board could grant the District Bookkeeper authority to sign checks relating to approved expenditures on behalf of the Board. **The Board directed Mr. Abbott to draft a resolution to undertake the same.**

Director Logan then recognized Mr. Marroquin for purposes of receiving a report from Premier Recreation Management Services, LLC. Mr. Marroquin stated that it had been a "good summer" at the District's pools. He stated that the splash pad and waterfall at Tumlinson Pool were not functional, but that he expected ProAquatics to resolve the situation expeditiously.

Director Logan stated that the Board would next discuss the Pool Services Agreement with Premier Recreation Management Services, LLC set to expire on September 30, 2023. After discussion, upon motion by Director Shoemaker and second by Director Young, the Board voted 3-0 to approve the renewal of the Pool Services Agreement, attached as **Exhibit “I”**.

Director Logan stated that the Board would next discuss landscaping issues and recognized Mr. Hamby, who reviewed the report from Priority, attached as **Exhibit “J”**, and confirmed that Priority Landscapes continued to undertake its typical maintenance around the District.

Mr. Hamby then reviewed Proposal #2863 for boulders for the Disc Golf Course (material only) attached as **Exhibit “K”**. After discussion, upon motion by Director Young and second by Director Shoemaker, the Board voted 3-0 to approve Proposal #2863.

Mr. Hamby then reviewed Proposal #2867 for the purchase of an infield grooming machine attached as **Exhibit “L”**. After discussion, upon motion by Director Young and second by Director Shoemaker, the Board voted 3-0 to approve Proposal #2867. Discussion ensued relating to storage of the grooming machine and Mr. Hamby offered to haul the machine back and forth from Jumano Park when use was necessary.

Mr. Hamby next reviewed Proposal #2938 for Jumano trail cleanup attached as **Exhibit “M”**. After discussion, upon motion by Director Shoemaker and second by Director Young, the Board voted 3-0 to approve Proposal #2938.

Mr. Hamby next reviewed Proposal #2964 for Walker House back porch plants (material only) attached as **Exhibit “N”**. After discussion, the Board collectively decided to table consideration of Proposal #2964.

Mr. Hamby then reviewed Proposal #2965 for Certified Arbor three days of pruning attached as **Exhibit “O”**. After discussion, upon motion by Director Young and second by Director Shoemaker, the Board voted 3-0 to approve Proposal #2965.

Mr. Hamby next reviewed Proposal #2969 for the purchase of new trees (materials only) attached as **Exhibit “P”**. After discussion, the Board collectively decided to table consideration of Proposal #2969.

Mr. Hamby then reviewed Proposal #2971 for tree and brush cleanup services attached as **Exhibit “Q”**, which he noted was work to install a firebreak along the greenbelt. After discussion, upon motion by Director Shoemaker and second by Director Young, the Board voted 3-0 to approve Proposal #2971.

Mr. Hamby then reviewed Proposal #2972 for irrigation controller replacements attached as **Exhibit “R”**. After discussion, upon motion by Director Shoemaker and second by Director Young, the Board voted 3-0 to approve Proposal #2972.

Mr. Hamby next reviewed Proposals #2982 and #2983 relating to prepping the area and installation of synthetic turf at Tumlinson Pool attached as **Exhibit “S”** and **Exhibit “T”**, respectively. After discussion, upon motion by Director Shoemaker and second by Director Young, the Board voted 3-0 to approve Proposals #2982 and #2983.

Mr. Hamby then reviewed Proposal #2984 for a water barrel install and filling for October attached as **Exhibit “U”**. After discussion, upon motion by Director Shoemaker and second by Director Young, the Board voted 3-0 to approve Proposal #2984.

Director Logan then recognized Mr. Gray in order to receive the engineer’s report. Mr. Gray reviewed his report, attached as **Exhibit “V”**, with the Board. He stated that his office had noted that the City of Cedar Park (the “*City*”) would be undertaking work on Block House Creek, south of the District. He noted that it was his understanding that the City was evaluating improvements to control historical flooding and that his office would continue to monitor any information that the City makes available. Mr. Gray then stated that he had reviewed the site plan for the Nebraska Furniture Mart (“*NFM*”) tract that had been filed with the City. He reminded the Board that discussions had occurred with NFM relating to certain portions of the NFM tract draining into the District’s stormwater system. He noted that the District had its own MS4 system relating to water quality and that any agreement with NFM would need to address water quality issues. He suggested that it would be beneficial to review the District’s current MS4 plan for considerations relating to the inlets that the NFM tract would be draining into. Mr. Gray reminded the Board that the District was essentially required to accept a certain amount of natural flow from the NFM tract, but confirmed that the District could insist on water quality considerations relating to such stormwater flow.

Director Logan then stated that the Board would next receive a report from Crossroads and recognized Mr. Ingallina. Mr. Ingallina reviewed the operations report, attached as **Exhibit “W”**. He stated that all lab results were satisfactory and that he had no write-offs to present. He noted that the District’s water loss was 7.32%, which he noted was down from last month. He confirmed that Crossroads continued to undertake due diligence relating to “lead and copper rule” considerations.

Director Logan then recognized Mr. Abbott for purposes of receiving the attorney’s report. Mr. Abbott reviewed the attorney directives, noting that all directives were either complete or in process. He then recapped the 2023 Legislative Session and highlighted certain legislation affecting water districts and encouraged the Board to contact him if they had any questions.

Director Logan stated that the Board would next discuss the Operations Services Agreement with Crossroads set to expire on September 30, 2023. After discussion, upon motion by Director Shoemaker and second by Director Young, the Board voted 3-0 to approve the renewal of the Operations Services Agreement attached as **Exhibit “X”**.

Director Logan then stated that the Board would discuss the Restrictive Covenant Enforcement Services Agreement with Community Association Management set to expire on September 30, 2023. After discussion, upon motion by Director Shoemaker and second by Director Young, the Board voted 3-0 to approve the renewal of the Restrictive Covenant Enforcement Services Agreement attached as **Exhibit “Y”**.

Director Logan then stated that the Board would discuss the Code of Ethics, Travel and Professional Services Policy. After discussion, upon motion by Director Shoemaker and second by Director Young, the Board voted 3-0 to approve the revised Code of Ethics, Travel and Professional Services Policy attached as **Exhibit “Z”**.

Director Logan stated that the Board would table discussion on the policy/procedure regarding interaction between Directors and District contractors and Subcommittees and Subcommittee meetings.

Director Logan stated that the Board would next discuss miscellaneous and Board/Subcommittee directives. The Board discussed considerations relating to the District survey, expressing a preference to undertake the survey sooner as opposed to later. After discussion, upon motion by Director Young and second by Director Shoemaker, the Board voted 3-0 to create an ad hoc “Survey Subcommittee”, composed of Directors Young and Johnson, with Director Shoemaker serving as an alternate member.

Director Logan then stated that the Board would discuss issues relating to the enforcement of restrictive covenants. At 8:48 p.m., Director Logan stated that the Board would convene in executive session in order to receive legal advice from the District’s attorney in connection with the enforcement of restrictive covenants, as permitted by Section 551.071 of the Texas Government Code.

At 8:55 p.m., the Board reconvened in open session, and Director Logan stated that no action had been taken during executive session relating to the enforcement of restrictive covenants.

Director Logan stated that the Board would next discuss the Board’s future meetings/agenda items. Mr. Abbott stated that the Board’s next regular meeting date was scheduled for October 25, 2023.

There being no further items to come before the Board, upon motion by Director Young and second by Director Shoemaker, the Board voted 3-0 to adjourn the meeting.

* * *

[SIGNATURE PAGE TO SEPTEMBER 27, 2023 MINUTES]

(SEAL)

Robert Young, Secretary
Board of Directors

Date: _____



MEMORANDUM

Date: 10.18.23
To: Block House MUD Board of Directors
From: Lisa Torres, General Manager
Subject: General Manager's Report

General Manager Directives:

- 1) No directives as of this memo

Discussion/Action Items:

- 1) BHOA has no events for November
- 2) Mistole Market will take place at the Walker House on November 9th, 10th and 11th.
- 3) Garden Clean-up is scheduled for November 18th

PR/Communications:

- 1) Social Media posts for September included 9 posts to all mediums
- 2) Welcome Packets are disseminated weekly to new residents - 18 new resident packets were distributed in September.
- 3) Brivo Tags - removed from system after Crossroads move-out (4)
- 4) Brivo Tags - issued (6)
- 5) October Newsletter produced in house was sent out in the utility bill and posted to the District Website and all social media sites
- 6) AT&T phones lines were down at the Walker House for three days on beginning Oct 2nd due to a power issue at the electrical breaker. Working with Crossroads in case future events such as this occur.
- 7) Subcommittee had a meeting on the 18th of October at 2pm. Memo is in the packet.

Restrictive Covenants:

- 1) CAM - Restrictive Covenants had a meeting on the 13th of October at 11:30 am the only item of discussion a home on South Walker, no memo will be provided.

Financial:

- 1) Finance Subcommittee will meet before the board meeting.

Pools:

- 1) Premier Recreation will present their memo at the board meeting.
- 2) ProAquatic completed repairs for the pool lighting.
- 3) Working with Brandi Wolfe (Wilco Fire Marshall) on reinspection date of Pools
- 4) **Apache Pool** -
 - a. Removal of dilapidated pergola has been completed
 - b. Cothrons will be out Oct 18th installing new locks on new fabbed door installed by Empire fence at emergency exit.
 - c. Cothrons will be out Oct. 18th to repair door locks to both mens and womens bathroom doors.
 - d. Tidal Waves will be working on a install date for their new logo
 - e. Decking repairs have been completed; we did have a pipe hit by the subcontractor ProAquatics came out and completed the repairs. Once we receive their bill DigDug will be backcharged to cover the cost.
 - f. Premier Recreation has recommended a new tarp be purchased for the pool ProAquatics will be providing a proposal for a new tarp
 - h. The heater is in need of repairs; the amenities subcommittee has approved the repairs proposal of \$4,552.80 (Proposal can be found at the end of my memo.)

Landscaping:

- 1) Priority Landscape report is in the packet.

Amenities:

- 1) Amenities Subcommittee October meeting memo is in the packet
- 2) Sports courts - tennis court needs repairs due to the top coat peeling away. Hellas construction will be out make repairs under the warranty. - in progress
- 3) Empire Fence to install new door to Tennis Courts around October 25th, once installed DigDug will come out and add the new ramp that was approved at last months meeting

Operations:

- 1) Operational report is provided in the packet.

Cedar Park Fire:

- 1) Call for Services Report has been forwarded to all board members via bcc.

Services:

- 1) Monument at Entrance of Old 183 - Electrical work for monument lights
a. (Sun Tech completed work, found cut conduit and replaced)
- 2) Fence Replacement & Repairs - on all of Creek Run
a. Segamore Fence will begin replacement of fencing October 20th at the following addresses:
All residents have been notified.
16405 Lone Wolf Drive
16405 Lone Wolf Drive
16409 Lone Wolf Drive
16502 Jadestone Drive
700 Jadestone Drive
- 3) Estimate 7083 for for fence repairs at 700 House Creek at \$4,550 - needing approval

Reservations:

- 1) Residnet (Jamie Eads) request for pavillion reservation on the 2nd of December for a birthday party that will have 50 people attending.

Solid Waste Services:

- 1) TDS report included in the packet.
- 2) Bulk trash drop off will take place October 21st

Water/Environmental/MS4 Items:

- 1) None



Progressive Commercial Aquatics, Inc.

2510 Fairrell Rd
Houston TX 77073
281-982-0212

Quote

Quote #: QA2588
Date: 10/12/2023
Shipping Method:
Salesperson: Jeremy
Exp Date: 2/9/2024

Bill To

Block House Mud (BHMUD)
Apache Heater Service

Ship To

Block House Mud (BHMUD)
Apache Heater Service
6500 River Center Blvd
Bldg 4
Ste. 104
Austin TX 78730
512-782-2400

Item	Description	Qty	UOM	Unit Price	Tax	Total
LABOR	Large heater cleaning *Per notes	2	EA	\$1,450.00	\$0.00	\$2,900.00
NONSTOCK	Bottom heater rocker switch *Per notes	1	EA	\$20.00	\$0.00	\$20.00
NONSTOCK	Bottom heater mother board *Per notes	1	EA	\$982.80	\$0.00	\$982.80
NONSTOCK	TACO flow switch *Per notes	2	EA	\$300.00	\$0.00	\$600.00
FREIGHT	Freight charges	1	EA	\$50.00	\$0.00	\$50.00

EXMPT \$0.00

Total Weight of Items 0 lbs

Total \$4,552.80
Tax Total \$0.00
Grand Total \$4,552.80

A Convenience Fee of 2% will be charged on all credit card transactions.
There will be a 25% restocking fee on all returned items.

Thank you for your business



Progressive Commercial Aquatics, Inc.

2510 Fairrell Rd
Houston TX 77073
281-982-0212

Quote

Quote #: QA2588
Date: 10/12/2023
Shipping Method:
Salesperson: Jeremy
Exp Date: 2/9/2024

Bill To

Block House Mud (BHMUD)
Apache Heater Service

Ship To

Block House Mud (BHMUD)
Apache Heater Service
6500 River Center Blvd
Bldg 4
Ste. 104
Austin TX 78730
512-782-2400

Item	Description	Qty	UOM	Unit Price	Tax	Total
Large heater cleaning Inclusions: -Burner gaskets -Igniters -Air filter -Clean heat exchanger -Reset air vent ****Bottom heater needs new rocker switch ****Both heaters require Texas Code compliant flow switch ****Bottom Heater does not currently operate due to burned out mother board. Once replaced we will be able to trouble shoot. Additional issues will be quoted separately. ****Heaters should be cleaned annually at the beginning of each season.						

EXMPT \$0.00

Total Weight of Items 0 lbs

Total \$4,552.80
Tax Total \$0.00
Grand Total \$4,552.80

A Convenience Fee of 2% will be charged on all credit card transactions.
There will be a 25% restocking fee on all returned items.

Thank you for your business

ESTIMATE

Sagamore Fence & Deck, LLC
P.O. Box 2985
Georgetown, TX 78627
(512) 337-3714



Lisa Torres
Job #1897 - 700 House Creek
Leander, TX

Estimate #	7083
Date	10/17/2023

Item	Description	Qty	Amount
WF6SL	6' Residential SELECT Height: 6' Posts: 2 3/8 Galvanized Rails: 3 Rail - 2x4 Pickets: 5/8" x 5" x 6' Cedar	100.00	\$3,300.00
CPTR	Cap: 2x6 Cedar Trim: 1x Cedar	100.00	\$950.00
FTOHO	FENCE Removal and Disposal Tear Out / Haul Off	100.00	\$300.00
Fence Warranty	Outside of willful or malicious damage, Acts of God, or other loss beyond our control, All materials and workmanship incorporated in your project will be warranted against any and all defects due to faulty materials or workmanship for a period of twelve (12) months from the date of installation. Wood Frame Gates over 45" are not warranted.	1.00	\$0.00

The above prices, specifications, and conditions are hereby accepted. I authorize Sagamore Fence and Deck to perform the work specified. Payment will be made as outlined above. No oral agreement exists outside of this contract. All changes must be made in writing and signed by both parties.

Sub Total	\$4,550.00
------------------	------------

When Paying by Cash or Check

Total	\$4,550.00
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When Paying by Credit/Debit Card

Convenience Fee	\$132.24
Balance Due*	\$4,682.24

*Credit/Debit card payments include a convenience fee of 2.9%+29¢ per transaction.

SPECIAL INSTRUCTIONS

700 Creekhous

Sagamore Fence & Deck

"A people company with a passion for building fences, decks, and communities."

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Detective John Bartlett #15235		DATE: 09-01-2023
TIME START: 1600 hours	TIME ENDED: 0100 hrs	TOTAL TIME: 9 hrs 00 min
BEGINNING MILEAGE: 120781	ENDING MILEAGE: 1120818	TOTAL MILEAGE: 43 MILES

Location	Violation	Violation	Violation

COMMENTS:

16:00 PM: Begin Tour of Duty Blockhouse MUD
 16:02 PM: Neighborhood Check of Socorro Bend and surrounding neighborhoods.
 16:17 PM: Neighborhood Check of Rainy River Dr and surrounding neighborhoods.
 16:38 PM: Security Check of Apache Park and Pool || All Okay.
 17:12 PM: Neighborhood Check of Pine Portage Lp and surrounding neighborhoods.
 17:35 PM: Neighborhood Check of Kathleen Ln and surrounding neighborhoods.
 17:49 PM: Security Check of Tonkawa Park and Trails || All Okay.
 18:15 PM: Monitored Traffic on Scottsdale Dr.
 19:01 PM: Neighborhood Check of Black Kettle Dr and surrounding neighborhoods.
 19:19 PM: Neighborhood Check of Luke Ln and surrounding neighborhoods.
 19:34 PM: Neighborhood Check of Tumlinson Fort Dr and surrounding neighborhoods.
 19:48 PM: Security Check of Walkerhouse, Pavilion, Courts and Trails – Walkerhouse and courts secure. || All Okay.
 - Also checked Tumlinson Park, pool, playgrounds, and baseball field. Walked the trails from one side to the other. No issues observed.
 20:06 PM: Security Check of the Bike Park. All clear and gates locked || All Okay
 20:11 PM: Security Check of Tumlinson Park and pool. Gates locked. || All Okay.
 20:19 PM: Security Check of Tonkawa Park. Gates locked. || All Okay.
 20:25 PM: Security Check of Jumano Park, Back building secure. One vehicle in the park, and had to wait for them to leave in order to lock the gates || All Okay.
 20:56 PM: I conducted a contact on an individual sitting inside of a vehicle for approximately a half hour. Made contact and after a brief interaction conducted a probable cause search of the vehicle for the presence of narcotics and to investigate the AR styled pistol in plain view. Narcotics were located as well and both the narcotics and AR Pistol were seized.
 - Cleared the scene around 22:36 PM.
 - Transported evidence to Sheriffs Office for Processing.
 - Worked on Report
 01:00 AM: End Tour of duty.

John S. Bartlett #15235

OFFICER'S SIGNATURE

While conducting security checks, I am also checking gates and surrounding neighborhoods

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Daniel Riley		DATE: 09/02/2023
TIME START: 1800	TIME ENDED: 2200	TOTAL TIME: 4
BEGINNING MILEAGE: 96738	ENDING MILEAGE: 96754	TOTAL MILEAGE: 16

Location	Violation	Violation	Violation

COMMENTS:

1800: Begin tour of duty
 1800: Neighborhood Check
 1900: Security Check Bike Trail Plot – Nothing of note present
 1930: Security Check Walker House Plot – people running trails, exercising, on the courts, multiple cars in plot
 1930: Security Check Tonkawa – Plot had a couple vehicles, made contact and let residents know the park was closing and they departed, gate secured upon exit
 1950: Security Check Jumano – Located several vehicles and individuals playing disc golf. Spoke with the residents playing disc golf and advised them of park hours, and they departed shortly thereafter. Gate secured upon exit.
 2015: Security Check bike trail plot – plot empty, gate secured upon exit.
 2030: Security Check Tumlinson – No cars in the plot, no one observed in the park areas, gate secured upon exit.
 2050: Neighborhood Check
 2120: Security Check Walker House – no cars in plot, people in courts, nothing out of the ordinary
 2135: Security Check Apache – plot empty, no one in the area
 2145: Security Check Jumano – Plot empty, no one in the area
 2200: End tour of duty

Daniel Riley #15955

OFFICER'S SIGNATURE

Block House Creek M.U.D.

Daily Patrol Report

Name: Deputy Case Winkler #15527	Date:09/03/2023	
Time Start: 2000	Time Ended: 0100	Total Time: 0500
Beginning Mileage: 49160	Ending Mileage: 49182	Total Mileage: 22

Location	Violation	Violation	Violation
1509 Scottsdale Dr.	Speeding		
1502 Scottsdale Dr.	Speeding	Defective headlamp	
1502 Scottsdale Dr.	Speeding		

Comments:

2000hrs Begin Tour of Duty

2016hrs Security Check Tumlinson Park. No vehicles parked in the parking lot. No one playing on the playground or on the baseball field. No one observed walking around on the trails. The gate was closed and locked upon my exit. No issues observed.

2020hrs Security Check Bike Trail Park. No vehicles parked in the parking lot. No one riding on the track. The gate was closed and locked upon my exit. No issues observed.

2030hrs Security Check Tonkawa Park. No vehicles parked in the parking lot. No one was playing on the playground, soccer field, or walking around on the track. The gate was closed and locked upon my exit. No issues observed.

2043hrs Security Check Jumano Park. No vehicles parked in the parking area in front of the gate. No vehicles parked in the park area. Observed no people in disc golf course. The gate to the garden and community center were locked and secured. The gate to the park was locked and secured. No issues observed.

2111 Stationary Traffic Scottsdale Dr. Conducted several traffic stops.

2224hrs Security Check Apache Park. No Vehicles were parked in the parking lot. No one was playing on the playground. There were no People at the pool area. No issues observed.

2329hrs Security Check Walker House. No vehicles in parking lot. Walker house secured. No one was observed in sport court area, pavilion, playground, or pool area.

2359hrs Security Check Apache Park. No Vehicles were parked in the parking lot. No one was playing on the playground. There were no People at the pool area. No issues observed.

0045hrs Security Check Walker House. No vehicles in parking lot. Walker house secured. No one was observed in sport court area, pavilion, playground, or pool area.

0100hrs End Tour of Duty

Case Winkler #15527

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Billy Ray Boggs #4308		DATE: 09-06-2023
TIME START: 16:15PM	TIME ENDED: 21:15PM	TOTAL TIME: 5 HRS
BEGINNING MILEAGE: 32717	ENDING MILEAGE: 32751	TOTAL MILEAGE: 34

Location	Violation	Violation	Violation
2600 S BLOCKHOUSE DR	SPEEDING-WARN		

COMMENTS: *****OUT FOR FUEL - NEW HOPE @ 183A*****
16:15PM: BEGIN TOUR OF DUTY @ BLOCKHOUSE MUD
16:28PM: CHECKED BH ELEM SCHOOL & PORTABLES - STAFF / PARENTS PICKING UP KIDS ON SITE - ALL APPEARED OKAY
17:35PM: CHECKED JUMANO PARK - PARK WAS UNOCCUPIED / INTERIOR GATES TO FACILITY & GARDEN WERE CLOSED & SECURED
17:42PM: CHECKED APACHE PARK & POOL - PARK PLAYGROUND WAS OCCUPIED / POOL WAS OPEN & IN USE
17:59PM: CHECKED TONKAWA PARK - PARK WAS FULL - BOTH FIELDS IN USE FOR T-BALL PRACTICE
18:12PM: CHECKED TUMLINSON PARK & POOL - PARK PLAYGROUND WAS OCCUPIED / BASEBALL FIELD OCCUPIED BY 1 PERSON PRACTICING PITCHING / POOL AREA WAS CLOSED & SECURED
18:19PM: TRAFFIC STOP - SPEEDING - 2600-BLK S. BLOCKHOUSE DR
18:36PM: CHECKED BIKE TRAIL PARK - PARK WAS UNOCCUPIED
18:45PM: CHECKED WALKERHOUSE, COURTS & PAVILLION - TENNIS COURTS WERE IN USE / PAVILLION WAS UNOCCUPIED / BOARD HAVING A BUDGET MEETING @ WALKERHOUSE
19:59PM: RECHECKED APACHE PARK & POOL - PARK WAS CLEAR // POOL STAFF & SWIMMERS STILL ONSITE
20:08PM: RECHECKED & SECURED TONKAWA PARK GATE - PARK WAS CLEAR
20:13PM: RECHECKED & SECURED TUMLINSON PARK GATE - PARK WAS CLEAR // POOL AREA STILL SECURED
20:18PM: RECHECKED & SECURED BIKE TRAIL PARK GATE - PARK WAS CLEAR
20:24PM: RECHECKED & SECURED JUMANO PARK GATE - PARK WAS CLEAR
21:15PM: END TOUR OF DUTY @ BLOCKHOUSE MUD

Billy Ray Boggs

OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy D. Hippert #15489		DATE: 09/07/2023
TIME START: 18:00	TIME ENDED: 22:30	TOTAL TIME: 4
BEGINNING MILEAGE: 70606	ENDING MILEAGE: 70637	TOTAL MILEAGE: 31

Location	Violation	Violation	Violation

COMMENTS:

18:20 hours security check at Tonkowa park. A lot of vehicles observed in the parking lot due to several baseball practices in session. Some vehicles seen parked along the side near the grass due to all parking spots being filled. Nothing suspicious observed.

18:45 hours security check at Tumlinson park, and pool. A few vehicles observed in the parking lot and a small baseball batting practice in session at the baseball diamond. A few smaller children observed enjoying the playground with their parents. No one observed in the pool or pool area.

1900 hours security check at Jumano park. The gate was already closed and locked at this time. One vehicle observed a park in the front parking area. No one observed on the trails nor where there any camp site or old fires observed.

1935 hours Security Check at Apache Park/Pool. No vehicles or people observed any where in the park/pool area. Nothing suspicious observed.

1950 hours Security Check at Bike Park. No vehicles or people observed. While closing the park gates, I was asked by a male on a bicycle if the bike park was going to be fixed/re-done. I advised the gentlemen to contact the MUD board as they may have an answer. The gentlemen stated he would do so. Park gates closed and locked.

20:20 hours Security Check at Tonkowa Park. Baseball practice ending and vehicles leaving. Once all players and parents left the park, I checked the fields and playground. No one observed. Park gates closed and locked.

20:36 hours Security Check at Tumlinson Park/Pool. A few vehicles observed leaving the parking lot. Once all vehicles had left the park, I checked the baseball field and no one was observed. I then check the play ground and pool area. No one observed in either area. Pool access doors where checked and found closed/locked. Park gates closed and locked.

2100 hours Walker House/sports courts. While checking office doors, I observed several people playing pickle ball. The sport court lights turned off and 5 to 6 individuals left the court area. A short time after everyone left in their vehicles, I observed the lights to turn back on.

Daniel L. Hippert #15489

OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Detective John Bartlett #15235		DATE: 09-08-2023
TIME START: 1600 hours	TIME ENDED: 2215 hrs	TOTAL TIME: 6 hrs 15 min
BEGINNING MILEAGE: 121367	ENDING MILEAGE: 121404	TOTAL MILEAGE: 37 MILES

Location	Violation	Violation	Violation
Scottsdale Dr	Expired Registration	No Front LP	DWLI
	White light to the rear		

COMMENTS:

16:00 PM: Begin Tour of Duty Blockhouse MUD
 16:03 PM: Neighborhood Check of Nettie Dr and surrounding neighborhoods.
 16:16 PM: Neighborhood Check of Spumanti Ln and surrounding neighborhoods.
 16:45 PM: Neighborhood Check of Pine Portage Lp and surrounding neighborhoods.
 17:12 PM: Monitored Traffic on Scottsdale Dr and surrounding neighborhoods.
 17:47 PM: Security Check of Apache Park and Pool || All Okay.
 18:13 PM: Neighborhood Check of Beverly Ln and surrounding neighborhoods.
 18:36 PM: Security Check of Tonkawa Park and Trails || All Okay.
 18:59 PM: Neighborhood Check of Armstrong Dr and surrounding neighborhoods.
 19:14 PM: Security Check of Walkerhouse, Pavilion, Courts and Trails – Walkerhouse and courts secure. || All Okay.
 - Also checked Tumlinson Park, pool, playgrounds, and baseball field. Walked the trails from one side to the other. No issues observed.
 19:34 PM: Neighborhood Check of House Creek Dr and surrounding neighborhoods.
 19:58 PM: Security Check of Tonkawa Park. Gates locked. || All Okay.
 20:04 PM: Security Check of the Bike Park. All clear and gates locked || All Okay
 20:06 PM: Security Check of Tumlinson Park and pool. Gates locked. || All Okay.
 20:10 PM: Security Check of Jumano Park, Back building secure. Director young in the garden area. Dir. Young advised the garden area of the park is supposed to remain open until 22:00 PM. I asked Dir. Young about the locking the gates and he advised that for today he is going to leave, but the gates are something he is working on. Gates Locked around 20:26 PM|| All Okay.
 20:30 PM: Neighborhood Check of Black Kettle Ln and surrounding neighborhoods.
 20:49 PM: Neighborhood Check of Jadestone Dr and surrounding neighborhoods.
 21:06 PM: Neighborhood Check of Mojave Bend and surrounding neighborhoods.
 21:23 PM: Neighborhood Check of Dillion Lake Bend
 21:44 PM: Traffic Stop on a vehicle for multiple infractions. Probable Cause search was conducted for Narcotics.
 22:15 PM: End Tour of duty.

John S. Bartlett #15235

OFFICER'S SIGNATURE

While conducting security checks, I am also checking gates and surrounding neighborhoods

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Antonio Lovato #11316		DATE: 09-09-2023
TIME START: 0500	TIME ENDED: 1200	TOTAL TIME: 7
BEGINNING MILEAGE: 101323	ENDING MILEAGE: 101361	TOTAL MILEAGE: 38

Location	Violation	Violation	Violation

COMMENTS:

0500hrs Begin Tour of Duty.

0522hrs Security Check Tonkawa Park. The gate to the park was closed and locked. No vehicles parked in the parking lot. No one seen in the park. No issues observed.

0534hrs Security Check Bike Trail Park. The gate to the park was closed and locked. No vehicles parked in the parking lot. No one seen riding on the track. No issues observed.

0544hrs Security Check Jumano Park. No vehicles parked in the parking area in front of the gate. The gate was closed and locked. No vehicles seen parked in the park. No one seen in the park. No issues observed.

0608hrs Security Check Tumlinson Park. The gate to the park was closed and locked. No vehicles parked in the parking lot. No one seen in the park. No issues observed.

0640hrs Security Check Apache Park. No vehicles parked in the parking lot. No one on the playground or in the pool area. No issues observed.

0731hrs Security Check Tumlinson Park. The gates to the park were open. No vehicles parked in the parking lot. There were a few people seen walking around on the trails. No one playing on the playground or baseball field. No issues observed.

0830-1200hrs BSA Event at the Tumlinson Park. Brought our SWAT Truck for the kids to look at and get in. Answered any questions they or the parents had.

1200hrs End Tour of Duty.

Antonio L. Lovato #11316

OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy D. Hippert #15489		DATE: 09/09/2023
TIME START: 07:30	TIME ENDED: 12:30p	TOTAL TIME: 5
BEGINNING MILEAGE:	ENDING MILEAGE:	TOTAL MILEAGE:

Location	Violation	Violation	Violation

COMMENTS:

Tumlinson Park Boy Scout event. Brought the Williamson County Sheriff's SWAT vehicle and set up a display with Deputy Lovato. Showed participants the vehicle and equipment used during SWAT missions.

Daniel L. Hippert #15489

OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Miguel Vega		DATE: 09/09/2023
TIME START: 2000	TIME ENDED: 0030	TOTAL TIME: 4.5 hrs
BEGINNING MILEAGE: 62440	ENDING MILEAGE: 62488	TOTAL MILEAGE: 48 miles

Location	Violation	Violation	Violation

COMMENTS:

At 2040 hours Deputy conducted a security check at Jumano trail. There were no vehicles in the parking lot. Deputy locked the gate. Cleared at 2042 hours

At 2046 hours, Deputy conducted a security check at Tonkawa Park. There was no one in the parking lot. Deputy locked the gate. Cleared at 2049 hours.

At 2101 hours, Deputy conducted a security check at Tumlinson Park. Deputy walked around the pool and made sure all the doors were locked and secured. Deputy walked over to Walker House and made sure all the doors were locked. Deputy locked the gate. Cleared at 2104 hours.

At 2136 hours Deputy conducted a security check at the elementary school. There were multiple vehicles in the parking lot. There was nothing suspicious. Cleared at 2141 hours

At 2210 hours, Deputy conducted a security check at the Walker house. There were multiple vehicles in parking lot. There was nothing suspicious. Cleared at 2219 hours.

At 2253 hours Deputy conducted a security check at Apache park. There were no vehicles in the parking lot. There was nothing suspicious. Deputy cleared at 2259 hours.

At 2344 hours, Deputy conducted a security check at the elementary school. There were no vehicles in parking lot. There was nothing suspicious. Cleared at 2349 hours.

OFFICER'S SIGNATURE: *Deputy Miguel Vega #14106*

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Brandon T. Cantu #14853		DATE: 09/10/2023
TIME START: 1500	TIME ENDED: 2000	TOTAL TIME: 5 hours
BEGINNING MILEAGE: 89240	ENDING MILEAGE: 89260	TOTAL MILEAGE: 20 miles

Location	Violation	Violation	Violation

COMMENTS: 1500 Hours Begin tour of duty.

1515 Hours: Security check at the Walker house, four vehicles in the parking lot.

1545 Hours: Security check at the bike park, no one seen in the area.

1600 Hours: Security check at Tonkawa park, observed one family walk through with their dogs.

1630 Hours: Security check at Jumano, found on Ford escape parked way in the back in an odd area, (TXLP PSN 9042) No one was in or around the vehicle, likely playing disc golf and just trying to park in the shade, just oddly way in the back past the parking lot.

1700 Hours: Walker house, multiple vehicles in the parking lot.

1720 Hours: Security check at Apache park, two vehicles in the parking lot.

1750 Hours: Security check at Tonkawa park, one vehicle in the parking lot, one family playing at the playground.

1800 Hours: Security check at Jumano, one vehicle pulled in to water the garden in the back.

1815 Hours: Jumano gate secured.

1825 Hours: Security check at Tonkawa park, gate secured upon my exit.

1835 Hours: Security check at the Bike park, no one seen, gate secured upon my exit.

1845 Hours: Security check at Tumlinson, eight vehicles in the parking lot, multiple people at the pool.

1900 Hours: Security check at Apache park, one vehicle in the parking lot.

1925 Hours: Roaming security check.

2000 Hours: End of Tour of duty. (Tumlinson gate was later secured by a nightshift deputy.)

Brandon T. Cantu #14853

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Derrick Johnson #13763		DATE: 09/10/2023
TIME START: 22:00 Begin Mileage: 16737	TIME ENDED: 04:00 Ending Mileage: 16754	TOTAL TIME: 6 Total Mileage: 17

Location	Violation	Location	Violation

COMMENTS: No major traffic violations observed during this shift. I monitored traffic throughout the community. I monitored various stop signs and looked for speeding vehicles within the neighborhood.

22:00hrs 10-41 patrol Blockhouse MUD.

22:01hrs Security check at Jumano Park

22:25hrs Security check on the 16000 blk of Black Kettle Dr

22:41hrs Security check at 1100 blk of Chardonnay Xing

23:25hrs Security check at Tonkawa park. No sign of criminal mischief

00:13hrs Security check at the bike park. No sign of criminal mischief

00:55hrs Security check in Tumlinson park pool and park areas. No sign of criminal mischief.

01:05hrs Security check at Jumano park and the area was clear.

01:21hrs Security check 400 blk of Tumlinson Fort DR

01:25hrs Stationary traffic 3000 blk of Block House Dr. No traffic violations observed.

02:15hrs Security check Apache Park. No sign of criminal mischief.

02:28hrs Security check on the 2600 blk of Greenlee Dr

03:25hrs Security check at Block House Elementary

03:51hrs Security check 4200 blk of Block House DR. Gate was locked.

04:00hrs 10-42 Blockhouse patrol.

Derrick Johnson #13763

OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Antonio Lovato #11316		DATE: 09-11-2023
TIME START: 0229	TIME ENDED: 0829	TOTAL TIME: 6
BEGINNING MILEAGE: 101411	ENDING MILEAGE: 101457	TOTAL MILEAGE: 46

Location	Violation	Violation	Violation

COMMENTS:

0229hrs Begin Tour of Duty.

0303hrs Security Check Jumano Park. No vehicles parked in the parking area in front of the gate. The gate was locked and secured. No vehicles parked in the park area. No one seen walking around in the park. No issues observed.

0317hrs Security Check Bike Trail Park. The gate was locked and secured. No vehicles parked in the parking lot. No one riding around on the track. No issues observed.

0326hrs Security Check Apache Park. No vehicles parked in the parking lot. No one playing on the playground or in the pool area. No issues observed.

0410hrs Security Check Tonkawa Park. The gate to the park was locked and secured. No vehicles parked in the parking lot. No one seen playing on the playground, soccer field, or walking around on the track. No issues observed.

0422hrs Security Check Tumlinson Park. The gate to the park was locked and secured. No vehicles parked in the parking lot. No one playing on the playground, baseball field, or walking around on the trails. No issues observed.

I noticed a Red Dodge Truck parked in the parking lot of the Walker House when I checked on this morning. No one is in the vehicle. I haven't see anyone walking around. I will keep an eye on it during my shift.

0650hrs School Zone Enforcement Block House Elementary. I sat in the school zone until the light turned off. No traffic violations were observed.

0744hrs Security Check Tonkawa Park. There was a vehicles parked in the parking lot. No one was playing on the playground. There were some people playing with their dogs on the soccer field and open field. There were some people walking around on the track. No issues observed.

0804hrs Security Check Tumlinson Park. The gate to the park was open. There was one vehicle parked in the parking lot. No one was playing on the playground or on the baseball field. There were a lot of people walking around on the trails with their dogs. No issues observed.

0817hrs Security Check Jumano Park. There was a vehicle parked in the front parking area by the gate. No vehicles were parked in the park. No one playing on the disc golf course or walking around on the trails. No issues observed.

0829hrs End Tour of Duty.

Antonio L. Lovato #11316

OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Derrick Johnson #13763		DATE: 09/11/2023
TIME START: 15:00 Begin Mileage: 16768	TIME ENDED: 21:00 Ending Mileage: 16788	TOTAL TIME: 6 Total Mileage: 20

Location	Violation	Location	Violation

COMMENTS: No major traffic violations observed during this shift. I monitored traffic throughout the community. I monitored various stop signs and looked for speeding vehicles within the neighborhood.

15:00hrs 10-41 patrol Blockhouse MUD.

15:05hrs Conducted stationary traffic on Scottsdale Dr. No traffic violations observed. Several vehicles noticed my patrol unit and slowed down when driving through the area.

15:45hrs Security check at Jumano Park.

16:25hrs Security check on the 2900 blk of Walker Dr.

16:31hrs Security check at 2400 blk Greenlee Dr.

16:41hrs Security check 400 blk of Tumlinson Fort DR

17:15hrs Security check Apache Park. No sign of criminal mischief.

18:18hrs Security check on Big Falls Dr.

18:25hrs Security check at Block House Elementary

19:31hrs Security check 4200 blk of Block House DR. Gate was locked.

20:45hrs Security check at Tonkawa park. Parking lot was clear and gates were closed and locked

20:53hrs Security check at the bike park. Parking lot was clear and the gates closed and locked. Park still closed.

20:55hrs Security check in Tumlinson park pool. The bathroom was checked and was already secured. The rest of the parking lot was checked and there were no vehicles in the parking lot. The gates were Closed and locked.

21:00hrs Security check at Jumano park and the area was clear. The gates were already closed and locked.

21:00hrs 10-42 Blockhouse patrol.

Derrick Johnson #13763
OFFICER'S SIGNATURE

Block House Creek M.U.D.

Daily Patrol Report

Name: Deputy Case Winkler #15527	Date:09/12/2023	
Time Start: 2000	Time Ended: 0200	Total Time: 0600
Beginning Mileage: 101688	Ending Mileage: 101713	Total Mileage: 24

Location	Violation	Violation	Violation

Comments:

2000hrs Begin Tour of Duty

2015hrs Security Check Tumlinson Park. No vehicles parked in the parking lot. No one playing on the playground or on the baseball field. No one observed walking around on the trails. The gate was closed and locked upon my exit. No issues observed.

2020hrs Security Check Bike Trail Park. No vehicles parked in the parking lot. No one riding on the track. The gate was closed and locked upon my exit. No issues observed.

2025hrs Security Check Tonkawa Park. No vehicles parked in the parking lot. No one was playing on the playground, soccer field, or walking around on the track. The gate was closed and locked upon my exit. No issues observed.

2035hrs Security Check Jumano Park. No vehicles parked in the parking area in front of the gate. No vehicles parked in the park area. Observed no people in disc golf course. The gate to the garden and community center were locked and secured. The gate to the park was locked and secured. No issues observed.

2047hrs Security Check Apache Park. No Vehicles were parked in the parking lot. No one was playing on the playground. There were no People at the pool area. No issues observed.

2221hrs Security Check Walker House. No vehicles in parking lot. Walker house secured. No one was observed in sport court area, pavilion, playground, or pool area.

2333hrs Security Check Tonkawa Park. No vehicles parked in the parking lot. No one was playing on the playground, soccer field, or walking around on the track. The gate was closed and locked. No issues observed.

0038hrs Security Check Apache Park. No Vehicles were parked in the parking lot. No one was playing on the playground. There were no People at the pool area. No issues observed.

0135hrs Security Check Walker House. No vehicles in parking lot. Walker house secured. No one was observed in sport court area, pavilion, playground, or pool area.

0200hrs End Tour of Duty

Case Winkler #15527

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Billy Ray Boggs #4308		DATE: 09-13-2023
TIME START: 16:00PM	TIME ENDED: 21:00PM	TOTAL TIME: 5 HRS
BEGINNING MILEAGE: 32877	ENDING MILEAGE: 32899	TOTAL MILEAGE: 22

Location	Violation	Violation	Violation

COMMENTS: *****OUT FOR FUEL - NEW HOPE / 183A*****
16:00PM: BEGIN TOUR OF DUTY @ BLOCKHOUSE MUD
16:16PM: CHECKED JUMANO PARK - SEVERAL VEHICLES WERE PARKED BY THE GARDEN, SUBJECTS PLAYING DISC GOLF // INTERIOR GATES TO FACILITY & GARDEN WERE CLOSED & SECURED
16:25PM: CHECKED APACHE PARK & POOL - PLAYGROUND WAS UNOCCUPIED // POOL AREA WAS CLOSED & SECURED
17:43PM: CHECKED TUMLINSON PARK & POOL - PLAYGROUND WAS OCCUPIED, REMAINDER OF THE PARK WAS CLEAR // POOL AREA WAS CLOSED & SECURED
17:58PM: CHECKED TONKAWA PARK - BOTH EAST & WEST FIELDS WERE OCCUPIED; PLAYGROUND WAS CLEAR
18:03PM: CHECKED BIKE TRAIL PARK - PARK / HILLS WERE CLEAR
18:20PM: CHECKED WALKERHOUSE, COURTS & PAVILLION - COURTS & PAVILLION WERE CLEAR; WALKERHOUSE WAS SECURED
******HEAVY RAIN******
20:09PM: RECHECKED & SECURED BIKE TRAIL PARK GATE - PARK WAS CLEAR
20:12PM: RECHECKED & SECURED TUMLINSON PARK GATE - PARK WAS CLEAR / ONE VEHICLE WAS LEFT IN THE PARKING LOT UNATTENDED / VEHICLE WAS LOCKED INSIDE / POSSIBLY PARKED & RODE WITH SOMEONE SOMEWHERE (UNKNOWN)
20:21PM: RECHECKED & SECURED TONKAWA PARK GATE - PARK WAS CLEAR - ***THE CHAIN ON TONKAWA GATE NEEDS TO BE LONGER, IT IS GETTING EXTREMELY DIFFICULT TO GET THE LOCK HASP TO GO INTO THE SINGLE CHAIN LINK TO LOCK THE GATE*******
20:28PM: RECHECKED & SECURED JUMANO PARK GATE - PARK WAS CLEAR
21:00PM: END TOUR OF DUTY @ BLOCKHOUSE MUD

Billy Ray Boggs
 OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy D. Hippert #15489		DATE: 09/14/2023	
TIME START: 18:30	TIME ENDED: 22:30	TOTAL TIME: 4	TOTAL MILEAGE: 28
BEGINNING MILEAGE: 70995	ENDING MILEAGE: 71023		

Location	Violation	Violation	Violation

COMMENTS:

19:00 Security Check at Jumano park. Two vehicles parked in the back near the garden. While checking the disc golf course, I contacted to teenage males who had just finished their disc golf game and were leaving the park. Gates not locked at this time due to some checking by the garden before I left the park.

19:40 Security Check at Tonkowa Park. No vehicles observed in the park. An older gentleman was observed walking his dog in the smaller field. I have seen this particular gentleman several times before at the same time. While locking up the gates, the gentleman and his dog left the park area.

19:55 Security Check at Bike Park. No vehicles or people observed in the park area. Park gates closed and locked.

20:05 Security Check at Tumlinson Park/Pool. No vehicles observed in parking lot. No people observed in the play ground or field. All pool access check as well as inside pool area. No one seen and nothing suspicious observed. Park gates closed and locked.

20:30 Security Check at Jumano Park. No vehicles or people observed. Park gates closed and locked.

21:00 Security Check at Apache park. No vehicles or people seen. Pool area checked and nothing observed.

21:15 Neighborhood Check. Still have an active investigation on Autrey Dr. Conducted more surveillance.

21:45 Security Check at Walker House/Sport Courts. Office perimeter checked. 3 vehicles observed in the parking lot. All office doors checked and found closed/locked. Sport courts checked and observed a soccer game in play on the far back court. All other courts were not in use and the doors were closed/secure.

Daniel L. Hippert #15489

OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Derrick Johnson #13763		DATE: 09/14/2023
TIME START: 22:00	TIME ENDED: 04:00	TOTAL TIME: 6
Begin Mileage: 16930	Ending Mileage:16952	Total Mileage: 22

Location	Violation	Location	Violation

COMMENTS: No major traffic violations observed during this shift. I monitored traffic throughout the community. I monitored various stop signs and looked for speeding vehicles within the neighborhood.

22:00hrs 10-41 patrol Blockhouse MUD.

22:05hrs Conducted stationary traffic on Scottsdale Dr. No traffic violations observed.

22:45hrs Security check at Jumano Park. No vehicles in the area.

23:28hrs Security check Apache Park. No sign of criminal mischief.

23:45hrs Security check 900 blk of Port Daniel Dr

00:25hrs Security check on the 401 Creek Run. Blockhouse Elementary parking lot clear and park clear.

00:45hrs Security check 2800 blk of S Walker dr.

01:13hrs Security check 2800 blk of Turtle River Dr

01:30hrs Security check 2400 blk of Greenlee Dr.

02:10hrs Security check in Tumlinson park pool and baseball field. No sign of criminal mischief.

02:34hrs Security check 1100 blk of Bordeaux Dr

03:27hrs Security check at the bike park. Parking lot was clear no sign of damage to ramps.

04:00hrs 10-42 Blockhouse patrol.

Derrick Johnson #13763

OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Detective John Bartlett #15235		DATE: 09-15-2023 Dayshift
TIME START: 0600 hours	TIME ENDED: 1200 hrs	TOTAL TIME: 6 hrs 00 min
BEGINNING MILEAGE: 129564	ENDING MILEAGE: 129605	TOTAL MILEAGE: 41 MILES

Location	Violation	Violation	Violation

COMMENTS:

06:00 AM: Begin Tour of Duty Blockhouse MUD
 06:01 AM: Neighborhood Check of Greenlee Dr and surrounding neighborhoods.
 06:19 AM: Neighborhood Check of Snelling DrLn and surrounding neighborhoods.
 06:34 AM: Neighborhood Check of Lone Wolf Dr and surrounding neighborhoods.
 06:55 AM: Monitored Traffic on Scottsdale Dr and surrounding neighborhoods.
 07:30 AM: Security Check of Jumano Park, Back Building area in use || All Okay.
 07:54 AM: Neighborhood Check of Black Kettle Dr and surrounding neighborhoods.
 08:14 AM: Neighborhood Check of Armstrong Dr and surrounding neighborhoods.
 08:26 AM: Security Check of Walkerhouse, Pavilion, Courts and Trails – Walkerhouse and courts secure. || All Okay.
 - Also checked Tumlinson Park, pool, playgrounds, and baseball field. Walked the trails from one side to the other. No issues observed.
 08:47 AM: Neighborhood Check of Susan Ln and surrounding neighborhoods.
 09:13 AM: Neighborhood Check of Zinfandel Ln and surrounding neighborhoods.
 09:32 AM: Neighborhood Check of Digby Ct and surrounding neighborhoods.
 09:45 AM: Security Check of Apache Park and Pool || All Okay.
 10:11 AM: Neighborhood check of Charley Harley Dr and surrounding neighborhoods.
 10:23 AM: Assisted Patrol on a Welfare Check on Stockton Dr. Cleared around 11:18 AM.
 11:23 AM: Neighborhood check of Hutton Ln and surrounding neighborhoods.
 11:47 AM: Neighborhood Check of Blockhouse Dr and surrounding neighborhoods.
 12:00 PM: End Tour of duty.

John S. Bartlett #15235

OFFICER'S SIGNATURE

While conducting security checks, I am also checking gates and surrounding neighborhoods

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Detective John Bartlett #15235		DATE: 09-15-2023
TIME START: 1600 hours	TIME ENDED: 2200 hrs	TOTAL TIME: 6 hrs 00 min
BEGINNING MILEAGE: 129647	ENDING MILEAGE: 129693	TOTAL MILEAGE: 46 MILES

Location	Violation	Violation	Violation

COMMENTS:

16:00 PM: Begin Tour of Duty Blockhouse MUD
 16:01 PM: Neighborhood Check of Winslow Dr and surrounding neighborhoods.
 16:23 PM: Neighborhood Check of Tonquin Dr and surrounding neighborhoods.
 16:39 PM: Monitored Traffic on Scottsdale Dr and surrounding roads.
 17:02 PM: Neighborhood Check of Stockton Dr and surrounding neighborhoods.
 17:24 PM: Neighborhood Check of Luke Ln and surrounding neighborhoods.
 17:47 PM: Security Check of Walkerhouse, Pavilion, Courts and Trails – Walkerhouse and courts secure. || All Okay.
 - Also checked Tumlinson Park, pool, playgrounds, and baseball field. Walked the trails from one side to the other. No issues observed.
 18:19 PM: Neighborhood Check of Susan Ln and surrounding neighborhoods.
 18:33 PM: Security Check of Tonkawa Park and Trails || All Okay.
 18:51 PM: Neighborhood Check of N Walker Dr and surrounding neighborhoods.
 19:12 PM: Neighborhood Check of St Genevieve Dr and surrounding neighborhoods.
 19:38 PM: Security Check of Apache Park and Pool || All Okay.
 19:55 PM: Security Check of Tonkawa Park. Gates locked. || All Okay.
 20:00 PM: Security Check of the Bike Park. All clear and gates locked || All Okay
 20:06 PM: Security Check of Tumlinson Park and pool. Gates locked. || All Okay.
 20:13 PM: Security Check of Jumano Park, and Back building. Gates Locked || All Okay.
 20:45 PM: Neighborhood Check of Rainy River Dr and surrounding neighborhoods.
 21:06 PM: Neighborhood Check of Molson DR and surrounding neighborhoods.
 21:25 PM: Neighborhood Check of Snelling Dr and surrounding neighborhoods.
 21:49 PM: Neighborhood Check of S Blockhouse Dr and surrounding neighborhoods.
 22:00 PM: End Tour of duty.

John S. Bartlett #15235

OFFICER'S SIGNATURE

While conducting security checks, I am also checking gates and surrounding neighborhoods

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Daniel Riley		DATE: 09/16/2023	
TIME START: 1800	TIME ENDED: 2200	TOTAL TIME: 4	TOTAL MILEAGE: 17
BEGINNING MILEAGE: 97569	ENDING MILEAGE: 97586		

Location	Violation	Violation	Violation

COMMENTS:

1800: Begin tour of duty
 1800: Neighborhood Check
 1900: Security Check Bike Trail Plot – Nothing of note present
 1930: Security Check Walker House - Nothing out of the ordinary observed
 1930: Security Check Tonkawa – Plot empty, no people around, gate secured upon exit
 1950: Security Check Jumano – Plot empty, no people using the disc golf course, gate secured upon exit
 2015: Security Check bike trail plot – plot empty, gate secured upon exit.
 2030: Security Check Tumlinson – one car in plot, passenger got into vehicle shortly after my arrival and vehicle departed the plot. Gate secured upon exit.
 2050: Neighborhood Check
 2120: Security Check Walker House – no cars in plot, people in courts, nothing out of the ordinary
 2135: Security Check Apache – plot empty, no one in the area
 2145: Security Check Jumano – Plot empty, no one in the area
 2200: End tour of duty

Daniel Riley #15955

OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Derrick Johnson #13763		DATE: 09/17/2023
TIME START: 12:00 Begin Mileage: 17005	TIME ENDED: 18:00 Ending Mileage: 17027	TOTAL TIME: 6 Total Mileage: 22

Location	Violation	Location	Violation

COMMENTS: No major traffic violations observed during this shift. I monitored traffic throughout the community. I monitored various stop signs and looked for speeding vehicles within the neighborhood.

12:00hrs 10-41 patrol Blockhouse MUD.

12:10hrs Security check at Jumano Park

12:31hrs Security check 4200 blk of Block House DR. Gate was locked.

12:42hrs Security check 400 blk of Tumlinson Fort DR

13:25hrs Security check on the 16000 blk of Black Kettle Dr

14:05hrs Security check Apache Park. **No** sign of criminal mischief.

15:38hrs Security check on the 2400 blk of Greenlee Dr

16:00hrs Conducted stationary traffic on Scottsdale Dr. No traffic violations observed.

17:22hrs Security check 1500 blk of Dillon Lake Bend.

18:00hrs 10-42 Blockhouse patrol.

Returned to lock all gates at 20:30hrs

20:30hrs Security check at Tonkawa park. Parking lot was clear and gates were closed and locked

20:35hrs Security check at the bike park. Parking lot was clear and the gates closed and locked. Park still closed.

20:45hrs Security check at Jumano park and the area was clear. The gates were closed and locked.

20:47hrs Security check in Tumlinson park pool. The parking lot was checked and there were no vehicles in the parking lot. The gates were closed and locked.

Derrick Johnson #13763

OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Miguel Vega		DATE: 09/18/2023
TIME START: 2000	TIME ENDED: 0100	TOTAL TIME: 5 hrs
BEGINNING MILEAGE: 63182	ENDING MILEAGE: 63230	TOTAL MILEAGE: 48 miles

Location	Violation	Violation	Violation

COMMENTS:

At 2025 hours, Deputy conducted a security check at Tumlinson Park. Deputy walked around the pool and made sure all the doors were locked and secured. Deputy walked over to Walker House and made sure all the doors were locked. Deputy locked the gate. Cleared at 2031 hours.

At 2032 hours, Deputy conducted a security check at Tonkawa Park. There was no one in the parking lot. Deputy locked the gate. Cleared at 2035 hours.

At 2038 hours Deputy conducted a security check at Jumano trail. There were no vehicles in the parking lot. Deputy locked the gate. Cleared at 2043 hours

At 2102 hours Deputy conducted a security check at the elementary school. There were multiple vehicles in the parking lot. There was nothing suspicious. Cleared at 2109 hours.

At 2144 hours, Deputy assigned to an assist agency with Cedar Park Pd on a traffic stop at 1946 Block House Dr. Cleared at 2145 hours.

At 2146 hours, Deputy conducted a security check at the Walker house. There were multiple vehicles in parking lot. There was nothing suspicious. Cleared at 2153 hours.

At 2228 hours, Deputy assisted with a nose complaint at 15008 Snelling Dr. Cleared at 2236 hours.

At 2244 hours Deputy conducted a security check at Apache park. There were no vehicles in the parking lot. There was nothing suspicious. Deputy cleared at 2301 hours.

At 2337 hours, Deputy conducted a security check at the elementary school. There were no vehicles in parking lot. There was nothing suspicious. Cleared at 2349 hours.

At 0028 hours, Deputy conducted a security check at the Walker house. There were multiple vehicles in parking lot. There was nothing suspicious. Cleared at 0036 hours.

OFFICER'S SIGNATURE: *Deputy Miguel Vega #14106*

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Minh Nguyen		DATE: 09/19/2023
TIME START: 1730	TIME ENDED: 2130	TOTAL TIME: 4 hrs
BEGINNING MILEAGE: 104285	ENDING MILEAGE: 104333	TOTAL MILEAGE: 51miles

Location	Violation	Violation	Violation

COMMENTS:

At 1804 hours, Deputy conducted a security check at the Walker House the park was still opened there was nothing suspicious. Cleared at 1810

At 1856 hours Deputy conducted a security check at Tumlinson Park there a a few people in the park there was nothing suspicious. Cleared at 1903 hours

At 1942 hours, Deputy conducted a security check at Tumlinson Park. There was no one in the park. Deputy walked around the pool and the Walker House and made sure all the doors were locked and locked the gate. Deputy droves over to the bike trail and locked the gate. Cleared at 1958 hours.

At 1959 hours, Deputy conducted a security check at Tonkawa Park. There was one vehicle in the parking lot, Deputy located the owner and asked them to leave the parking lot. Deputy locked the gate Cleared at 2010 hours.

At 2011 hours, Deputy conducted a security check at Jumano trail. There was no vehicle in the parking lot. Deputy locked the gate cleared at 2020 hours.

OFFICER'S SIGNATURE *Minh Nguyen #14660*

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Billy Ray Boggs #4308		DATE: 09-20-2023
TIME START: 17:00PM	TIME ENDED: 21:00PM	TOTAL TIME: 4 HRS
BEGINNING MILEAGE: 33295	ENDING MILEAGE: 33324	TOTAL MILEAGE: 29

Location	Violation	Violation	Violation

COMMENTS: *OUT FOR FUEL - 183A / NEW HOPE*****
17:00PM: BEGIN TOUR OF DUTY @ BLOCKHOUSE MUD
17:20PM: CHECKED BH ELEM SCHOOL & PORTABLE BUILDING - STILL A FEW STAFF AND PARENTS ONSITE - ALL APPEARED OKAY
17:29PM: CHECKED JUMANO PARK & BOYSCOUT FACILITY - PARK WAS IN USE FOR DISC GOLF; INTERIOR GATES WERE CLOSED & SECURED TO FACILITY & GARDEN; ATTEMPTED TO ACCESS THE DOUBLE CHAINLINK GATES TO FACILITY AND THE BH ISSUED KEY DID NOT FIT ANY OF THE KEY LOCKS. THERE WERE 4-KEY LOCKS AND 5-COMBO LOCKS ATTACHED. SPOKE WITH DEPUTY LOVATO AND HE ADVISED HE WAS NOT NOTIFIED THAT ANY OF OUR LOCKS HAD BEEN REPLACED.
17:47PM: CHECKED BIKE TRAIL PARK - PARK & HILLS WERE CLEAR / UNOCCUPIED
17:50PM: CHECKED TUMLINSON PARK & POOL - 1 VEH ONSITE @ PARK; PLAYGROUND & BALLFIELD WERE UNOCCUPIED; POOL AREA WAS SECURED
17:56PM: CHECKED TONKAWA PARK - BOTH FIELDS WERE IN USE FOR BALL PRACTICE; PLAYGROUND WAS IN USE
18:00PM: CHECKED APACHE PARK & POOL - POOL WAS IN USE W// STAFF ONSITE; PLAYGROUND WAS IN USE
18:09PM: CHECKED WALKERHOUSE, COURTS & PAVILLION - COURTS & PAVILLION WERE CLEAR; WALKERHOUSE WAS SECURED
19:57PM: RECHECKED & SECURED BIKE TRAIL PARK GATE - PARK WAS CLEAR
20:01PM: RECHECKED & SECURED TUMLINSON PARK GATE - PARK WAS CLEAR
20:09PM: RECHECKED & SECURED TONKAWA PARK GATE - PARK WAS CLEAR
20:14PM: RECHECKED APACHE PARK & POOL - PARK PLAYGROUND WAS CLEAR; POOL STAFF WAS STILL ONSITE
20:23PM: RECHECKED & SECURED JUMANO PARK GATE - PARK WAS CLEAR
21:00PM: END TOUR OF DUTY @ BLOCKHOUSE MUD

Billy Ray Boggs
 OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Derrick Johnson #13763		DATE: 09/20/2023
TIME START: 23:00 Begin Mileage: 17627	TIME ENDED: 04:00 Ending Mileage: 17644	TOTAL TIME: 5 Total Mileage: 17

Location	Violation	Location	Violation

COMMENTS: No major traffic violations observed during this shift. I monitored traffic throughout the community. I monitored various stop signs and looked for speeding vehicles within the neighborhood.

23:00hrs 10-41 patrol Blockhouse MUD.

23:01hrs Security check at Jumano Park, no vehicle in the disc golf parking area.

23:41hrs Security check 400 blk of Tumlinson Fort DR.

00:05hrs Security check Apache Park. No sign of criminal mischief.

00:35hrs Security check 1500 blk of Scottsdale Dr.

01:38hrs Security check on the 2400 blk of Greenlee Dr

02:45hrs Security check 4200 blk of Block House DR. Gate was locked.

03:39hrs Security check on the 16000 blk of Black Kettle Dr

04:00hrs 10-42 Blockhouse patrol.

Derrick Johnson #13763

OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Derrick Johnson #13763		DATE: 09/21/2023
TIME START: 14:00 Begin Mileage: 17680	TIME ENDED: 20:00 Ending Mileage: 17701	TOTAL TIME: 6 Total Mileage: 21

Location	Violation	Location	Violation

COMMENTS: No major traffic violations observed during this shift. I monitored traffic throughout the community. I monitored various stop signs and looked for speeding vehicles within the neighborhood.

14:00hrs 10-41 patrol Blockhouse MUD.

14:05hrs Security check at Jumano Park.

14:42hrs Security check 400 blk of Tumlinson Fort DR

15:25hrs Security check on the 16000 blk of Black Kettle Dr

16:05hrs Security check Apache Park. No sign of criminal mischief.

16:10hrs Conducted stationary traffic on Scottsdale Dr. No traffic violations observed.

17:02hrs Security check 16500 blk of Jadestone Dr.

17:25hrs Security check 14000 blk of Snell Dr.

19:55hrs Security check at Tonkawa park. Parking lot was clear and gates were closed and locked

19:57hrs Security check at the bike park. Parking lot was clear and the gates closed and locked. Park still closed.

19:59hrs Security check in Tumlinson park pool. The parking lot was checked and there were no vehicles in the parking lot. The gates were closed and locked.

20:00hrs Security check at Jumano park and the area was clear. No vehicle in parking lot. The gates were closed and locked.

20:00hrs 10-42 Blockhouse patrol.

Derrick Johnson #13763

OFFICER'S SIGNATURE

Block House Creek M.U.D.

DAILY PATROL REPORT

NAME: Deputy Derrick Johnson #13763		DATE: 09/22/2023
TIME START: 20:00 Begin Mileage: 17732	TIME ENDED: 02:00 Ending Mileage:17746	TOTAL TIME: 4 Total Mileage: 14

Location	Violation	Location	Violation

COMMENTS: No major traffic violations observed during this shift. I monitored traffic throughout the community. I monitored various stop signs and looked for speeding vehicles within the neighborhood.

20:00hrs 10-41 patrol Blockhouse MUD.

20:30hrs security check at Jumano park and the area was clear. The gates were closed and locked.

20:33hrs security check at Tonkawa park. Parking lot was clear and gates were closed and locked.

20:35hrs security check at the bike park. Parking lot was clear and the gates closed and locked.

20:40hrs security check in Tumlinson park pool. The bathroom was checked and was already secured.

The rest of the parking lot was checked and clear. The gates were closed and locked.

21:08hrs Security check Apache Park. No sign of criminal mischief.

21:15hrs Security check 2800 blk of s walker dr.

22:25hrs Security check 2800 blk of Turtle River Dr

23:05hrs Security check in Tumlinson park pool.

23:55hrs Security check on the 401 Creek Run.

00:30hrs Security check 2400 blk of Greenlee Dr.

01:15hrs Security check 400 blk of Tumlinson Fort Dr

01:40hrs Security check at Jumano Park.

02:00hrs 10-42 Blockhouse patrol.

Derrick Johnson #13763
OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Derrick Johnson #13763		DATE: 09/24/2023
TIME START: 22:00	TIME ENDED: 04:00	TOTAL TIME: 6
Begin Mileage: 17762	Ending Mileage: 17786	Total Mileage: 24

Location	Violation	Location	Violation

COMMENTS: No major traffic violations observed during this shift. I monitored traffic throughout the community. I monitored various stop signs and looked for speeding vehicles within the neighborhood.

22:00hrs 10-41 patrol Blockhouse MUD.

20:05hrs Security check at Tonkawa park. Parking lot was clear and gates were closed and locked

20:15hrs Security check at the bike park. Parking lot was clear and the gates closed and locked. Park still closed.

20:20hrs Security check at Jumano park and the area was clear. The gates were closed and locked.

20:30hrs Security check in Tumlinson park pool. The bathroom was checked and was already secured.

22:21hrs Security check 400 blk of Tumlinson Fort DR

22:25hrs Security check at Block House Elementary

22:55hrs Security check Apache Park. No sign of criminal mischief.

00:08hrs Security check on the 2600 blk of Greenlee Dr

00:31hrs Security check 4200 blk of Block House DR. Gate was locked.

01:31hrs Security check at Jumano Park

01:45hrs Security check on the 16000 blk of Black Kettle Dr

02:11hrs Security check at 1100 blk of Chardonnay Xing

02:30hrs Security check 500 blk of Rossport Bend

03:15hrs Security check 700 blk of Luke Lane

04:00hrs 10-42 Blockhouse patrol.

Derrick Johnson #13763

OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Derrick Johnson #13763		DATE: 09/25/2023
TIME START: 20:00	TIME ENDED: 00:00	TOTAL TIME: 4
Begin Mileage: 17841	Ending Mileage: 17859	Total Mileage: 18

Location	Violation	Location	Violation

COMMENTS: No major traffic violations observed during this shift. I monitored traffic throughout the community. I monitored various stop signs and looked for speeding vehicles within the neighborhood.

20:00hrs 10-41 patrol Blockhouse MUD.

20:15hrs Security check at Tonkawa park. Parking lot was clear and gates were closed and locked

20:15hrs Security check at the bike park. Parking lot was clear and the gates closed and locked. Park still closed.

20:20hrs Security check at Jumano park and the area was clear. The gates were closed and locked.

20:35hrs Security check in Tumlinson park pool. The bathroom was checked and was already secured.

20:38hrs Security check on the 16000 blk of Black Kettle

21:01hrs Security check 4200 blk of Block House DR. Gate was locked.

21:30hrs Security check 500 blk of Rosspport Bend

21:41hrs Security check 400 blk of Tumlinson Fort DR

22:25hrs Security check at Block House Elementary

22:35hrs Security check Apache Park. No sign of criminal mischief.

23:08hrs Security check on the 2600 blk of Greenlee Dr

23:31hrs Security check at Jumano Park.

23:52hrs Security check at 1100 blk of Chardonnay Xing

00:00hrs 10-42 Blockhouse patrol.

Derrick Johnson #13763

OFFICER'S SIGNATURE

Block House Creek M.U.D.

Daily Patrol Report

Name: Deputy Case Winkler #15527	Date:09/26/2023	
Time Start: 1845	Time Ended: 0045	Total Time: 0600
Beginning Mileage: 51306	Ending Mileage: 51336	Total Mileage: 30

Location	Violation	Violation	Violation
1528 Scottsdale Dr.	Speeding		
1528 Scottsdale Dr.	Speeding		
1400 Blk. Scottsdale Dr.	Speeding		

Comments:

1845hrs Begin Tour of Duty

1905hrs Security Check Tumlinson Park. There were a few vehicles parked in the parking lot. There were people playing on the Tennis court. There were kids playing on the playground. There were no people at the pool. There were some people walking around on the trails. No issues observed.

1915hrs Security Check Bike Trail Park. No vehicles parked in the parking lot. No one was riding around on the track. No issues observed

1940hrs Security Check Tumlinson Park. No vehicles parked in the parking lot. No one playing on the playground or on the baseball field. No one observed walking around on the trails. The gate was closed and locked upon my exit. No issues observed.

1945hrs Security Check Bike Trail Park. No vehicles parked in the parking lot. No one was riding around on the track. The gate was closed and locked upon my exit. No issues observed.

1950hrs Security Check Tonkawa Park. No vehicles parked in the parking lot. No one was playing on the playground, soccer field, or walking around on the track. The gate was closed and locked upon my exit. No issues observed.

2000hrs Security Check Jumano Park. No vehicles parked in the parking area in front of the gate. No vehicles parked in the park area. Observed no people in disc golf course. The gate to the garden and community center were locked and secured. The gate to the park was locked and secured. No issues observed.

2047hrs Security Check Apache Park. No Vehicles were parked in the parking lot. No one was playing on the playground. There were no People at the pool area. No issues observed.

2100hrs Stationary traffic

2300hrs Security Check Walker House. No vehicles in parking lot. Walker house secured. No one was observed in sport court area, pavilion, playground, or pool area.

0015hrs Security Check Apache Park. No Vehicles were parked in the parking lot. No one was playing on the playground. There were no People at the pool area. No issues observed.

0045hrs End Tour of Duty

Case Winkler #15527

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Billy Ray Boggs #4308		DATE: 09-27-2023
TIME START: 16:00PM	TIME ENDED: 21:00PM	TOTAL TIME: 5 HRS
BEGINNING MILEAGE: 33738	ENDING MILEAGE: 33758	TOTAL MILEAGE: 20

Location	Violation	Violation	Violation
Blockhouse @ N. Walker	No rear lighting when required - Taillamps		

COMMENTS:

16:00PM: BEGIN TOUR OF DUTY @ BLOCKHOUSE MUD
 16:08PM: CHECKED JUMANO PARK - THE PARK ITSELF WAS CLEAR; PRIORITY LANDSCAPE WAS ONSITE INSIDE THE FACILITY AREA, HOWEVER, THEY DID LEAVE AND THEY SECURED THE CHAIN LINK GATE. I CHECKED THE DOUBLE CHAINLINK GATE AND THERE IS STILL NO LOCK ON THE GATE FOR BLOCKHOUSE SECURITY AND IS INACCESSIBLE TO THE SECURITY TEAM
 16:25PM: CHECKED WALKERHOUSE, COURTS & PAVILLION - WALKERHOUSE WAS SECURED; COURTS & PAVILLION WERE BOTH CLEAR
 16:49PM: CHECKED BIKE TRAIL PARK - PARK WAS CLEAR / UNOCCUPIED
 16:52PM: CHECKED TUMLINSON PARK & POOL - ONCE PRIORITY LANDSCAPE LEFT THE PARK, THE PARK AREA, PLAYGROUND & BASEBALL FIELD WERE CLEAR / UNOCCUPIED; POOL AREA WAS SECURED
 16:58PM: CHECKED TONKAWA PARK - SEVRAL PEOPLE WERE WALKING THE TRAIL AROUND THE SOUTH FIELD; NORTH FIELD WAS OCCUPIED BY FATHER/SON PRACTICING BASEBALL; PARKING LOT AND PLAYGROUND WERE CLEAR
 17:02PM: CHECKED APACHE PARK & POOL - PARK GLAYGROUND WAS CLEAR / UNOCCUPIED; POOL AREA WAS IN USE & STAFF WAS ONSITE
 17:08PM: CHECKED BH ELEM SCHOOL - STAFF & PARENT PICKUP WERE ONSITE - ALL APPEARED OKAY
 18:15PM-19:15PM: ATTENDED THE BLOCKHOUSE MUD MEETING @ THE REQUEST OF DEPUTY A. LOVATO
 19:30PM: RECHECKED BH ELEM SCHOOL PROPERTY - ALL APPEARED OKAY
 19:43PM: RECHECKED & SECURED BIKE TRAIL PARK GATE - PARK WAS CLEAR
 19:48PM: RECHECKED & SECURED TUMLINSON PARK GATE - PARK WAS CLEAR
 19:53PM: RECHECKED & SECURED TONKAWA PARK GATE - PARK WAS CLEAR
 19:59PM: TRAFFIC STOP - BLOCKHOUSE @ N. WALKER - WARNING ISSUED
 20:15PM: RECHECKED APACHE PARK & POOL - PARK WAS CLEAR // POOL STAFF STILL ONSITE @ OFFICE; NO SWIMMERS
 20:20PM: RECHECKED & SECURED JUMANO PARK GATE - PARK WAS CLEAR
 21:00PM: END TOUR OF DUTY @ BLOCKHOUSE MUD

Billy Ray Boggs

OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Antonio Lovato #11316		DATE: 09-27-2023
TIME START: 1730	TIME ENDED: 1930	TOTAL TIME: 2
BEGINNING MILEAGE:	ENDING MILEAGE:	TOTAL MILEAGE:

Location	Violation	Violation	Violation

COMMENTS:
1730hrs Begin Tour of Duty.
1800hrs Walker House for board meeting.
1930hrs End Tour of Duty.

Antonio L. Lovato #11316

OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Daniel Riley		DATE: 09/30/2023
TIME START: 1800	TIME ENDED: 2200	TOTAL TIME: 4
BEGINNING MILEAGE: 98324	ENDING MILEAGE: 983	TOTAL MILEAGE: 17

Location	Violation	Violation	Violation

COMMENTS:

1800: Begin tour of duty
 1800: Neighborhood Check
 1825: 2023343647 – Alarm at 3314 Bardolino Ln, all C4 False Alarm
 1900: Security Check Bike Trail Plot – Nothing of note present
 1930: Security Check Walker House - Nothing out of the ordinary observed
 1930: Security Check Tonkawa – Plot empty, no people around, gate secured upon exit
 1950: Security Check Jumano – Plot empty, no people using the disc golf course, gate secured upon exit
 2015: Security Check bike trail plot – plot empty, gate secured upon exit.
 2030: Security Check Tumlinson – plot empty, gate secured upon exit
 2050: Neighborhood Check
 2120: Security Check Walker House – no cars in plot, people in courts, nothing out of the ordinary
 2135: Security Check Apache – plot empty, no one in the area
 2145: Security Check Jumano – Plot empty, no one in the area
 2200: End tour of duty

Daniel Riley #15955

OFFICER'S SIGNATURE

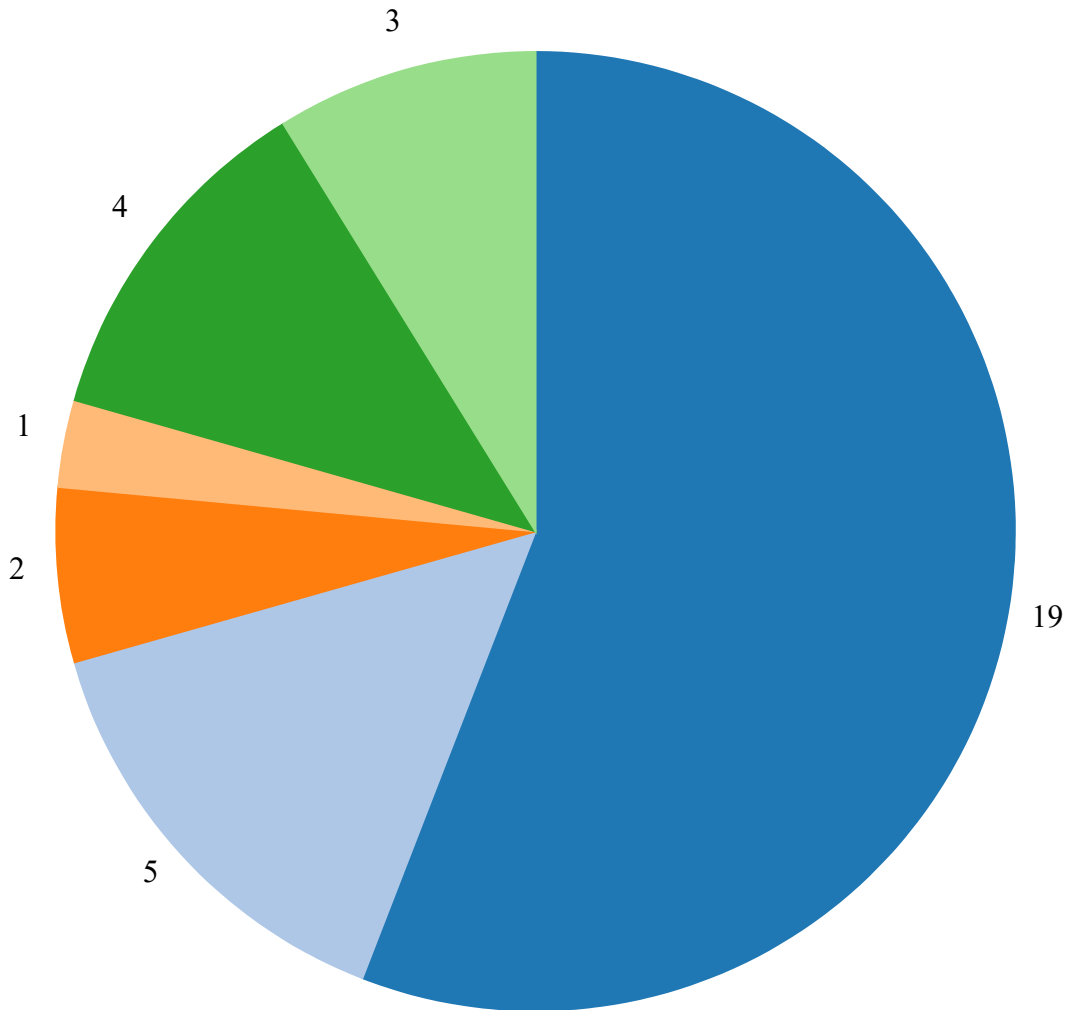
Block House MUD Compliance Report 10-18-23

Address	CreatedDate	Category	SubCategory	Stage	Status	CureDate
2510 ARMSTRONG DR	9/21/2023 12:49	Unightly	Items at Side of House	Stage 2	Open	10/22/2023 0:00
14910 BIG FALLS DR	10/6/2023 11:04	Trash Cans	Trash Can & Recycle Bin	Stage 1	Open	10/17/2023 0:00
14911 BIG FALLS DR	10/6/2023 11:03	Trash Cans	Trash Can & Recycle Bin	Stage 1	Open	10/17/2023 0:00
15016 BIG FALLS DR	10/6/2023 11:05	Trash Cans	Trash Can & Recycle Bin	Stage 1	Open	10/17/2023 0:00
15102 BIG FALLS DR	10/18/2023 11:09	Vehicle Parking	Camper	Stage 1	Open	10/29/2023 0:00
16816 BLACK KETTLE DR	10/6/2023 11:26	Trash Cans	Trash Can & Recycle Bin	Stage 1	Open	10/17/2023 0:00
16821 BLACK KETTLE DR	10/6/2023 11:26	Trash Cans	Trash Can & Recycle Bin	Stage 1	Open	10/17/2023 0:00
2507 CYNTHIA CT	9/21/2023 12:59	Maintenance	Paint/Repair Garage Door	Stage 2	Open	10/22/2023 0:00
2513 CYNTHIA CT	10/18/2023 12:03	Vehicle Parking	Boat	Stage 2	Open	11/18/2023 0:00
2600 HUNT CR	10/6/2023 11:45	Trash Cans	Trash Can & Recycle Bin	Stage 1	Open	10/17/2023 0:00
16401 JADESTONE DR	9/29/2023 13:45	Unightly	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 2	Open	10/30/2023 0:00
16603 JADESTONE DR	10/6/2023 10:59	Trash Cans	Trash Can & Recycle Bin	Stage 1	Open	10/17/2023 0:00
16606 JADESTONE DR	10/18/2023 11:04	Vehicle Parking	Trailer	Stage 1	Open	10/29/2023 0:00
2501 KATHLEEN CV	10/18/2023 11:57	Landscaping	Mowing	Stage 1	Open	10/29/2023 0:00
16201 KICKING BIRD DR	10/6/2023 11:07	Trash Cans	Trash Can & Recycle Bin	Stage 1	Open	10/17/2023 0:00
16202 KICKING BIRD DR	10/18/2023 11:10	Vehicle Parking	Trailer	Stage 1	Open	10/29/2023 0:00
16304 KICKING BIRD DR	10/6/2023 11:08	Trash Cans	Trash Can & Recycle Bin	Stage 1	Open	10/17/2023 0:00
16314 KICKING BIRD DR	10/6/2023 11:06	Trash Cans	Trash Can & Recycle Bin	Stage 1	Open	10/17/2023 0:00
16500 LONE WOLF DR	9/21/2023 12:30	Landscaping	General Yard Maintenance	Stage 1	Open	10/2/2023 0:00
16504 LONE WOLF DR	10/6/2023 11:35	Trash Cans	Trash Can & Recycle Bin	Stage 1	Open	10/17/2023 0:00
16517 LONE WOLF DR	10/6/2023 11:35	Trash Cans	Trash Can & Recycle Bin	Stage 1	Open	10/17/2023 0:00
16604 MIXTLI CV	9/21/2023 12:14	Fencing	Appearance	Stage 2	Open	10/22/2023 0:00
15005 RED HERON DR	10/6/2023 11:02	Trash Cans	Trash Can	Stage 1	Open	10/17/2023 0:00
700 S STUART CV	10/6/2023 11:52	Trash Cans	Trash Can & Recycle Bin	Stage 1	Open	10/17/2023 0:00
703 S STUART CV	10/6/2023 11:52	Trash Cans	Trash Can & Recycle Bin	Stage 1	Open	10/17/2023 0:00
2610 S WALKER DR	10/18/2023 11:47	Vehicle Parking	Trailer	Stage 1	Open	10/29/2023 0:00
16714 SHIPSHAW RIVER DR	10/6/2023 11:31	Trash Cans	Trash Can	Stage 1	Open	10/17/2023 0:00
16808 SHIPSHAW RIVER DR	10/6/2023 11:30	Trash Cans	Trash Can & Recycle Bin	Stage 1	Open	10/17/2023 0:00
16813 SHIPSHAW RIVER DR	10/6/2023 11:29	Unightly	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 2	Open	11/6/2023 0:00
14815 SNELLING DR	9/29/2023 13:52	Unightly	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 1	Open	10/10/2023 0:00
14909 SNELLING DR	10/18/2023 11:13	Vehicle Parking	Trailer	Stage 1	Open	10/29/2023 0:00
14921 SNELLING DR	9/29/2023 13:51	Unightly	Items at Side of House	Stage 1	Open	10/10/2023 0:00
14923 SNELLING DR	9/21/2023 12:03	Fencing	Missing slat(s)	Stage 2	Open	10/22/2023 0:00
16603 SPOTTED EAGLE DR	10/6/2023 11:18	Trash Cans	Trash Can	Stage 1	Open	10/17/2023 0:00
16701 SPOTTED EAGLE DR	9/21/2023 12:15	Fencing	Appearance	Stage 2	Open	10/22/2023 0:00
16737 SPOTTED EAGLE DR	9/21/2023 12:17	Trash Cans	Trash Can	Stage 2	Open	10/22/2023 0:00
16901 STOCKTON DR	10/6/2023 11:28	Landscaping	Mowing	Stage 1	Open	10/17/2023 0:00
16917 STOCKTON DR	9/21/2023 12:22	Maintenance	Paint/Repair Garage Door	Stage 2	Open	10/22/2023 0:00
2408 SUSAN LN	10/6/2023 11:55	Fencing	Appearance	Stage 2	OnHold	11/6/2023 0:00
405 SUSAN LN	9/21/2023 12:58	Rubbish and Debris	Debris - Unightly Material	Stage 2	Open	10/22/2023 0:00
2505 TRACY CV	10/18/2023 12:05	Vehicle Parking	Trailer	Stage 2	Open	11/18/2023 0:00
2506 TRACY CV	9/21/2023 13:01	Vehicle Parking	Trailer	Stage 2	Open	10/22/2023 0:00
2704 TUMLINSON FORT DR	10/6/2023 11:41	Trash Cans	Trash Can & Recycle Bin	Stage 1	Open	10/17/2023 0:00
2800 TUMLINSON FORT DR	9/5/2023 12:19	Unightly	Items on Driveway	Stage 2	Open	10/6/2023 0:00
503 TUMLINSON FORT DR	10/18/2023 11:39	Vehicle Parking	Trailer	Stage 1	Open	10/29/2023 0:00
605 TUMLINSON FORT DR	9/29/2023 14:20	Vehicle Parking	Camper	Stage 1	Open	10/10/2023 0:00

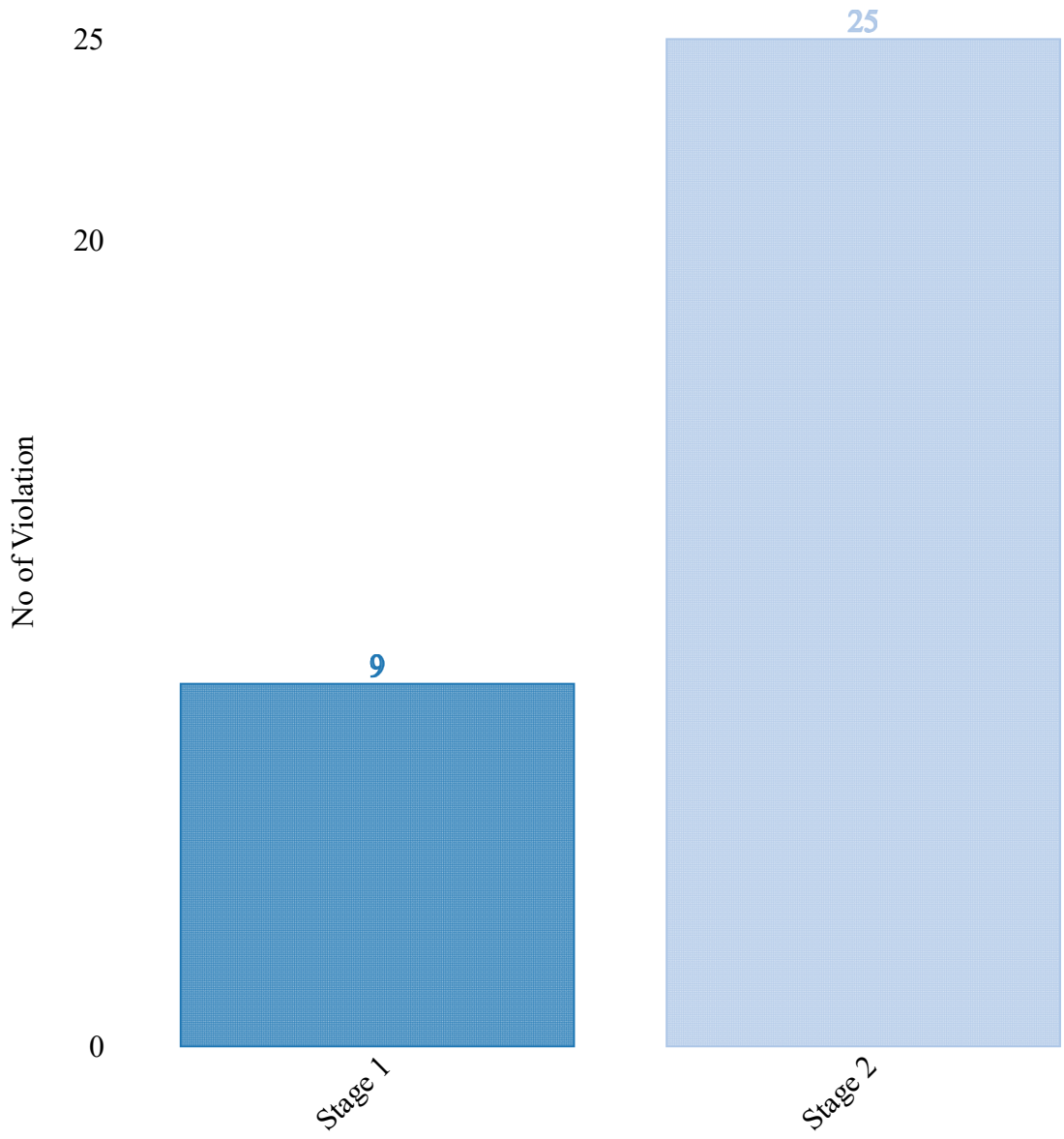
Association Name: Block House MUD
Community SnapShot Report

Violation = 34
(by Category)

● Architectural ● Landscaping ● Vehicle Parking ● Fencing ● Unsightly ● House Mainten...



Violation = 34 (by Stage)



Unique Identifier / Type of Improvement	Address	Date Received from Resident	No ACC Approval Required	Date Acknowledgment Sent to Resident	Date Sent to ACC for Review	Date Returned from ACC	Status	Follow up with Resident
pet door in garage door	15013 Big Falls Dr.	1/18/2023	x	1/18/2023	1/19/2023	1/19/2023		
rear patio cover	16737 Spotted Eagle Dr.	1/6/2023		1/19/2023	1/27/2023	1/27/2023	approved 1-27-23	Asked owner for more info before sending to ACC
shed	16609 Jadestone Dr.	10/18/2022		10/18/2022	11/2/2022	1/4/2023	approved 1-5-23	Asked owner for more info before sending to ACC
garage conversion	2607 S Walker						approved 3-27-02	owner proved she had approval via emailed document to CAM 32-15-23
extension of porch	2607 S Walker						approved 4-7-99	owner proved she had approval via emailed document to CAM 32-15-23
above ground pool, hot tub, deck gazebo, shed concrete slab and screened porch	14909 Snelling Drive	4/26/2023	approval needed for shed only	4/26/2023	4/26/2023	4/26/2023	approved 4-26-23	Asked owner for more info before sending to ACC
extension	1604 Spotted Eagle Dr.	4/26/2023	x	4/26/2023	4/26/2023	4/26/2023		
	16226 Copper Leaf Lane	5/11/2023		5/12/2023	5/12/2023	5/15/2023	approved 5-15-23	
house addition	15325 English River Loop	5/22/2023		5/23/2023	5/23/2023	5-35-23	approved 5-25-23	
fence relocation, wooden deck in back yard	1205 Pine Portage Loop	5/23/2023	approval needed for fence only	5/23/2023	5/23/2023	5/23/2023	approved 5-23-23	
remodel	14921 Snelling Drive	5/26/2023	x	5/26/2023	5/26/2023	5/26/2023		
garage door	16804 Shipshaw River Drive	7/20/2023	x	7/21/2023	7/20/2023	7/21/2023		
fence	2809 S Walker	8/18/2023		8/21/2023				
mud room addition to house	16521 Lone Wolf Drive	8/16/2023		8/21/2023	8-22-23 upon receipt of additional details supplied by owner	8/29/2023	approved 8-29-23	
paint house brick	16817 Black Kettle Drive	8/28/2023		8/29/2023	8/29/2023	8/29/2023	decided to take no action 8-29-23	
swimming pool	2513 Cynthia Court	9/5/2023		9/6/2023	9/6/2023	9/12/2023	approved 9-12-23	
shed used as office	2809 S. Walker Drive	9/27/2023		9/27/2023	9/27/2023	10/16/2023	approved 10-16-23	Owner revised plans and resubmitted them
deck replacement, fece relocation, and interior closet expansion that will extend the roof and exterior wall	2803 Alexander Drive	10/17/2023		10/17/2023	10/17/2023			



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Bookkeeper's Report | October 25, 2023

Block House Municipal Utility District



WEBSITE

www.municipalaccounts.com



ADDRESS

3755 S. Capital of TX Hwy Bldg 1,
Suite 280
Austin, Texas 78704



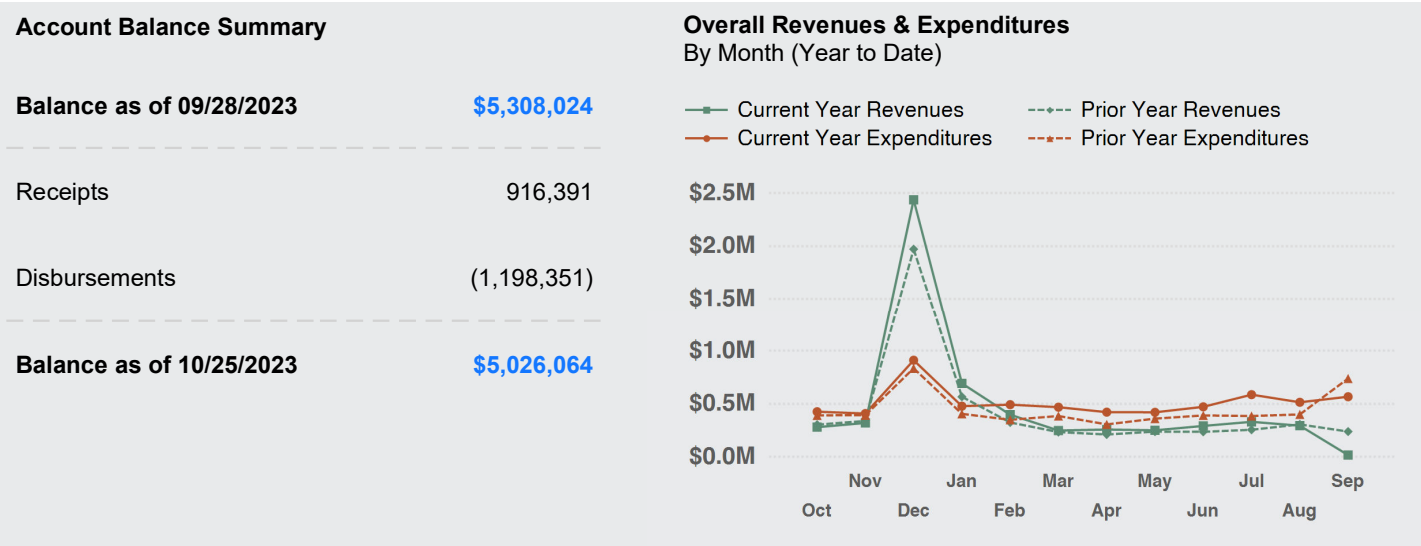
CONTACT

Phone: 512.782.2400
Fax: 512.795.9968

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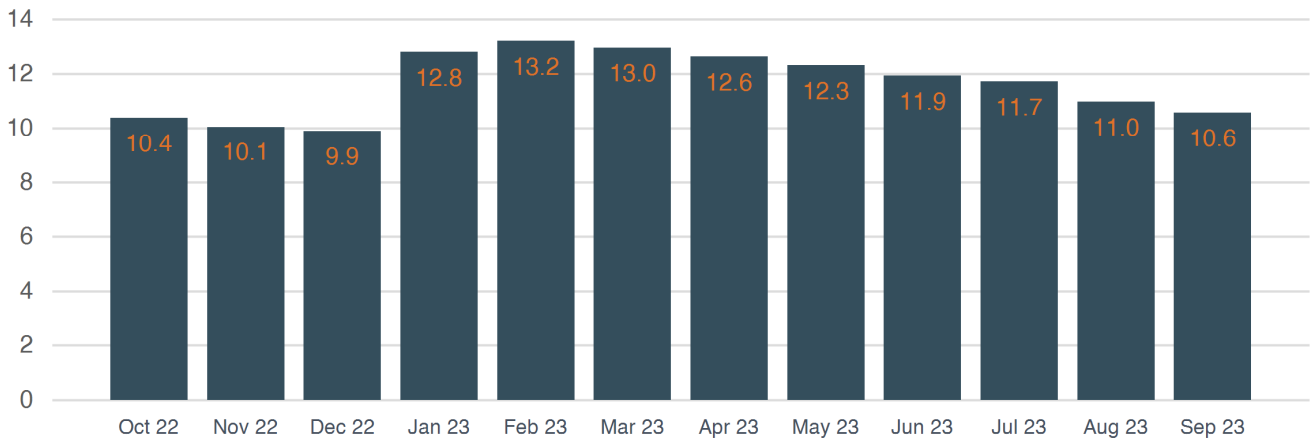
Monthly Financial Summary - General Operating Fund

Block House MUD - GOF



September 2023			October 2022 - September 2023 (Year to Date)		
Revenues			Revenues		
Actual	Budget	Over/(Under)	Actual	Budget	Over/(Under)
\$15,904	\$1,018,537	(\$1,002,632)	\$5,816,856	\$6,691,075	(\$874,219)
Expenditures			Expenditures		
Actual	Budget	Over/(Under)	Actual	Budget	Over/(Under)
\$567,607	\$697,474	(\$129,867)	\$6,171,442	\$6,691,075	(\$519,633)

Operating Fund Reserve Coverage Ratio (In Months)



Cash Flow Report - Checking Account

Block House MUD - GOF



Number	Name	Memo	Amount	Balance
Balance as of 09/28/2023				\$12,436.67
Receipts				
	Sweep from PNC		308,312.35	
	Refund from Armbrust and Brown		204.78	
	Interest Earned on Checking		42.74	
	Service Charge Refund		35.05	
	Transfer from Texpool		270,000.00	
Total Receipts				\$578,594.92
Disbursements				
21950	First Citizens Visa	Credit Card Statement	(80.23)	
21951	620 Studio LLC	Website	(1,382.50)	
21952	Aqua-Tech Laboratories, Inc.	Bacteriological Testing	(1,017.00)	
21953	BGE, Inc.	GIS System	(5,900.00)	
21954	Christopher R. Stanfield	Board Meeting Video	(414.93)	
21955	City of Cedar Park - W/WW	Water/Wastewater Purchase	(109,877.18)	
21956	City of Round Rock Environmental Services	Bacteriological Testing	(175.00)	
21957	Community Association Management, Inc.	Deed Restrict. Enforcement & Resident	(2,680.85)	
21958	Contigo Technology, LLC	IT Support	(1,050.00)	
21959	Crossroads Utility Services, LLC	Management & Operations	(87,288.45)	
21960	Empire Fence Co., Inc	Park Maintenance	(2,400.00)	
21961	Gray Engineering, Inc.	Engineering Fees	(10,201.68)	
21962	Jan-Pro of Austin	Cleaning	(1,983.33)	
21963	Municipal Accounts and Consulting, LP	Bookkeeping Fees	(11,761.22)	
21964	Priority Landscapes, LLC	Landscaping Fees	(171,267.90)	
21965	Progressive Commercial Aquatics, Inc.	Pool Maintenance	(6,625.00)	
21966	Quiddity Engineering, LLC	Engineering Fees	(2,048.75)	
21967	Texas Disposal Systems, Inc.	Garbage Services	(63,677.89)	
21968	Texas Municipal League	Insurance Expense	(25,904.58)	
21969	Trinity AV Solutions, LLC	Video Surveillance System Monthly	(1,293.47)	
21970	Uline Inc	Supplies	(769.85)	
21971	Block House MUD Managers Acct	Transfer to Managers Account	(32,919.20)	
21972	Armbrust & Brown, PLLC	Legal Fees	(20,850.79)	
21973	Osborne Pest & Turf LP	Park/Pool Maintenance	(196.00)	
21974	Premier Recreation Management Services	Lifeguard Services	(15,000.00)	
21975	Progressive Commercial Aquatics, Inc.	Pool Maintenance	(9,508.00)	
Total Disbursements				(\$586,273.80)
Balance as of 10/25/2023				\$4,757.79

Cash Flow Report - Lockbox Account

Block House MUD - GOF



Number	Name	Memo	Amount	Balance
Balance as of 09/28/2023				\$30,351.07
Receipts				
	Accounts Receivable - PNC		226,433.26	
	Accounts Receivable - PNC		1,026.30	
	Accounts Receivable - PNC		55,773.18	
Total Receipts				\$283,232.74
Disbursements				
PNC	PNC	Corporate Account Analysis Charge	(257.97)	
SWEEP	PNC	Transfer to Operating	(308,312.35)	
TTECH	T-Tech, LLC	E-Check Return Charges	(5.00)	
TTECH	PNC	Customer Returned Items	(269.92)	
Total Disbursements				(\$308,845.24)
Balance as of 10/25/2023				\$4,738.57

Cash Flow Report - Managers Account

Block House MUD - GOF



Number	Name	Memo	Amount	Balance
Balance as of 09/28/2023				\$30,311.48
Receipts				
	Interest Earned on Checking		0.87	
	Transfer from Operating Account		32,919.20	
Total Receipts				\$32,920.07
Disbursements				
8637	Margaret Duncan	VOID: Customer Refund	0.00	
8679	Margaret Duran	Reissue Check #8637	(311.48)	
8680	Bing Wang	Customer Refund	(47.08)	
8681	Blake Vandyke	Customer Refund	(124.69)	
8682	C. Brady	Customer Refund	(461.61)	
8683	Carolyn Burgtorf	Customer Refund	(147.08)	
8684	Christopher Oakland	Customer Refund	(50.60)	
8685	David Mahood	Customer Refund	(34.52)	
8686	Everest Holdings, LLC..	Customer Refund	(31.04)	
8687	Fiona Mushi	Customer Refund	(59.92)	
8688	Homa Sharifi	Customer Refund	(24.87)	
8689	Kathy Chen	Customer Refund	(37.95)	
8690	Keyrenter Property Mangement	Customer Refund	(134.73)	
8691	Laura Meyers	Customer Refund	(53.83)	
8692	Margaret Clark	Customer Refund	(299.05)	
8693	Mary Chittim.	Customer Refund	(60.58)	
8694	Meng Chen	Customer Refund	(29.13)	
8695	Mike Alandt	Customer Refund	(11.63)	
8696	Miles Thomas	Customer Refund	(119.70)	
8697	Miranda Peavler	Customer Refund	(19.38)	
8698	Mynd Management Inc	Customer Refund	(73.90)	
8699	Nancy Weller	Customer Refund	(157.66)	
8700	Pure Operating LLC	Customer Refund	(176.76)	
8701	Richard Hood	Customer Refund	(49.73)	
8702	Robby Abney	Customer Refund	(89.19)	
8703	Rollingwood Management, Inc.	Customer Refund	(184.12)	
8704	Romina Moreno	Customer Refund	(135.27)	
8705	Smitha Sagara.	Customer Refund	(52.37)	
8706	Stetson Property Management	Customer Refund	(145.11)	
8707	Tetra Properties, Inc..	Customer Refund	(171.77)	
8708	The Legacy Realty, LLC	Customer Refund	(94.39)	
8709	Tinu Mathew	Customer Refund	(154.13)	
8710	Westbank Management	Customer Refund	(125.60)	
8711	Zhansaya Sarmanova	Customer Refund	(123.23)	
8712	Sabrina N Harrelson	Customer Refund	(175.00)	
ACH	Antonio L Lovato	Patrol 09/01-09/15/2023	(900.41)	

Cash Flow Report - Managers Account

Block House MUD - GOF



Number	Name	Memo	Amount	Balance
Disbursements				
ACH	Billy R Boggs	Patrol 09/01-09/15/2023	(554.10)	
ACH	Brandon T. Cantu	Patrol 09/01-09/15/2023	(277.05)	
ACH	Case Winkler	Patrol 09/01-09/15/2023	(609.51)	
ACH	Daniel L. Hippert	Patrol 09/01-09/15/2023	(720.33)	
ACH	Derrick Johnson	Patrol 09/01-09/15/2023	(997.38)	
ACH	John S Bartlett	Patrol 09/01-09/15/2023	(1,509.92)	
ACH	Miguel R. Vega	Patrol 09/01-09/15/2023	(249.34)	
ACH	Daniel W Riley	Patrol 09/01-09/15/2023	(443.28)	
ACH	Pedernales Electric Cooperative, Inc	Utilities	(7,208.90)	
ACH	Atmos Energy Corp	Pool Gas	(103.56)	
ACH	AT&T U-verse	Telephone Expnese	(374.82)	
ACH	AT&T	Telephone Expense	(2,333.45)	
HRP	HR&P	Payroll Processing Fees	(50.00)	
HRP	United States Treasury	Payroll Tax	(1,037.36)	
HRP	Texas Workforce Commission	Payrol Tax SUI	(2.49)	
HRP	Ursula A Logan	Fees of Office Sept 2023	(1,629.36)	
HRP	Cecilia Roberts	Fees of Office 09/27/2023	(204.10)	
HRP	Robert D. Young	Fees of Office FY2023	(3,423.86)	
HRP	HR&P	Payroll Administration Fees	(50.00)	
HRP	United States Treasury	Payroll Tax	(1,260.89)	
HRP	Billy R Boggs	Patrol 09/15-09/30/2023	(498.69)	
HRP	Derrick Johnson	Patrol 09/15-09/30/2023	(1,828.53)	
HRP	Antonio L Lovato	Patrol 09/15-09/30/2023	(138.52)	
HRP	Minh T Nguyen	Patrol 09/15-09/30/2023	(221.64)	
HRP	Daniel W Riley	Patrol 09/15-09/30/2023	(221.64)	
HRP	Miguel R. Vega	Patrol 09/15-09/30/2023	(277.05)	
HRP	Case Winkler	Patrol 09/15-09/30/2023	(332.46)	
HRP	HR&P	Payroll Administration Fees	(50.00)	
HRP	United States Treasury	Payroll Tax	(582.94)	
HRP	United States Treasury	Payroll Tax	(1,171.96)	
HRP	Texas Workforce Commission	State Unemployment Tax	(0.90)	
Total Disbursements			(\$33,231.54)	
Balance as of 10/25/2023				\$30,000.01

Actual vs. Budget Comparison

Block House MUD - GOF



	September 2023			October 2022 - September 2023			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Revenues							
Water Revenue							
14101 Water -Customer Service Revenue	(1,485)	81,846	(83,331)	762,440	715,000	47,440	715,000
14104 Basic Service - Water	0	46,615	(46,615)	514,931	560,000	(45,069)	560,000
14105 Connection Fees	0	125	(125)	3,121	1,500	1,621	1,500
Total Water Revenue	(1,485)	128,586	(130,070)	1,280,492	1,276,500	3,992	1,276,500
Wastewater Revenue							
14201 Wastewater-Customer Service Rev	(1,484)	38,877	(40,361)	375,856	450,000	(74,145)	450,000
14204 Basic Service - Wastewater	0	46,615	(46,615)	514,931	560,000	(45,069)	560,000
Total Wastewater Revenue	(1,484)	85,492	(86,976)	890,787	1,010,000	(119,213)	1,010,000
Property Tax Revenue							
14301 Maintenance Tax Collections	(1,564)	0	(1,564)	2,284,172	2,272,335	11,837	2,272,335
14303 Property Tax Penalty & Interest	84	22	62	6,686	5,000	1,686	5,000
Total Property Tax Revenue	(1,480)	22	(1,502)	2,290,858	2,277,335	13,523	2,277,335
Parks & Recreation Revenue							
14601 Park Revenue	0	21,667	(21,667)	237,010	260,000	(22,990)	260,000
14604 Facility Rental	50	83	(33)	1,948	1,000	948	1,000
14605 Pool Contract Rental -TW & LISD	0	0	0	21,050	16,800	4,250	16,800
Total Parks & Recreation Revenue	50	21,750	(21,700)	260,008	277,800	(17,793)	277,800
Administrative Revenue							
14702 Penalties & Interest	0	0	0	33,538	20,000	13,538	20,000
14704 Fire Protection Tax	(580)	0	(580)	761,121	757,258	3,863	757,258
14706 Delinquent Tax Attorney Collect	114	167	(53)	2,601	2,000	601	2,000
Total Administrative Revenue	(466)	167	(632)	797,260	779,258	18,002	779,258
Interest Revenue							
14801 Interest Earned on Checking	44	42	2	432	500	(68)	500
14802 Interest Earned on Temp. Invest	20,520	21,667	(1,146)	248,706	260,000	(11,294)	260,000
Total Interest Revenue	20,564	21,708	(1,144)	249,139	260,500	(11,361)	260,500
Other Revenue							
15801 Miscellaneous Income	205	167	38	1,278	2,000	(722)	2,000
15802 Insurance Reimbursement-Damag	0	0	0	17,730	17,730	0	17,730
Total Other Revenue	205	167	38	19,008	19,730	(722)	19,730
Total Revenues	15,904	257,891	(241,986)	5,787,550	5,901,123	(113,573)	5,901,123

General Operating Fund

Actual vs. Budget Comparison

Block House MUD - GOF



	September 2023			October 2022 - September 2023			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Expenditures							
Water Service							
16102 Operations - Water	12,979	13,083	(105)	157,371	157,000	371	157,000
16104 Purchase Water	82,365	55,080	27,285	790,487	650,000	140,487	650,000
16110 Utility - Booster Station	2,166	1,417	749	19,189	17,000	2,189	17,000
16115 Meter Replacement	603	2,083	(1,481)	18,024	25,000	(6,976)	25,000
16116 Permit Expense - Water	0	0	0	5,205	8,000	(2,795)	8,000
16121 Storage Tank Utilities	65	42	23	516	500	16	500
16122 Maintenance & Repairs- Water/BS	33,985	25,000	8,985	86,640	300,000	(213,360)	300,000
16123 Leak Detection	296	500	(204)	17,225	6,000	11,225	6,000
Total Water Service	132,458	97,205	35,253	1,094,657	1,163,500	(68,843)	1,163,500
Wastewater Service							
16202 Operations - Wastewater	12,979	13,083	(105)	155,967	157,000	(1,033)	157,000
16204 Purchase Wastewater Service	27,512	27,500	12	328,447	330,000	(1,553)	330,000
16205 Maint & Repairs - Wastewater	3,265	3,333	(68)	37,113	40,000	(2,887)	40,000
16211 Utilities - Lift Station	67	100	(33)	1,007	1,200	(193)	1,200
Total Wastewater Service	43,823	44,017	(194)	522,535	528,200	(5,665)	528,200
Garbage Service							
16301 Garbage Expense	63,678	64,167	(489)	766,000	770,000	(4,000)	770,000
Total Garbage Service	63,678	64,167	(489)	766,000	770,000	(4,000)	770,000
Storm Water Quality							
16406 Trails Access Project (MS4)	0	1,250	(1,250)	0	15,000	(15,000)	15,000
16407 MS4-Stormwater Program	0	3,000	(3,000)	17,224	36,000	(18,776)	36,000
Total Storm Water Quality	0	4,250	(4,250)	17,224	51,000	(33,776)	51,000
Parks & Recreation Service							
16602 Landscape Maintenance	117,508	37,917	79,591	571,672	455,000	116,672	455,000
16605 Pool Maintenance	15,425	12,750	2,675	129,818	153,000	(23,182)	153,000
16607 Chemicals - Pool	0	2,083	(2,083)	33,196	25,000	8,196	25,000
16608 Utilities - Park	4,582	3,667	915	39,000	44,000	(5,000)	44,000
16609 Utilities - Pool	566	500	66	5,075	6,000	(925)	6,000
16610 Electrical/Light Utility (PEC)	0	1,250	(1,250)	12,524	15,000	(2,476)	15,000
16611 Utilities - Pool Gas	0	1,000	(1,000)	8,282	12,000	(3,718)	12,000
16612 Supplies & Phone - Pool	2,473	2,083	389	24,856	25,000	(144)	25,000
16613 Fence Maintenance	2,400	4,583	(2,183)	33,893	55,000	(21,108)	55,000
16615 Park & Walker House Maintenance	865	4,167	(3,302)	47,448	50,000	(2,552)	50,000
16616 Park Administration/Cleaning	1,983	2,083	(100)	23,800	25,000	(1,200)	25,000
16617 Park Equipment Maintenance	0	1,250	(1,250)	16,692	15,000	1,692	15,000
16618 Storm Cleanup	0	0	0	334,855	360,410	(25,555)	360,410
16619 Pool Cleaning	0	2,917	(2,917)	17,705	35,000	(17,295)	35,000

General Operating Fund

Actual vs. Budget Comparison

Block House MUD - GOF



	September 2023			October 2022 - September 2023			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Expenditures							
Parks & Recreation Service							
16620 BMX Track Reconstruction	0	0	0	2,930	5,000	(2,070)	5,000
16621 Special Pool Programs	0	417	(417)	0	5,000	(5,000)	5,000
16622 Mgmt/Lifeguards	40,000	37,116	2,884	366,363	445,397	(79,034)	445,397
16623 District Signage - Outdoor	0	208	(208)	1,131	2,500	(1,370)	2,500
16625 Pool & Park Tag System	0	6,400	(6,400)	0	6,400	(6,400)	6,400
16626 Apache Pool Maintenance	0	14,000	(14,000)	44,919	80,000	(35,081)	80,000
16629 Disc Golf	4,500	0	4,500	4,500	4,000	500	4,000
Total Parks & Recreation Service	190,301	134,391	55,910	1,718,659	1,823,707	(105,048)	1,823,707
Administrative Service							
16701 Administraive Expenses	0	417	(417)	0	5,000	(5,000)	5,000
16703 Legal Fees	20,237	20,833	(596)	236,785	250,000	(13,215)	250,000
16705 Auditing Fees	0	0	0	18,750	18,750	0	18,750
16706 Engineering Fees	1,437	2,500	(1,063)	22,581	30,000	(7,419)	30,000
16707 Engineering Fees - Special	8,672	1,250	7,422	16,997	15,000	1,997	15,000
16708 Financial Advisor Fees	0	0	0	2,810	3,000	(190)	3,000
16709 Election Expense	0	0	0	6,210	10,000	(3,790)	10,000
16710 Website Hosting	1,337	2,083	(746)	20,873	25,000	(4,128)	25,000
16712 Bookkeeping Fees	11,487	10,443	1,044	115,562	105,000	10,562	105,000
16714 Printing & Office Supplies	249	833	(584)	7,611	10,000	(2,389)	10,000
16715 Filing Fees	38	42	(4)	38	500	(462)	500
16716 Delivery Expense	191	2,500	(2,309)	3,301	30,000	(26,699)	30,000
16717 Postage	1,298	2,083	(785)	16,717	25,000	(8,283)	25,000
16718 Insurance & Surety Bond	0	0	0	23,063	25,000	(1,937)	25,000
16720 Dues & Subscriptions	0	0	0	149	0	149	0
16721 Meeting Expense	0	0	0	191	0	191	0
16722 Bank Service Charge	263	417	(154)	4,254	5,000	(746)	5,000
16723 Travel Expense	0	83	(83)	1,049	1,000	49	1,000
16724 Publication Expense (SB 622)	0	0	0	6,029	2,500	3,529	2,500
16725 Tax Assessor/Appraisal	0	6,250	(6,250)	23,297	25,000	(1,703)	25,000
16726 Delinquent Tax Attorney Fee	114	167	(53)	2,601	2,000	601	2,000
16728 Record Storage Fees	164	0	164	2,192	0	2,192	0
16731 Arbitrage Analysis	0	0	0	500	500	0	500
16734 District Management Fees	22,233	18,500	3,733	192,006	222,000	(29,994)	222,000
16735 Telephone Expense (TC Tech)	0	33	(33)	0	400	(400)	400
16737 Legal Fees - PIRs	0	833	(833)	6,216	10,000	(3,784)	10,000
16738 Legal Fees - Restrictive Cov	153	2,500	(2,347)	14,285	30,000	(15,715)	30,000
16739 Rate Analysis	0	0	0	23,363	25,000	(1,638)	25,000
16740 Seminar Expense	0	0	0	6,028	5,000	1,028	5,000
16741 Communications	0	1,250	(1,250)	8,263	15,000	(6,738)	15,000

General Operating Fund

Actual vs. Budget Comparison

Block House MUD - GOF



	September 2023			October 2022 - September 2023			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Expenditures							
Administrative Service							
16742 Printing & Publicity	0	208	(208)	26	2,500	(2,474)	2,500
16743 Restrictive Covenants	2,600	2,917	(317)	30,600	35,000	(4,400)	35,000
16744 IT Maintenance & Cyber Security	1,465	2,083	(618)	14,887	25,000	(10,113)	25,000
16745 Parks Master Plan	0	4,583	(4,583)	52,983	55,000	(2,017)	55,000
Total Administrative Service	71,939	82,810	(10,871)	880,217	1,013,150	(132,933)	1,013,150
Security Service							
16801 Patrol Service	7,684	11,250	(3,566)	141,816	135,000	6,816	135,000
16803 Surveillance/Security Maint.	0	3,333	(3,333)	25,771	40,000	(14,229)	40,000
16804 Surv/Security Mnth(Trinity)	1,293	1,458	(165)	14,790	17,500	(2,710)	17,500
Total Security Service	8,977	16,042	(7,064)	182,377	192,500	(10,123)	192,500
Fire Service							
16901 Fire Protection	(580)	0	(580)	761,121	757,258	3,863	757,258
Total Fire Service	(580)	0	(580)	761,121	757,258	3,863	757,258
Payroll Expense							
17101 Payroll Expenses	6,155	1,250	4,905	21,560	15,000	6,560	15,000
17102 Payroll Administration	50	0	50	50	0	50	0
17103 Payroll Tax Expense	1,453	917	537	9,361	11,000	(1,639)	11,000
Total Payroll Expense	7,658	2,167	5,492	30,972	26,000	4,972	26,000
Facilities							
17408 Facility Maintenance (HVAC)	0	833	(833)	0	10,000	(10,000)	10,000
Total Facilities	0	833	(833)	0	10,000	(10,000)	10,000
Other Expense							
17802 Miscellaneous Expense	0	0	0	179	0	179	0
17805 Other Office Expenses	92	833	(741)	4,522	10,000	(5,478)	10,000
17806 District Functions	0	0	0	12,572	5,000	7,572	5,000
Total Other Expense	92	833	(741)	17,272	15,000	2,272	15,000
Total Expenditures	518,347	446,714	71,633	5,991,034	6,350,315	(359,281)	6,350,315
Total Revenues (Expenditures)	(502,442)	(188,823)	(313,619)	(203,485)	(449,192)	245,707	(449,192)
Other Revenues							
Extra Ordinary Revenue							
15901 Assigned Surplus	0	760,646	(760,646)	0	760,646	(760,646)	760,646
15902 Transfer From Surplus/Capital	0	0	0	29,306	29,306	0	29,306
Total Extra Ordinary Revenue	0	760,646	(760,646)	29,306	789,952	(760,646)	789,952

General Operating Fund

Actual vs. Budget Comparison

Block House MUD - GOF



	September 2023			October 2022 - September 2023			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Other Revenues							
Total Other Revenues	0	760,646	(760,646)	29,306	789,952	(760,646)	789,952
Other Expenditures							
Capital Outlay							
17901 Capital Outlay	18,480	33,760	(15,280)	87,909	71,760	16,149	71,760
17907 Walker House Improve/Rehab	0	0	0	28,788	27,000	1,788	27,000
17909 Right-of-Way Improvements	0	82,000	(82,000)	0	82,000	(82,000)	82,000
17912 Courts Resurfacing	0	0	0	0	5,000	(5,000)	5,000
17913 Tumlinson Pool Project	30,780	0	30,780	49,510	20,000	29,510	20,000
17995 BGE Spyglass Asset Management	0	135,000	(135,000)	14,200	135,000	(120,800)	135,000
Total Capital Outlay	49,260	250,760	(201,500)	180,407	340,760	(160,353)	340,760
Total Other Expenditures	49,260	250,760	(201,500)	180,407	340,760	(160,353)	340,760
Total Other Revenues (Expenditures)	(49,260)	509,886	(559,146)	(151,101)	449,192	(600,293)	449,192
Excess Revenues (Expenditures)	(551,702)	321,063	(872,765)	(354,586)	0	(354,586)	0

Balance Sheet as of 09/30/2023

Block House MUD - GOF



Assets

Bank

11101 Cash in Bank	\$320,951
11102 Lockbox	4,739
11104 Managers	16,393

Total Bank

\$342,083

Investments

11201 Time Deposits	\$5,255,445
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Total Investments

\$5,255,445

Receivables

11301 Accounts Receivable	\$228,359
11303 Maintenance Tax Receivable	36,621
11305 Accrued Interest	10,428
11308 Due From Others	15,375
11309 Due From Operator	812

Total Receivables

\$291,594

Interfund Receivables

11401 Due From Capital Projects	\$41,119
11402 Due From Debt Service	1,123

Total Interfund Receivables

\$42,242

Prepays

11706 Prepaid CAD Fees	\$5,821
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Total Prepays

\$5,821

Total Assets

\$5,937,185

Liabilities & Equity

Liabilities

Accounts Payable

12101 Accounts Payable	\$485,258
12102 Payroll Liabilities	1,172
12105 Payroll Liability - SUI	72

Total Accounts Payable

\$486,503

Other Current Liabilities

12202 Due To TCEQ	\$9,028
12205 Due To Others	8,800

Total Other Current Liabilities

\$17,828

Deferrals

12502 Deferred Inflows Property Tax	\$36,621
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Total Deferrals

\$36,621

Balance Sheet as of 09/30/2023

Block House MUD - GOF



Liabilities & Equity

Liabilities

Deposits

12601 Customer Meter Deposits

\$349,083

Total Deposits

\$349,083

Total Liabilities

\$890,035

Equity

Unassigned Fund Balance

13101 Unassigned Fund Balance

\$5,401,735

Total Unassigned Fund Balance

\$5,401,735

Net Income

(\$354,586)

Total Equity

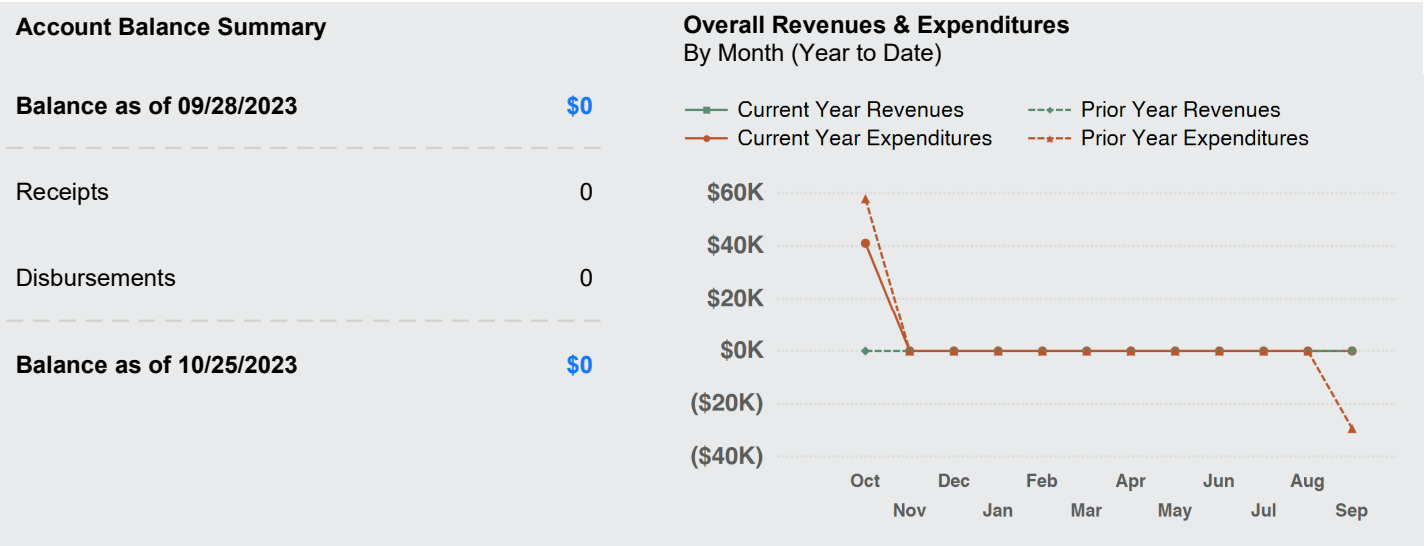
\$5,047,149

Total Liabilities & Equity

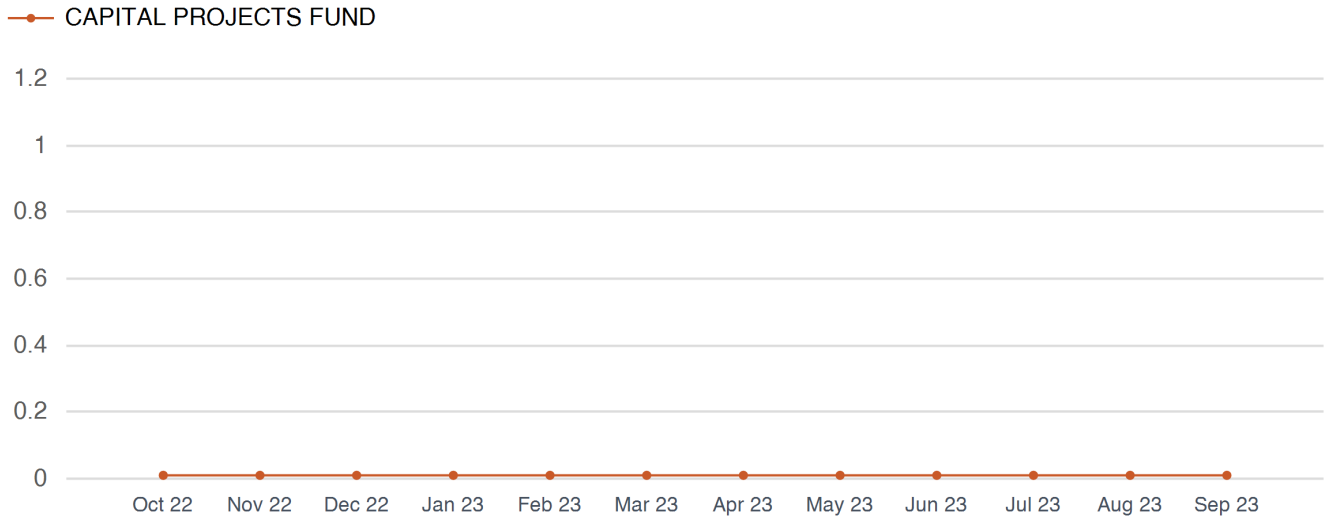
\$5,937,185

Monthly Financial Summary - Capital Projects Fund

Block House MUD - CPF



Account Balance By Month | October 2022 - September 2023



Cash Flow Report - Checking Account

Block House MUD - CPF



Number	Name	Memo	Amount	Balance
Balance as of 09/28/2023				\$0.01
Receipts				
	No Receipts Activity		0.00	
Total Receipts				\$0.00
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements				\$0.00
Balance as of 10/25/2023				\$0.01

District Debt Summary as of 10/25/2023

Block House MUD - DSF



		WATER, SEWER, DRAINAGE	PARK/ROAD/OTHER	REFUNDING
Total \$ Authorized		Authorized	Authorized	Authorized
\$37.48M		\$34.33M	\$3.15M	\$25.50M
Total \$ Issued		Issued	Issued	Issued
\$25.81M		\$25.81M	N/A	\$1.49M
Yrs to Mat	Rating	\$ Available To Issue	\$ Available To Issue	\$ Available To Issue
3	AA	\$8.52M	\$3.15M	\$24.01M

*Actual 'Outstanding' Refunding Bonds issued below may differ from the 'Issued' total above pursuant to Chapter 1207, Texas Government Code.

Outstanding Debt Breakdown

Series Issued	Original Bonds Issued	Maturity Date	Principal Outstanding
2020 - Refunding	\$3,310,000	2027	\$3,310,000
2016 - Refunding	\$5,800,000	2026	\$2,005,000
Total	\$9,110,000		\$5,315,000

District Debt Schedule

Block House MUD - DSF



Paying Agent	Series	Principal	Interest	Total
UMB	2020 - Refunding	\$0.00	\$66,200.00	\$66,200.00
UMB	2016 - Refunding	\$0.00	\$30,075.00	\$30,075.00
Total Due 10/01/2023		\$0.00	\$96,275.00	\$96,275.00

Paying Agent	Series	Principal	Interest	Total
UMB	2020 - Refunding	\$355,000.00	\$66,200.00	\$421,200.00
UMB	2016 - Refunding	\$865,000.00	\$30,075.00	\$895,075.00
Total Due 04/01/2024		\$1,220,000.00	\$96,275.00	\$1,316,275.00

Investment Profile as of 10/25/2023

Block House MUD

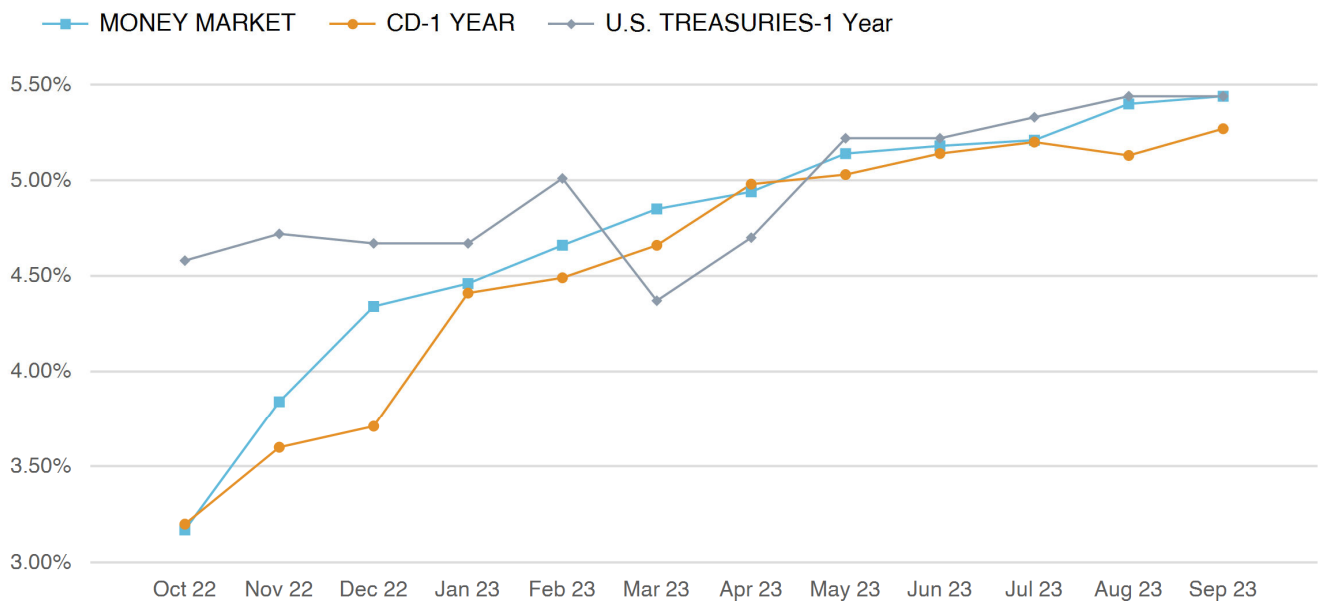


General Operating Fund	Capital Projects Fund	Debt Service Fund	Other Funds
Funds Available to Invest \$5,026,064	Funds Available to Invest \$0	Funds Available to Invest \$478,405	Funds Available to Invest N/A
Funds Invested \$4,986,568	Funds Invested \$0	Funds Invested \$478,405	Funds Invested N/A
Percent Invested 99 %	Percent Invested 0 %	Percent Invested 100 %	Percent Invested N/A

Term	Money Market	Term	Certificate of Deposit	Term	U.S. Treasuries
On Demand	5.45 %	180 Days	5.42 %	180 Days	5.56 %
		270 Days	5.27 %	270 Days	5.56 %
		1 Yr	5.40 %	1 Yr	5.37 %
		13 Mo	5.21 %	13 Mo	N/A
		18 Mo	4.62 %	18 Mo	5.37 %
		2 Yr	2.83 %	2 Yr	5.06 %

*Rates are based on the most current quoted rates and are subject to change daily.

Investment Rates Over Time (By Month) | October 2022 - September 2023



Account Balance as of 10/25/2023

Block House MUD - Investment Detail



FUND: General Operating

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Certificates of Deposit					
INDEPENDENT BANK (XXXX1533)	10/19/2022	10/19/2023	3.50 %	240,000.00	
VERITEX COMMUNITY BANK (XXXX4324)	12/28/2022	12/28/2023	4.24 %	235,000.00	
FRONTIER BANK (XXXX1888)	07/26/2023	07/24/2024	5.00 %	235,000.00	
Money Market Funds					
TEXPOOL (XXXX0001)	12/01/2008		5.36 %	3,899,013.25	
TEXPOOL (XXXX0005)	07/07/2017		5.36 %	377,554.82	Special Projects
Checking Account(s)					
FIRST CITIZENS BANK-CKING (XXXX1568)			0.05 %	30,000.01	Managers
FIRST CITIZENS BANK-CKING (XXXX1592)			0.10 %	4,757.79	Checking Account
PNC (XXXX5128)			0.00 %	4,738.57	Lockbox
Totals for General Operating Fund				\$5,026,064.44	

FUND: Capital Projects

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Checking Account(s)					
FIRST CITIZENS BANK-CKING (XXXX0952)			0.05 %	0.01	Checking Account
Totals for Capital Projects Fund				\$.01	

FUND: Debt Service

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Money Market Funds					
TEXPOOL (XXXX0003)	12/01/2008		5.36 %	478,405.13	
Totals for Debt Service Fund				\$478,405.13	

Grand Total for Block House MUD :

\$5,504,469.58

BLOCK HOUSE MUD
ANALYSIS OF TAX COLLECTIONS FOR RECONCILIATION

PERCENTAGE	TAX YEAR 2022				TAX YEAR 2021				GRAND TOTAL			
	DS 31.61%	MT 51.30%	FIRE 17.09%	TOTAL 2022	DS 35.36%	MT 46.33%	FIRE 18.31%	TOTAL 2021	DEBT SERV	O&M W/O FIRE	FIRE	TOTAL
PY BALANCE					4,142.77	5,428.28	2,145.87	11,716.92	20,324.87	21,883.08	9,020.63	51,228.58
TAX LEVY	1,423,414.04	2,309,549.02	769,394.54	4,502,357.60	0.00	0.00	0.00	0.00	1,423,414.04	2,309,549.02	769,394.54	4,502,357.60
COLLECTIONS:												
Oct-22												
TAXES	8,942.97	14,510.34	4,833.92	28,287.23	788.17	1,032.74	408.26	2,229.17	9,731.14	15,543.08	5,242.18	30,516.40
PENALTY	0.00	0.00	0.00	0.00	153.98	201.77	79.76	435.51	153.98	201.77	79.76	435.51
									9,885.12	15,744.85	5,321.94	30,951.91
Nov-22												
TAXES	48,479.88	78,660.64	26,204.72	153,345.24	195.88	256.66	101.46	554.00	48,675.76	78,917.30	26,306.18	153,899.24
PENALTY	0.00	0.00	0.00	0.00	40.59	53.19	21.03	114.81	40.59	53.19	21.03	114.81
									48,716.35	78,970.49	26,327.21	154,014.05
Dec-22												
TAXES	1,022,819.38	1,659,567.37	552,862.09	3,235,248.84	(4.37)	(5.73)	(2.26)	(12.36)	1,022,785.16	1,659,528.80	552,844.97	3,235,158.93
PENALTY	0.00	0.00	0.00	0.00	19.66	25.76	10.18	55.60	19.66	25.76	10.18	55.60
									1,022,804.82	1,659,554.56	552,855.15	3,235,214.53
Jan-23												
TAXES	217,340.34	352,643.82	117,478.45	687,462.61	(128.04)	(167.77)	(66.33)	(362.14)	217,139.17	352,395.60	117,375.70	686,910.47
PENALTY	0.00	0.00	0.00	0.00	8.94	11.71	4.63	25.28	8.94	11.71	4.63	25.28
									217,148.11	352,407.31	117,380.33	686,935.75
Feb-23												
TAXES	81,102.00	131,591.40	43,837.87	256,531.27	167.52	219.50	86.78	473.80	81,269.52	131,810.90	43,924.65	257,005.07
PENALTY	451.19	732.07	243.87	1,427.13	40.41	52.95	20.94	114.30	491.60	785.02	264.81	1,541.43
									81,761.12	132,595.92	44,189.46	258,546.50
Mar-23												
TAXES	12,649.58	20,524.47	6,837.44	40,011.49	(28.01)	(36.70)	(14.51)	(79.22)	12,606.94	20,471.68	6,815.65	39,894.27
PENALTY	715.56	1,161.02	386.78	2,263.36	0.00	0.00	0.00	0.00	715.56	1,161.02	386.78	2,263.36
									13,322.50	21,632.70	7,202.43	42,157.63
April-23												
TAXES	2,232.73	3,622.70	1,206.85	7,062.28	496.91	651.11	257.39	1,405.41	5,136.28	7,095.02	2,571.96	14,803.26
PENALTY	93.83	152.24	50.71	296.78	35.92	47.07	18.61	101.60	580.05	723.19	272.61	1,575.85
									5,716.33	7,818.21	2,844.57	16,379.11
May-23												
TAXES	4,170.41	6,766.67	2,254.23	13,191.31	(135.67)	(177.77)	(70.27)	(383.71)	4,020.11	6,572.81	2,176.68	12,769.60
PENALTY	282.28	458.01	152.57	892.86	0.00	0.00	0.00	0.00	282.28	458.01	152.57	892.86
									4,302.39	7,030.82	2,329.25	13,662.46
June-23												
TAXES	4,038.11	6,552.00	2,182.70	12,772.81	(138.27)	(181.17)	(71.62)	(391.06)	3,899.84	6,370.83	2,111.08	12,381.75
PENALTY	500.26	811.69	270.41	1,582.36	0.00	0.00	0.00	0.00	500.26	811.69	270.41	1,582.36
									4,400.10	7,182.52	2,381.49	13,964.11
Jul-23												
TAXES	3,814.29	6,188.85	2,061.74	12,064.88	(84.61)	(110.86)	(43.83)	(239.30)	3,681.64	6,019.69	1,995.18	11,696.51
PENALTY	355.19	576.31	191.99	1,123.49	(2.49)	(3.26)	(1.28)	(7.03)	346.58	565.69	187.84	1,100.11
									4,028.22	6,585.38	2,183.02	12,796.62
Aug-23												
TAXES	622.66	1,010.29	336.57	1,969.52	0.00	0.00	0.00	0.00	622.66	1,010.29	336.57	1,969.52
PENALTY	71.19	115.50	38.48	225.17	0.00	0.00	0.00	0.00	71.19	115.50	38.48	225.17
									693.85	1,125.79	375.05	2,194.69
Sep-23												
TAXES	(509.78)	(827.14)	(275.56)	(1,612.48)	(388.25)	(508.72)	(201.11)	(1,098.08)	(1,105.28)	(1,563.87)	(579.91)	(3,249.06)
PENALTY	38.95	63.20	21.06	123.21	0.00	0.00	0.00	0.00	38.95	63.20	21.06	123.21
									(1,066.33)	(1,500.67)	(558.85)	(3,125.85)
TOTALS	1,408,211.02	2,284,881.45	761,176.89	4,454,269.36	1,038.27	1,360.48	537.83	2,936.58				
TAXES	1,405,702.57	2,280,811.41	759,821.02	4,446,335.00	741.26	971.29	383.96	2,096.51	1,408,462.94	2,284,172.13	761,120.89	4,453,755.96
PENALTY	2,508.45	4,070.04	1,355.87	7,934.36	297.01	389.19	153.87	840.07	3,249.64	4,975.75	1,710.16	9,935.55
TOTALS	1,408,211.02	2,284,881.45	761,176.89	4,454,269.36	1,038.27	1,360.48	537.83	2,936.58	1,411,712.58	2,289,147.88	762,831.05	4,463,691.51
ADJUSTMENTS	(11,648.67)	(18,900.45)	(6,296.42)	(36,845.54)	(1,149.20)	(1,505.80)	(595.27)	(3,250.27)	(13,201.84)	(20,845.14)	(7,088.07)	(41,135.05)
TAX RECEIVABLE @ 09/30/23	6,062.80	9,837.15	3,277.11	19,177.06	2,252.30	2,951.19	1,166.65	6,370.14	22,074.11	26,414.83	10,206.23	58,695.17
				99.57%					22,074.11	26,414.83	10,206.23	58,695.17
CURRENT	6,062.80	13,114.26			2,252.30	4,117.84						
TAX RATES	0.208500	0.338300	0.112700	0.65950	0.247500	0.324300	0.128200	0.70000				
				2022				2021				



Premier Recreation Management Services, LLC

1822 Lloydminister Way, Cedar Park, TX 78613

E-mail Marc@premierrecreation.net Office phone 512-591-0194

October 18, 2023

Ursela Logn

President

Blockhoue Creek M.U.D.

R.E. Pool Management Report

Dear Mrs. Logan,

Pool Report

- Tumlinson pool finished the summer season on October 1, 2023. No major incidents or injuries during September.
- Currently Apache is open Monday, Wednesday Fridays 5-9pm. And Saturday and Sundays 12:00pm – 5:00pm.
- The heaters were first turned on October 12, 2023. The top heater seems to work normal but did turn off on Saturday night and was reset on Monday October 14.
- The 2nd heater is not currently working and Pro-Aquatics is providing a quote for repairs to the district.
- Tarps are now on the pool nightly when temperatures are below 80. The tarp for the wading area was not on spool and other tarps are deteriorating along the edges with many handles and grommets missing. The tarps may need replacing after this winter.
- Apache pool was closed October 4 – 10 due to renovations at the pool. Post construction there was a lot of sand and dirt in the pool and all over the deck. Premier Recreation was able to vacuum the pool on October 11 and open by 5:00pm. Premier Recreation also power washed most of the deck on October 12th to ensure the facility was ready for the Leander Highschool Swim Meet on October 13.
- Premier Recreation provided lifeguards for the Swim meet on October 13 and will continue to do for the remaining meets.
- On September 14 the pumps were also off at Tumlinson and were able to be reset without any issue.

Marc

Tumlinson Shift Reports

Submitted	Employee Name	Content
09/22/23 @ 02:06PM	Marc Marroquin	Skimmed and Vacuumed pool. Bleed air from pre filters. Tested slides, both working, blue slide pump leaking in pump room when running. Splash pad and waterfall not working. Pouring rain when we first arrives, and for most of the first 3 hours. Nobody showed up until 6:50, and only a few people then. Since so few people showed up(never more than 7), Nathan left a 20ish minutes early. Kody left for about an hour while no one was at pool(Chris said it was okay), showed back up before anyone arrived.
09/16/23 @ 07:44PM	Jack Schneider	

Apache Shift Reports

Submitted	Employee Name	Content
10/16/23 @ 09:04PM	Cris Gallegos	Great shift as usual, cleaned leaves out of pool, cleaned up deck, put pool covers on , locked up
10/13/23 @ 09:08PM	Cris Gallegos	Great shift as usual, cleaned leaves out of pool, cleaned up deck , locked up
10/13/23 @ 02:01PM	Cris Gallegos	Swim meet went great. No issues to report. Cleaned up clocked out and locked up
10/02/23 @ 09:08PM	Cris Gallegos	Good shift, no incidents. allot of happy people the pool is open still. Men's bathroom lock is not working anymore
09/27/23 @ 09:20PM	Daryl Vara	Quiet shift, unusually dead after 7:00pm. Didn't see any patrons between then and close. Locked doors, windows, and clocked out.

Tumlinson Chemical Records

Date	Time	Submitted By	Free Chlorine (ppm)	pH	Air Temp (F)	Water Clarity	Patron Count
10/1/2023	11:56am	Pepperell, Lorelei		7	86	Clear	0
9/30/2023	02:25pm	Vara, Daryl	1	7.2		Clear	12
9/24/2023	06:45pm	Vara, Daryl	5	7	97	Clear	6
9/24/2023	04:38pm	Vara, Daryl	5	7	100	Clear	8
9/24/2023	04:38pm	Vara, Daryl	5	7	100	Clear	8
9/24/2023	01:08pm	Gonzales, Reece	3	7.4	87	Clear	10
9/24/2023	11:53am	Gonzales, Reece	2	7.4			0
9/23/2023	04:32pm	Vara, Daryl	2	7.2	97	Clear	12
9/23/2023	02:23pm	Vara, Daryl	3	7.2	95	Clear	27
9/23/2023	12:05pm	Vara, Daryl	3	7.2	91	Clear	24
9/23/2023	12:00pm	Lemley, Nathan	3	7.2	91	Clear	0
9/17/2023	02:37pm	Schneider, Jack	2	7.2			14
9/17/2023	11:56am	Le, Tranette	1	7.2		Clear	0
9/16/2023	07:36pm	Schneider, Jack	2	7.2			7
9/16/2023	04:04pm	Schneider, Jack	1.5	7.2			0
9/16/2023	02:13pm	Schneider, Jack	2	7			0

Apache Chemical Records

Date	Time	Submitted By	Free Chlorine (ppm)	pH	Air Temp (F)	Water Clarity	Patron Count
10/18/2023	07:02am	Weeks, Katy	7	7.6			32
10/16/2023	07:17pm	Gallegos, Cris	3	7.4			3
10/16/2023	05:41pm	Gallegos, Cris	3	7.4			6
10/13/2023	07:33pm	Vara, Daryl	3	7.6		Clear	1
10/13/2023	06:21pm	Gallegos, Cris	3	7.4			4
10/12/2023	03:39pm	Marroquin, Marc	3	7		Clear	0
10/11/2023	07:50pm	Gonzales, Reece	7.2	7.5			0
10/3/2023	07:08am	Weeks, Katy	3	7.4			30
10/2/2023	08:35pm	Gallegos, Cris	3	7.2			1
10/2/2023	06:24pm	Winfield, Lilly	7.5	7.2			6
10/2/2023	04:58pm	Gallegos, Cris	7.5	7.2			0
10/2/2023	07:34am	Weeks, Katy	7	7.8			30
9/29/2023	07:17pm	Pepperell, Lorelei	3	7.6	90	Clear	1
9/29/2023	05:01pm	Pepperell, Lorelei	2	7.2	93	Clear	3
9/28/2023	07:01am	Weeks, Katy	6	7.6		Clear	30
9/28/2023	07:01am	Weeks, Katy	6	7.6		Clear	30
9/20/2023	06:52pm	Gallegos, Cris	5	7.2			25
9/20/2023	04:55pm	Gallegos, Cris	7.5	7.2			0
9/20/2023	07:05am	Weeks, Katy	6	7.6		Clear	32
9/18/2023	06:06pm	Vara, Daryl	5	7.2	90	Clear	6
9/15/2023	04:50pm	Pepperell, Lorelei	3	7.2	82	Clear	0



Monthly Report		Block House MUD
Report Period: 10/1/23 - 10/29/23		
Common Area Maintenance		
The park areas, entrances, medians, and/or easements received regular maintenance (including weed control, litter control, mowing, string trimming, tree trimming and shrub pruning) on the following dates:		
Week of October 2nd	Services performed during maintenance visit	
Crews completed the standard maintenance tasks such as mowing and string-trimming of the District as per the contract.		
Mowing of Monthly Areas		
Blow leaves and debris from Luther Chance outfield deck		
Luther Chance Infield care and weed control		
Terminated water Barrel filling as Burn Ban Was Lifted		
Week of October 8th	Services to be performed during maintenance visit	
Crews completed the standard maintenance tasks such as mowing and string-trimming of the District as per the contract.		
Luther Chance Infield care and weed control		
Blow leaves and debris from Luther Chance outfield deck		
Mowing of Biweekly areas		
Started the in contract mulch application		
Infield Groomer was delivered to Priority Landscapes and will be used next week		
Week of October 15th	Services to be performed during maintenance visit	
Crews completed the standard maintenance tasks such as mowing and string-trimming of the District as per the contract.		
Luther Chance Infield care and weed control		
Disc Course maintenance		
Fertilizer and weed control application completed.		
Mulch application contiued - Completeion is expected by end of week.		
Week of October 22nd	Services to be performed during maintenance visit	
Crews scheduled to complete the standard maintenance tasks such as mowing and string-trimming of the District as per the contract.		
Blow leaves and debris from Luther Chance outfield deck		
Luther Chance Infield maintenance and care		
Mowing of Biweekly areas		



Christmas Light Decoration install/takedown

Date 10/18/2023

Customer Block House MUD | 2600 S Block House Dr | Leander, TX 78641

Property Block House MUD | 2600 S Block House Dr. | Leander, TX 78641

PO #

Install and Removal of Exterior Christmas Lights and Decorations ·

- Main Entrance at Bell Blvd - Installation of Lights on Monuments, Two Trees in Center Island, the Crapemyrtles on North and South Ends of Monuments and on the ground in front of the beds, Installation of 2 Wreaths
- Walker House - Installation of lights on the roof o Installation of 2 Wreaths
- Scottsdale Entry - Installation of lighting over the Fence/Sign, Installation of two wreaths and garland along Scottsdale Fence (one on each side of the road)
- Installation of garland on 3 bridges (large bridge north of Black Kettle/Block House Drive, Apache Bridge, and bridge south of Walker House.
- ***All decorations will be organized and placed back in monuments for annual storage***

Total installation and removal of the decorations listed above - \$9,375.00

An allowance of \$8000 for additional decorations and labor. We do not expect it to be more than this allowance and the work will be based on T&M if approved

Example of Materials included in Allowance

- Purchase of new bows for wreaths and garland
- Additional garland
- Additional lighted wreaths
- Replacement of light strands
- Replacement of bulbs

Holiday Decoration Install Services

Items	Quantity
Decoration Install and Take down	1.00

Mateirals

Items
Misc Christmas Decorations

Quantity
1.00

PROJECT SUBTOTAL: \$15,375.00
SALES TAX: \$0.00
PROJECT TOTAL: **\$15,375.00**

Terms & Conditions

By Tripp Hamby
Tripp Hamby
Date 10/18/2023
Priority Landscapes

By _____
Date _____
Block House MUD

CONTRACT ADDENDUM

This Contract Addendum ("Addendum") is incorporated into the attached Proposal #_3122_ (the "Contract") between Priority Landscapes, LLC ("Priority") and Block House Municipal Utility District (the "District"). If there is any conflict between the terms of the attached Contract and this Addendum, the terms of this Addendum will control.

1. **Interested Parties.** Priority acknowledges that Texas Government Code Section 2252.908 (as amended, "Section 2252.908") requires disclosure of certain matters by contractors entering into a contract with a local government entity such as the District. Priority confirms that it has reviewed Section 2252.908 and, if required to do so, will (1) complete a Form 1295, using the unique identification number specified on page 1 of the Contract, and electronically file it with the Texas Ethics Commission ("TEC"); and (2) submit the signed Form 1295, including the certification of filing number of the Form 1295 with the TEC, to the District at the same time Priority executes and submits the Contract to the District. Form 1295s are available on the TEC's website at <https://www.ethics.state.tx.us/filinginfo/1295/>. The Contract is not effective until the requirements listed above are satisfied and any approval or award of the Contract by the District is expressly made contingent upon Priority's compliance with these requirements. **The signed Form 1295 may be submitted to the District in an electronic format.**

2. **Conflicts of Interest.** Priority acknowledges that Texas Local Government Code Chapter 176 (as amended, "Chapter 176") requires the disclosure of certain matters by contractors doing business with or proposing to do business with local government entities such as the District. Priority confirms that it has reviewed Chapter 176 and, if required to do so, will complete and return Form CIQ promulgated by the TEC, which is available on the TEC's website at <https://www.ethics.state.tx.us/forms/conflict/> within seven days of the date of submitting the Contract to the District or within seven days of becoming aware of a matter that requires disclosure under Chapter 176, whichever is applicable.

3. **Verification Under Chapter 2271, Texas Government Code.** If required under Chapter 2271 of the Texas Government Code (as amended, "Chapter 2271"), Priority represents and warrants that, at the time of execution and delivery of the Contract, neither Priority, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Priority that exist to make a profit, boycott Israel or will boycott Israel during the term of the Contract. The foregoing verification is made solely to comply with Chapter 2271, to the extent such Chapter does not contravene applicable Federal law. As used in the foregoing verification, "boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. Priority understands "affiliate" to mean an entity that controls, is controlled by, or is under common control with Priority.

4. **Verification Under Subchapter F, Chapter 2252, Texas Government Code.** For purposes of Subchapter F of Chapter 2252 of the Texas Government Code (as amended, "Subchapter F"), Priority represents and warrants that, neither Priority, nor any wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of Priority that exist to make a profit, are companies identified on a list prepared and maintained by the Texas Comptroller of Public Accounts (the "Comptroller") described within Subchapter F and posted on the Comptroller's internet website at:

<https://comptroller.texas.gov/purchasing/docs/sudan-list.pdf>,
<https://comptroller.texas.gov/purchasing/docs/iran-list.pdf>, and
<https://comptroller.texas.gov/purchasing/docs/fto-list.pdf>.

The foregoing representation is made solely to comply with Subchapter F, to the extent such subchapter does not contravene applicable Federal law, and excludes companies that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan, Iran, or a foreign terrorist organization. Priority understands "affiliate" to mean any entity that controls, is controlled by, or is under common control with Priority.

5. **Verification Under Chapter 2274, Texas Government Code, Relating to Contracts With Companies Boycotting Certain Energy Companies.** If required under Chapter

Priority Landscapes Proposal #3122

2274 of the Texas Government Code (as amended, "*Chapter 2274*"), Priority represents and warrants that, at the time of execution and delivery of the Contract, neither Priority, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Priority that exists to make a profit, boycott energy companies or will boycott energy companies during the term of the Contract. The foregoing verification is made solely to comply with Chapter 2274. As used in the foregoing verification, "boycott energy companies" means, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company: (1) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law or (2) does business with a company described in the preceding section (1).

6. **Verification Under Chapter 2274, Texas Government Code, Relating to Contracts with Companies that Discriminate Against the Firearm and Ammunition Industries.** If required under Chapter 2274 of the Texas Government Code (as amended, "*Chapter 2274*"), Priority represents and warrants that, at the time of execution and delivery of the Contract, neither Priority, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Priority that exists to make a profit, have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association or will discriminate during the term of the Contract against a firearm entity or firearm trade association. The foregoing verification is made solely to comply with Chapter 2274. As used in the foregoing verification, the terms "discriminate against a firearm entity", "firearm entity", and "firearm trade association" have the meanings ascribed to them in Section 2274.001, Texas Government Code.



PRIORITY LANDSCAPES
MAKING YOU OUR PRIORITY

Walker House - Back Porch Landscape Repair

Date 10/18/2023

Customer Block House MUD | 2600 S Block House Dr | Leander, TX 78641

Property Block House MUD | 2600 S Block House Dr. | Leander, TX 78641

PO #

Landscape Renovation Behind Walker House

- Installation of the material below
- The mulch type will match the premium mulch used during the recent sod installation
- Below are images of the current status and what is proposed. The other side of the stairs and in front of the storage room (not pictured) are included as well.



Landscape Services


Items	Quantity
Sunshine Ligustrum - 3 Gallon	12.00
Purple Sage - 1 Gallon	10.00
Forest Pansy Red Bud - 30 Gallon	1.00
Gulf Muhly -3 Gallon	9.00
Premium Mulch 2 CF Bag (Brown)	25.00

Irrigation Services

Items	Quantity
Minor irrigation adjustments and controller program	1.00

PROJECT SUBTOTAL:	\$3,162.89
SALES TAX:	\$0.00
PROJECT TOTAL:	\$3,162.89

Terms & Conditions

By 
Tripp Hamby

Date 10/18/2023
Priority Landscapes

By _____

Date _____
Block House MUD

CONTRACT ADDENDUM

This Contract Addendum ("Addendum") is incorporated into the attached Proposal #_3123_ (the "Contract") between Priority Landscapes, LLC ("Priority") and Block House Municipal Utility District (the "District"). If there is any conflict between the terms of the attached Contract and this Addendum, the terms of this Addendum will control.

1. **Interested Parties.** Priority acknowledges that Texas Government Code Section 2252.908 (as amended, "Section 2252.908") requires disclosure of certain matters by contractors entering into a contract with a local government entity such as the District. Priority confirms that it has reviewed Section 2252.908 and, if required to do so, will (1) complete a Form 1295, using the unique identification number specified on page 1 of the Contract, and electronically file it with the Texas Ethics Commission ("TEC"); and (2) submit the signed Form 1295, including the certification of filing number of the Form 1295 with the TEC, to the District at the same time Priority executes and submits the Contract to the District. Form 1295s are available on the TEC's website at <https://www.ethics.state.tx.us/filinginfo/1295/>. The Contract is not effective until the requirements listed above are satisfied and any approval or award of the Contract by the District is expressly made contingent upon Priority's compliance with these requirements. **The signed Form 1295 may be submitted to the District in an electronic format.**

2. **Conflicts of Interest.** Priority acknowledges that Texas Local Government Code Chapter 176 (as amended, "Chapter 176") requires the disclosure of certain matters by contractors doing business with or proposing to do business with local government entities such as the District. Priority confirms that it has reviewed Chapter 176 and, if required to do so, will complete and return Form CIQ promulgated by the TEC, which is available on the TEC's website at <https://www.ethics.state.tx.us/forms/conflict/> within seven days of the date of submitting the Contract to the District or within seven days of becoming aware of a matter that requires disclosure under Chapter 176, whichever is applicable.

3. **Verification Under Chapter 2271, Texas Government Code.** If required under Chapter 2271 of the Texas Government Code (as amended, "Chapter 2271"), Priority represents and warrants that, at the time of execution and delivery of the Contract, neither Priority, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Priority that exist to make a profit, boycott Israel or will boycott Israel during the term of the Contract. The foregoing verification is made solely to comply with Chapter 2271, to the extent such Chapter does not contravene applicable Federal law. As used in the foregoing verification, "boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. Priority understands "affiliate" to mean an entity that controls, is controlled by, or is under common control with Priority.

4. **Verification Under Subchapter F, Chapter 2252, Texas Government Code.** For purposes of Subchapter F of Chapter 2252 of the Texas Government Code (as amended, "Subchapter F"), Priority represents and warrants that, neither Priority, nor any wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of Priority that exist to make a profit, are companies identified on a list prepared and maintained by the Texas Comptroller of Public Accounts (the "Comptroller") described within Subchapter F and posted on the Comptroller's internet website at:

<https://comptroller.texas.gov/purchasing/docs/sudan-list.pdf>,
<https://comptroller.texas.gov/purchasing/docs/iran-list.pdf>, and
<https://comptroller.texas.gov/purchasing/docs/fto-list.pdf>.

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5. **Verification Under Chapter 2274, Texas Government Code, Relating to Contracts With Companies Boycotting Certain Energy Companies.** If required under Chapter

Priority Landscapes Proposal #3123

2274 of the Texas Government Code (as amended, "*Chapter 2274*"), Priority represents and warrants that, at the time of execution and delivery of the Contract, neither Priority, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Priority that exists to make a profit, boycott energy companies or will boycott energy companies during the term of the Contract. The foregoing verification is made solely to comply with Chapter 2274. As used in the foregoing verification, "boycott energy companies" means, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company: (1) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law or (2) does business with a company described in the preceding section (1).

6. **Verification Under Chapter 2274, Texas Government Code, Relating to Contracts with Companies that Discriminate Against the Firearm and Ammunition Industries.** If required under Chapter 2274 of the Texas Government Code (as amended, "*Chapter 2274*"), Priority represents and warrants that, at the time of execution and delivery of the Contract, neither Priority, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Priority that exists to make a profit, have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association or will discriminate during the term of the Contract against a firearm entity or firearm trade association. The foregoing verification is made solely to comply with Chapter 2274. As used in the foregoing verification, the terms "discriminate against a firearm entity", "firearm entity", and "firearm trade association" have the meanings ascribed to them in Section 2274.001, Texas Government Code.



PRIORITY LANDSCAPES
 MAKING YOU OUR PRIORITY

Tree Installations

Date 10/18/2023
Customer Block House MUD | 2600 S Block House Dr | Leander, TX 78641
Property Block House MUD | 2600 S Block House Dr. | Leander, TX 78641
PO #

Installation of trees in the Parks to replace trees lost in the two harsh winter storms experienced in 2021 and 2023.

The number of trees is to be determined by the Board depending on the spending budget. (At the quoted price/per tree, a minimum of 10 trees is required.)

- Installation of 45 Gallon Container Tree (Suggested trees are Cedar Elm, Monterey Oak, Sawtooth Oak and Sycamore)
- Irrigation modifications to install bubblers on planted trees

Fall is the best time to plant trees. The weather is cooler and we have less need for irrigation. Trees grow their roots in the winter "dormant" months, helping them sustain heat and drought next summer.

Tree Purchase

Items	Quantity
Per Tree Price (Type to be determined)	1.00
Mini Excavator - Day	1.00
Modify irrigation to add tree bubbler	1.00
<hr/>	
PROJECT SUBTOTAL:	\$1,590.70
SALES TAX:	\$0.00
PROJECT TOTAL:	\$1,590.70

Terms & Conditions

By Tripp Hamby

Tripp Hamby

Date 10/18/2023

Priority Landscapes

By _____

Date _____

Block House MUD

CONTRACT ADDENDUM

This Contract Addendum (“Addendum”) is incorporated into the attached Proposal #_3124_ (the “Contract”) between Priority Landscapes, LLC (“Priority”) and Block House Municipal Utility District (the “District”). If there is any conflict between the terms of the attached Contract and this Addendum, the terms of this Addendum will control.

1. **Interested Parties.** Priority acknowledges that Texas Government Code Section 2252.908 (as amended, “Section 2252.908”) requires disclosure of certain matters by contractors entering into a contract with a local government entity such as the District. Priority confirms that it has reviewed Section 2252.908 and, if required to do so, will (1) complete a Form 1295, using the unique identification number specified on page 1 of the Contract, and electronically file it with the Texas Ethics Commission (“TEC”); and (2) submit the signed Form 1295, including the certification of filing number of the Form 1295 with the TEC, to the District at the same time Priority executes and submits the Contract to the District. Form 1295s are available on the TEC’s website at <https://www.ethics.state.tx.us/filinginfo/1295/>. The Contract is not effective until the requirements listed above are satisfied and any approval or award of the Contract by the District is expressly made contingent upon Priority’s compliance with these requirements. **The signed Form 1295 may be submitted to the District in an electronic format.**

2. **Conflicts of Interest.** Priority acknowledges that Texas Local Government Code Chapter 176 (as amended, “Chapter 176”) requires the disclosure of certain matters by contractors doing business with or proposing to do business with local government entities such as the District. Priority confirms that it has reviewed Chapter 176 and, if required to do so, will complete and return Form CIQ promulgated by the TEC, which is available on the TEC’s website at <https://www.ethics.state.tx.us/forms/conflict/> within seven days of the date of submitting the Contract to the District or within seven days of becoming aware of a matter that requires disclosure under Chapter 176, whichever is applicable.

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<https://comptroller.texas.gov/purchasing/docs/sudan-list.pdf>,
<https://comptroller.texas.gov/purchasing/docs/iran-list.pdf>, and
<https://comptroller.texas.gov/purchasing/docs/fto-list.pdf>.

The foregoing representation is made solely to comply with Subchapter F, to the extent such subchapter does not contravene applicable Federal law, and excludes companies that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan, Iran, or a foreign terrorist organization. Priority understands “affiliate” to mean any entity that controls, is controlled by, or is under common control with Priority.

5. **Verification Under Chapter 2274, Texas Government Code, Relating to Contracts With Companies Boycotting Certain Energy Companies.** If required under Chapter

Priority Landscapes Proposal #3124

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2600 S Block House Drive
Leander, TX 78641

To: Block House MUD
From: Lisa Torres
Subject: Amenities Subcommittee Meeting
Date: 10.18.23

Attendees: Lisa Torres, Amy Earls, Director Logan and Director Young

Landscaping

- Lisa reached out to Denise Motal to ensure that the Priority Landscapes contract is on the agenda so it is up for discussion at the next meeting.
- The board needs to review Priority Landscapes; Lisa will put this on the agenda as their contract ends on October 31st.
- impeding flow behind North Walker from fallen tree debris
 - Priority Landscapes will have to give attention to this and get it cleaned up to clear the waterways.
 - the MUD will need to stay on top of ensuring there is room in the budget for this item.
- Director Young - let's work better with Tripp for costs to be reduced; having a staff member on staff all year would be more effective. We want the most cost-effective way to have our goals met.
- Director Young - are we working on the vine growth behind Tumlinson? Lisa will check on the status with Priority Landscaping schedule.
- Lisa – we will need to make sure there is money in the budget next fiscal year allocated for trail and firebreak maintenance/mowing in areas that are cleared this fiscal year.

Community Garden

- We received via email good information from Kimberly Brooks for the upcoming garden clean-up event planned for November, and it has been added to the November Newsletter.

Parks

- Playscape steps at Tumlinson are in need of repairs.
- Director Young - what are the next steps for Tumlinson Playscape?
 - Cody, with Kraftsman, did bring in a proposal for an entirely new playscape
 - maybe we can have him remove gravel flooring and get us through another year with some safety updates

- Director Young - let's have a plan and contactor to go with, then have all the planning and design done
- Lisa - we can plan things out, but the financial dollar is needed.
- Metal steps at Tumlinson Playscape have steel sticking out, are unsafe, and still need to be repaired. (email from a resident about unsafe steps)
- Director Young - let's see if we can place boards or a minor fix on the safety of those steel steps.
- Lisa will look at some thin-plated galvanized steel and see if a welder can tack something to the existing steps. We need to repair it safely.

Pools

- Dig Dug was at Apache Pool last week and repaired the decking to level it out and remove the pergola.
- They did hit a pool water line, and Pro Aquatics repaired it. Dig Dug will be back-charged.
- Men's and women's locks at Apache pool are being repaired this Thursday
- Women's bathroom drain needs more screws in it to keep it locked to the floor
- Empire installed the fab door at emergency gate.
- Marc commented on the tarps at the pool. However, Pro Aquatics is bringing a proposal for those tarps to be replaced.
 - Lisa will check with Taylor on the last time we purchased the tarps for Apache.
- Director Young - Let's get all of the furniture at both pools put up so a freeze won't ruin them
 - Travis will winterize, and then, as we keep up with the weather, we can prepare and move chairs inside somewhere, but it has to be left as such when an event is coming due to Apache being open year-round.
 - Director Young - yes, let's have a plan for when a storm is coming, and we can place the chairs and things in a bathroom to keep them protected. Have the marcs crew handle it at the end of the shift. This should be a yearly routine maintenance to be prepared for winter.
 - Director Loagan - It is a good idea to plan for several days of freezing temps. What's marcs prepare for turning the water on/off during those times, and how to save the chairs
- Tidal Waves will be placing a new logo at Apache soon
- The pole in the water table at Tumlinson Pool needs to be removed.
- The slide system at Tumlinson wasn't galvanized steel, so now it has been corrected, and they will need attention.
- The top step of the Tumlinson slide needs to be replaced due
 - These proposals will hopefully be in January, so we have February and March to mobilize and prepare for swim season before May.



O 512.452.0371 : F 512.454.9933
8834 North Capital of Texas Highway, Suite 140
Austin, Texas 78759 : www.grayengineeringinc.com

TBPELS 2946

MEMORANDUM

TO: Block House MUD Board of Directors

FROM: David W. Gray, P.E.

DATE: October 18, 2023

**RE: Engineering Report
GEI 349-8891-54**

The following is a summary of the active jobs which we currently have on-going for the District:

General Engineering Services (*GEI No. 349-8891-54 /11120*)

GEI has continued to follow up on directives and respond to miscellaneous inquiries from the District since last month's meeting.

It has recently come to our attention that the City of Cedar Park is contemplating some work to Block House Creek. We have followed up with the City of Cedar Park Engineering Division who noted that the City has partnered with Upper Brushy Creek WCID on designing and optimizing the right combination of improvements that create the best values for addressing historical flooding in the area generally located along Block House Creek between US 183 and Sumac Lane in Cedar Park. Attached is some public information data that briefly describes the project scope and purpose. As the design work is just starting, there is no detailed information available regarding this project from the City at the current time.

NFM Site Development Plan Review (*GEI Job. No. 349-11669.67*)

GEI has continued to exchange correspondence with representatives of the NFM development relating to engineering issues associated with the project tying into a portion of the District's existing storm water system along Creek Run Drive. On September 9th, we received a submittal of a large amount of planning and preliminary engineering information (approximately 278,000 KB of data) in support of the project. This information was supplemented several times by representatives of NFM over the succeeding several days. GEI met with representatives of NFM at our offices on September 26th to review and discuss questions and comments we had on the data submitted. In response to comments from that meeting, additional engineering calculations relating to storm water runoff and drainage were submitted by NFM for our review.



Block House MUD Board of Directors

October 18, 2023

Page 2

GEI, along with legal counsel, met with the Board's subcommittee on the project on October 3rd to review and discuss the information received and its anticipated effects on the District's existing storm water drainage system. Several additional aspects of development of the NFM site were also discussed including water quality. No actions were taken as part of that subcommittee meeting.

Based on the engineering information provided by NFM, GEI has now been able to satisfy the engineering questions associated with ensuring that storm water runoff from development of the NFM site will be reduced to at or below the level of flows associated with the undeveloped conditions of the site that was the basis for the design of the District's existing storm water drainage system that currently accepts runoff from the site in its undeveloped condition. Our office has communicated this engineering conclusion to both the NFM design team and the City of Cedar Park engineering staff. This engineering conclusion was conditioned on final review and approval by our office of the construction plans for the NFM storm drainage improvements in the future and any final agreements between the parties relating to this connection including easements, compensation, etc.

GEI is continuing to coordinate with the Board's subcommittee, legal counsel, and environmental consultant (MS4 program) on what effects the development of the NFM site may have on the water quality of Block House Creek through the District and what additional safeguards may be advisable to implement or pursue with regards to that issue in the future. It should be noted that development of the NFM site will have to comply with the Texas Commission on Environmental Quality's (TCEQ) Edward's Aquifer Rule and Regulations as the project site is located within the Edwards Aquifer Contributing Zone as defined by those Rules. The project will have to design and construct on-site water quality improvements to address the water quality of the storm water runoff from the site before those flows get to the District.

This work is obviously still on-going as we continue to coordinate with the NFM development team as the project proceeds through the City of Cedar Park's development process and goes under construction in the future. Our office will continue to coordinate all of our work on this issue with District's Board subcommittee and Board of Directors as additional information becomes available.

DWG:ad

Attachments

cc: Mr. Sean Abbott; Armbrust & Brown, PLLC
Mr. Andrew Hunt; Crossroads Utility Services
Ms. Lisa Torres; Crossroads Utility Services



OPERATIONS REPORT

Block House Municipal Utility District Board of Directors Meeting



October 25, 2023

**Block House Municipal Utility District
 Operations Report
 Water System Identification No. 2270226
 For the month of August 2023**

GENERAL INFORMATION

Occupied Single Family Connections	<u>2155</u>	x 3 =	<u>6465</u>	Estimated Population
Vacant Single Family Connections	<u>14</u>			
Commerical Connections	<u>1</u>			
School Connections	<u>2</u>			
Fire Hydrants	<u>0</u>			
Residential Builder	<u>0</u>			
District Connections	<u>9</u>			
Irrigation Connections	<u>26</u>			
 TOTAL CONNECTIONS	 <u>2193</u>			

BACTERIOLOGICAL ANALYSES

7 Water sample(s) taken on 9/22/23, 9/29/23 All bacterial samples were satisfactory.

WATER ACCOUNTABILITY CHART

FROM:	TO:	MASTER METER READ (1000 GALS.)	BILLED & ACCOUNTED TOTALS (1000 GALS)	METER READ ADJUSTMENTS (1000 GALS)	ADJUSTED BILLING TOTAL (1000 GALS)	FLUSHING OTHER (1000 GALS)	GALLONS UNACCT FOR (1000 GALS)	PERCENT GAIN/LOSS	WATER LOSS/GAIN AT \$2.15
05/01/21	06/01/21	17,299.7	15,060.0	176	15,236.00	15.4	-2,048.3	-11.84%	-\$4,403.85
06/02/21	07/01/21	16,959.3	16,117.0	0	16,117.00	16.1	-826.2	-4.87%	-\$1,776.33
07/02/21	07/29/21	18,432.8	16,221.0	0	16,221.00	16.0	-2,195.8	-11.91%	-\$4,720.97
07/30/21	08/30/21	23,366.1	21,967.0	0	21,967.00	16.0	-1,383.1	-5.92%	-\$2,973.67
08/31/21	09/29/21	20,777.3	20,157.0	0	20,157.00	16.0	-604.3	-2.91%	-\$1,299.25
09/30/21	11/01/21	17,556.1	16,417.0	0	16,417.00	16.0	-1,123.1	-6.40%	-\$2,414.67
11/02/21	12/01/21	13,510.2	12,408.0	0	12,408.00	27.3	-1,074.9	-7.96%	-\$2,311.04
12/02/21	12/29/21	10,952.1	10,354.0	0	10,354.00	12.3	-585.8	-5.35%	-\$1,259.47
12/30/22	01/31/22	12,400.1	11,845.0	0	11,845.00	13.8	-541.3	-4.37%	-\$1,163.80
02/01/22	03/01/22	10,958.8	10,521.0	0	10,521.00	13.8	-424.0	-3.87%	-\$911.60
03/02/22	03/31/22	12,441.3	11,475.0	0	11,475.00	12.4	-953.9	-7.67%	-\$2,050.89
04/01/22	05/01/22	17,784.6	16,721.0	0	16,721.00	12.2	-1,051.4	-5.91%	-\$2,260.51
05/02/22	06/01/22	18,736.9	16,967.0	0	16,967.00	512.2	-1,257.7	-6.71%	-\$2,704.06
06/02/22	06/30/22	24,139.9	21,776.0	0	21,776.00	37.8	-2,302.1	-9.54%	-\$4,949.52
07/01/22	08/02/22	34,687.5	32,038.0	0	32,038.00	2.4	-2,647.1	-7.63%	-\$5,691.27
08/03/22	09/02/22	27,246.6	24,852.0	0	24,852.00	5.4	-2,389.2	-8.77%	-\$5,136.78
09/03/22	09/30/22	14,789.0	14,008.0	0	14,008.00	11.5	-769.5	-5.20%	-\$1,654.43
10/01/22	10/31/22	20,332.0	18,759.0	0	18,759.00	8.8	-1,564.2	-7.69%	-\$3,363.03
11/01/22	11/30/22	14,905.0	12,922.0	0	12,618.00	17.0	-2,270.0	-15.23%	-\$4,880.50
12/01/22	01/02/23	14,061.0	12,749.0	0	12,749.00	17.0	-1,295.0	-9.21%	-\$2,784.25
01/03/23	02/02/23	11,656.0	10,586.0	0	10,586.00	17.5	-1,052.5	-9.03%	-\$2,262.88
02/03/23	02/28/23	10,049.0	9,138.0	0	9,138.00	17.0	-894.0	-8.90%	-\$1,922.10
03/01/23	03/30/23	15,995.6	13,729.0	0	13,729.00	56.4	-2,210.2	-13.82%	-\$4,751.93
03/31/23	05/02/23	19,317.0	16,508.0	0	16,508.00	19.0	-2,790.0	-14.44%	-\$5,998.50
05/03/23	05/31/23	15,130.0	12,398.0	0	12,398.00	14.3	-2,717.7	-17.96%	-\$5,843.06
06/01/23	07/04/23	25,708.0	22,808.0	0	22,808.00	60.6	-2,839.5	-11.05%	-\$6,104.82
07/05/23	07/31/23	27,029.0	25,021.0	0	25,021.00	30.2	-1,977.8	-7.32%	-\$4,252.26
08/01/23	08/30/23	26,459.0	24,140.0	0	24,140.00	95.9	-2,223.1	-8.40%	-\$4,779.67
2023 TOTAL		180,309.6	159,999.0	0.0	159,695.0	344.9	-20,269.7	-1.2	-43,580.0
2023 MONTHLY AVG.		18,031.0	15,999.9	0.0	15,969.5	34.5	-2,027.0	-0.1	-4,358.0
2022 TOTAL		217,979.0	201,724.0	0.0	201,724.0	669.9	-15,561.1	-0.8	-33,456.4
2022 MONTHLY AVG.		18,164.9	16,810.3	0.0	16,810.3	55.8	-1,296.8	-0.1	-2,788.0
2021 TOTAL		231,107.4	217,642.0	-167.0	217,475.0	214.5	-13,417.9	-0.8	-28,848.5
2021 MONTHLY AVG.		17,777.5	16,741.7	-12.8	16,728.8	16.5	-1,032.1	-0.1	-2,219.1
2020 TOTAL		222,658.9	207,861.0	236.0	208,097.0	348.7	-14,213.2	-0.7	-30,558.4
2020 MONTHLY AVG.		18,554.9	17,321.8	19.7	17,341.4	31.7	-1,184.4	-0.1	-2,546.5
2019 TOTAL		200,740.7	188,671.0	-6.0	188,665.0	754.0	-11,321.7	-0.6	-24,341.7
2019 MONTHLY AVG.		16,728.4	15,722.6	-0.5	15,722.1	62.8	-943.5	-0.1	-2,028.5
2018 TOTAL		209,314.9	197,814.0	-486.0	197,328.0	1,066.0	-10,920.9	-0.7	-23,479.9
2018 MONTHLY AVG.		17,442.9	16,484.5	-40.5	16,444.0	88.8	-910.1	-0.1	-1,956.7
2017 TOTAL		217,191.0	192,922.0	-739.0	192,183.0	812.2	-24,195.8	-1.3	-52,021.1
2017 MONTHLY AVG.		18,379.8	16,422.5	-64.5	16,358.0	69.0	-1,952.9	-0.1	-4,198.7
2016 TOTAL		2,392,493.1	2,346,985.6			8,356.2	-18,506.7		-\$39,789.34
2016 MONTHLY AVG.		19,451.2	17,514.8			67.9	-1,542.2	-7.93%	-\$3,315.78
2015 TOTAL		2,594,671.2	2,346,985.6			7,164.5	-10,625.8		-\$22,845.42
2015 MONTHLY AVG.		19,363.2	17,514.8			64.5	-885.5	-4.57%	-\$1,903.78

CUSTOMER BILLING REPORT
 BLKH - BLOCK HOUSE MUD
 August 11, 2023 to September 10, 2023

Current Billing

Deposit	\$5,900.00	
Basic Service	114,998.17	
Water	112,585.27	
Sewer	39,730.74	
TCEQ	1,335.56	
Misc	<u>\$234.00</u>	
 Total Current Billing		 \$274,783.74

Aged Receivables

Thirty (30) Days	\$21,133.42	
Sixty (60) Days	234.29	
Ninety (90) Days	375.38	
One hundred twenty (120) Days	<u>4,423.63</u>	
Billed Arrears	26,166.72	
Credit Bal Fwd	<u>-4,457.42</u>	
 Total Aged Receivables		 \$21,709.30

Accounts Receivables

Deposit	-\$5,686.51	
Penalty	\$3,476.43	
Basic Service	10,787.74	
Water	111,469.46	
Sewer	36,958.20	
TCEQ	1,242.22	
Miscellaneous	<u>294.00</u>	
 Total Accounts Receivables		 \$158,541.54

Deposit Liability

Balance As Of	08/11/23	\$349,183.44
Collections		5,800.00
Deposits Applied		<u>-5,900.00</u>
 Balance As Of	 09/10/23	 \$349,083.44

BLOCKHOUSE MUNICIPAL UTILITY DISTRICT # 1

Billing Report

September 2023

Connections	Aug	September
Active	2158	2179
Inactive	11	14
Total	2169	2193

Billing Recap

	August	September
Deposit	\$0.00	\$5,900.00
Basic Service	\$115,183.74	\$114,998.17
Water	\$111,015.01	\$112,585.27
Sewer	\$39,599.12	\$39,730.74
State Assessment	\$1,327.49	\$1,335.56
Miscellaneous	\$0.00	\$234.00
Total Current Billing	\$267,125.36	\$274,783.74
30 Days	-\$1,698.07	\$21,133.42
60 Day	\$14,236.80	\$234.29
90 Day	\$633.22	\$375.38
120 Day	\$3,683.81	\$4,423.63
Past Due	\$16,855.76	\$26,166.72

Collections

	August	September
Letters	199	239
Terminations	15	9

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Water Utilities Division

Monthly Operational Report For Public Water Systems Purchasing Treated Water From Another System
Which Uses Surface Water Sources or Groundwater Sources Under The Influence of Surface Water

PUBLIC WATER SYSTEM NAME: **BLOCK HOUSE M.U.D.**

System I.D. #: **2460110**

Month: **September 2023**

Submitted by:

Date:

No. of Connections: **2198**

Certificate #:

Grade:

TREATED WATER PURCHASED FROM A WHOLESALE SUPPLIER				
Date	Quantity (mgd)	Date	Quantity (mgd)	Monthly Summary (mgd)
1	0.866	16	0.512	Total
2	0.866	17	0.513	Monthly
3	0.866	18	0.634	Purchase: 20.712
4	0.867	19	0.697	
5	0.845	20	0.687	Average
6	0.874	21	0.579	Daily: 0.690
7	0.651	22	0.630	
8	0.850	23	0.631	Maximum
9	0.850	24	0.631	Daily: 0.985
10	0.850	25	0.565	
11	0.746	26	0.385	Minimum
12	0.719	27	0.985	Daily: 0.385
13	0.594	28	0.537	
14	0.430	29	0.670	
15	0.512	30	0.670	

DISTRIBUTION SYSTEM (DISINFECTANT RESIDUAL MONITORING)			
Minimum allowable disinfectant residual:	<u>0.5</u> mg/L	Percentage of the measurements below the limit this month:	
Total No. of measurements this month:	<u>35</u>	<input type="text" value="0%"/>	(1A)
No. of measurements below the limit:	<u>0</u>		
Percentage of the measurements below the limit last month:		<input type="text" value="0%"/>	(1B)

PUBLIC NOTIFICATION			
TREATMENT TECHNIQUE VIOLATION	Yes/No	If YES, Date when Notice was Given to the:	
		TCEQ	Customers*
More than 5.0% of the disinfectant residuals in the distribution system below acceptable levels for two consecutive months? - see (1A) and (1B)	NO		

* A sample copy of the Notice to the customers must accompany this report.

Block House Water Usage Analysis

By Fiscal Year

Billing Period	Residential (gallons)	#	Irrigation (gallons)	#	School (gallons)	#	Commercial (gallons)	#	District (gallons)	#	Monthly Totals	# of Res Conn	# of Occupied	Average Usage
Oct-22	12,637,001	2,159	998,000	26	54,000	2	2,000	1	317,000	10	14,008,001	2,171	2,159	5.82
Nov-22	15,474,001	2,157	2,170,000	26	52,000	2	8,000	1	840,000	9	18,544,001	2,169	2,157	7.13
Dec-22	10,567,000	2,156	1,822,000	26	40,000	2	3,000	1	490,000	8	12,922,000	2,168	2,156	4.87
Jan-23	12,006,005	2,157	413,000	26	112,000	2	2,000	1	216,000	8	12,749,005	2,169	2,157	5.54
Feb-23	10,489,007	2,158	18,000	26	53,000	2	4,000	1	22,000	8	10,586,007	2,169	2,158	4.84
Mar-23	8,939,007	2,154	101,000	26	27,000	2	2,000	1	69,000	8	9,138,007	2,168	2,154	4.12
Apr-23	11,255,009	2,153	1,882,000	26	30,000	2	4,000	1	558,000	8	13,729,009	2,169	2,153	5.19
May-23	13,547,011	2,155	2,255,000	26	41,000	2	5,000	1	660,000	9	16,508,011	2,169	2,155	6.25
Jun-23	11,041,000	2,153	767,000	26	34,000	2	3,000	1	553,000	9	12,398,000	2,175	2,153	5.08
Jul-23	19,735,000	2,150	2,191,000	26	53,000	2	3,000	1	826,000	9	22,808,000	2,169	2,150	9.10
Aug-23	21,536,000	2,158	2,552,000	26	58,000	2	6,000	1	869,000	9	25,021,000	2,169	2,158	9.93
Sep-23	21,831,000	2,155	1,605,000	26	47,000	2	4,000	1	653,000	9	24,140,000	2,169	2,155	10.07
BLKH FY 22-23 Totals	169,057,041		16,774,000		601,000		46,000		6,073,000		192,551,041			

Block House MUD

Monthly Meter Read Comparison for: August 2023

	<u>City of Cedar Park</u>		<u>Blockhouse Creek MUD</u>			
	8/22/2023 Previous	9/22/2023 Current	Usage (Kgal)	8/22/2023 Previous	9/22/2023 Current	Usage(Kgal)
Blockhouse Drive/New Hope	463641	486777	2313.6	463234	486543	2330.9
Totals			2313.6			2330.9
				Difference		<u>-17.30</u>

**Block House Municipal Utility District
City of Cedar Park Water Billings Vs. M.U.D. Reads**

<u>Date</u>	<u>City of Cedar Park Read (Gallons)</u>	<u>M.U.D. Read (Gallons)</u>
5/23/21 - 6/22/21	13,355,200	16,640,000
6/23/21 - 7/22/21	14,276,950	10,140,000
7/23/21 - 8/22/21	22,043,000	22,489,000
8/23/21 - 9/22/21	22,486,030	21,006,000
FY 20/21 TOTAL	204,001,960	198,717,000
<i>Difference</i>	<i>(5,284,960)</i>	

9/23/21 - 10/22/21	17,168,840	16,591,000
10/23/21 - 11/22/21	14,940,800	13,564,000
11/23/21 - 12/22/21	12,432,100	12,645,000
12/23/21 - 1/22/22	12,339,890	11,989,000
1/23/22 - 2/22/22	12,334,140	11,521,000
2/23/22 - 3/22/22	12,612,931	14,407,000
3/23/22 - 4/22/22	17,537,820	17,160,000
4/23/22 - 5/22/22	18,442,460	19,195,000
5/23/22 - 6/22/22	22,759,610	24,838,000
6/23/22 - 7/22/22	29,185,340	31,080,000
7/23/22 - 8/22/22	32,308,110	29,572,000
8/23/22 - 9/22/22	18,368,240	16,071,000
FY 21/22 TOTAL	220,430,281	218,633,000
<i>Difference</i>	<i>(1,797,281)</i>	

9/23/22 -10/22/22	18,749,440	20,332,000
10/23/22 -11/22/22	17,049,550	14,905,000
11/23/22 -12/22/22	12,491,170	13,238,000
12/23/22 -1/22/23	13,330,570	12,693,000
1/23/23 - 2/22/23	11,866,160	10,835,000
2/23/23 - 3/22/23	14,016,520	16,643,000
3/23/23 - 4/22/23	18,446,370	17,578,000
4/23/23 - 5/22/23	15,274,560	15,672,000
5/23/23 - 6/22/23	19,634,510	22,102,000
6/23/23 - 7/22/23	28,082,680	30,635,000
7/23/23 - 8/22/23	29,969,030	28,061,000
8/23/23 - 9/22/23	23,136,240	20,712,000
FY 22/23 TOTAL	222,046,800	223,406,000
<i>Difference</i>	<i>1,359,200</i>	

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT
GENERAL MANAGER'S REPORT
WRITE-OFF LIST
September 23

(There are no write-offs for this period)

Blockhouse MUD Write Offs Fiscal Year

	2020/21	2021/22	2022/23
OCTOBER			
WRITE-OFF	\$ -	\$ 303.96	\$ -
COLLECTED	\$ -	\$ -	\$ -
NOVEMBER			
WRITE-OFF	\$ 615.78	\$ -	\$ -
COLLECTED	\$ -	\$ -	\$ -
DECEMBER			
WRITE-OFF	\$ -	\$ -	\$ -
COLLECTED	\$ -	\$ -	\$ -
JANUARY			
WRITE-OFF	\$ -	\$ 114.39	\$ -
COLLECTED	\$ -	\$ -	\$ -
FEBRUARY			
WRITE-OFF	\$ 604.06	\$ -	\$ -
COLLECTED	\$ -	\$ -	\$ -
MARCH			
WRITE-OFF	\$ -	\$ -	\$ -
COLLECTED	\$ -	\$ -	\$ -
APRIL			
WRITE-OFF	\$ -	\$ -	\$ -
COLLECTED	\$ -	\$ -	\$ -
MAY			
WRITE-OFF	\$ -	\$ -	\$ -
COLLECTED	\$ -	\$ -	\$ -
JUNE			
WRITE-OFF	\$ -	\$ -	\$ -
COLLECTED	\$ -	\$ -	\$ -
JULY			
WRITE-OFF	\$ 687.97	\$ -	\$ -
COLLECTED	\$ -	\$ -	\$ -
AUGUST			
WRITE-OFF	\$ -	\$ -	\$ -
COLLECTED	\$ -	\$ -	\$ -
SEPTEMBER			
WRITE-OFF	\$ -	\$ -	\$ -
COLLECTED	\$ -	\$ -	\$ -
TOTAL COLLECTIONS:	\$ 1,907.81	\$ 418.35	\$ -
TOTAL COLLECTED:	\$ -	\$ -	\$ -



P.O. Box 17126
 Austin, TX 78760
 (800) 375-8375 Toll Free
 (512) 421-1340 Office

texasdisposal.com

**Block House MUD
 2023 Quarterly Operations Reports**

First Quarter 2023						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
January	37	1	2	2	31	0
February	35	2	2	6	40	0
March	48	6	3	6	11	2
Totals	120	9	7	14	82	2

Second Quarter 2023						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
April	43	2	5	0	7	0
May	53	2	1	4	19	2
June	42	5	3	4	62	7
Totals	138	9	9	8	88	9

Third Quarter 2023						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
July	53	3	2	0	64	0
August	40	5	2	2	42	3
September	35	5	0	3	37	2
Totals	128	13	4	5	143	5

Fourth Quarter 2023						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
October						
November						
December						
Totals	0	0	0	0	0	0

2023 TOTALS	386	31	20	27	313	16
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Block House MUD- 2023 Operations Report September

Courtesy Pick-ups

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
n/a						

Bulky Waste

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
29860	ABEL	3318	BARDOLINO	9/13/2023	BULKY WASTE SRVC	7466031
29922	LAIRD	15002	BIG FALLS	9/13/2023	BULKY WASTE SRVC	7470397
30180	FAIRCHILD	2407	CHARLEY HARLEY	9/26/2023	BULKY WASTE SRVC	7481465
30369	CLARK	1520	DILLON LAKE	9/20/2023	BULKY WASTE SRVC	7477347
30404	MELOT	15328	ENGLISH RIVER	9/27/2023	BULKY WASTE SRVC	7482745
30483	HORNSBY	2707	GREENLEE	9/13/2023	BULKY WASTE SRVC	7467923
30547	BOLING	901	HOUSE CREEK	9/20/2023	BULKY WASTE SRVC 6CY	7472634
30664	BANNON	16607	JADESTONE	9/20/2023	BULKY WASTE SRVC	7478036
30672	VASQUEZ	2507	JOHNATHAN	9/20/2023	BULKY WASTE SRVC	7475867
30735	DENISON	2510	KATHLEEN	9/27/2023	BULKY WASTE SRVC	7479611
30878	HEIM	700	LUKE	9/20/2023	BULKY WASTE SRVC	7477595
30882	HOLLOWAY	708	LUKE	9/20/2023	BULKY WASTE SRVC	7478691
30894	CASTLEBERRY	810	LUKE	9/27/2023	BULKY WASTE SRVC	7486525
30955	ESPOSITO	3402	MERLOT	9/27/2023	BULKY WASTE SRVC	7480778
31084	BYERLY	3301	NAPA VALLEY	9/13/2023	BULKY WASTE SRVC	7470423
31256	DARDAR	900	PORT DANIEL	9/6/2023	BULKY WASTE SRVC	7453265
31278	HINDSITE AUSTIN	1007	PORT DANIEL	9/13/2023	BULKY WASTE SRVC	7468669
31278	HINDSITE AUSTIN	1007	PORT DANIEL	9/13/2023	BULKY WASTE SRVC	7468671
31296	STOVER	17506	PORT HOOD	9/20/2023	BULKY WASTE SRVC	7470960
31318	ADELHART	2917	RAINY RIVER	9/6/2023	BULKY WASTE SRVC	7458262
31318	ADELHART	2917	RAINY RIVER	9/20/2023	BULKY WASTE SRVC	7478059
31428	KAMBLE	16802	SHIPSHAW RIVER	9/6/2023	BULKY WASTE SRVC	7457568
31428	KAMBLE	16802	SHIPSHAW RIVER	9/20/2023	BULKY WASTE SRVC	7470401
31460	WILKINSON	14813	SNELLING	9/6/2023	BULKY WASTE SRVC	7453242
31535	LEIGHTENHEIMER	2602	SOCORRO	9/13/2023	BULKY WASTE SRVC	7465147
31583	COLLINS	16416	SPOTTED EAGLE	9/27/2023	BULKY WASTE SRVC	7486184
31672	ROSCILLO	3202	ST GENEVIEVE	9/27/2023	BULKY WASTE SRVC	7483979
31810	SHERFICK	2601	TUMLINSON FORT	9/20/2023	BULKY WASTE SRVC	7478675
31810	SHERFICK	2601	TUMLINSON FORT	9/27/2023	BULKY WASTE SRVC	7478677
31820	HEALY	2704	TUMLINSON FORT	9/13/2023	BULKY WASTE SRVC	7463206
31820	HEALY	2704	TUMLINSON FORT	9/20/2023	BULKY WASTE SRVC	7476472
31881	EARLY	2605	WALKER	9/27/2023	BULKY WASTE SRVC	7479185
31931	LEONG	2806	WALKER	9/13/2023	BULKY WASTE SRVC	7464787
31992	KENNEY	3309	ZINFANDEL	9/13/2023	BULKY WASTE SRVC	7469547
39565	WERNER	2414	CHARLEY HARLEY	9/27/2023	BULKY WASTE SRVC	7481866

Missed Pick-ups

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
30524	PRESSLY	706	HOUSE CREEK	9/8/2023	96G TRASH MISS	7464680
30845	SHEGOIT	16401	LONE WOLF	9/14/2023	96G TRASH MISS	7473054
31458	SMITH	14811	SNELLING	9/8/2023	96G TRASH MISS	7465546
66380	JAMANO PARK	1301	BLACK KETTLE	9/20/2023	96G TRASH MISS	7478708
66380	JAMANO PARK	1301	BLACK KETTLE	9/26/2023	96G TRASH MISS	7488314

Cart Deliveries

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
30325	RAMIREZ	1205	DILLON LAKE	9/20/2023	96G TRASH CART DLVR	7479004
30768	MYERS	611	KATHLEEN	9/6/2023	96G TRASH CART DLVR	7457914
31300	HUBBARD	17510	PORT HOOD	9/19/2023	96G TRASH CART DLVR	7476506

Cart Swaps

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
29809	STANFIELD	2607	ARMSTRONG	9/6/2023	SWAP 9Y CART FOR SAME	7432419
29890	BUSBY	613	BEVERLY	9/13/2023	SWAP 9T CART FOR SAME	7465289
29939	ORCHARD PROPERTY LLC	15100	BIG FALLS	9/20/2023	SWAP 9Y CART FOR SAME	7465014
29995	RANDALL	16906	BLACK KETTLE	9/6/2023	SWAP 9Y CART FOR SAME	7432712
30013	GREEN	1104	BORDEAUX	9/13/2023	SWAP 9T CART FOR SAME	7465225
30021	GARZA REDONDO	1113	BORDEAUX	9/13/2023	SWAP 9T CART FOR SAME	7465202
30038	PERALEZ	17505	BOTTLE SPRINGS	9/6/2023	SWAP 9T CART FOR SAME	7432831
30038	PERALEZ	17505	BOTTLE SPRINGS	9/20/2023	SWAP 9Y CART FOR SAME	7465215
30090	SHORT	1306	CATLIN	9/6/2023	SWAP 9T CART FOR SAME	7451413
30180	FAIRCHILD	2407	CHARLEY HARLEY	9/27/2023	SWAP 9T CART FOR SAME	7487881
30214	WHITE	2517	CLAUDIA	9/13/2023	SWAP 9T CART FOR SAME	7468296
30228	LEE	2610	CLAUDIA	9/20/2023	SWAP 9Y CART FOR SAME	7465980
30277	BRUNE	16801	CREE LAKE	9/6/2023	SWAP 9Y CART FOR SAME	7432866
30427	MEDINA	15352	ENGLISH RIVER	9/20/2023	SWAP 9T CART FOR SAME	7472849
30673	ELMQUIST	2508	JOHNATHAN	9/20/2023	SWAP 9T CART FOR SAME	7472322
30744	HAMILTON	404	KATHLEEN	9/13/2023	SWAP 9T CART FOR SAME	7465278
30763	MARSHALL	606	KATHLEEN	9/13/2023	SWAP 9T CART FOR SAME	7465262
30774	ECKWAHL	617	KATHLEEN	9/13/2023	SWAP 9T CART FOR SAME	7465275
30775	VASQUEZ	16200	KICKING BIRD	9/13/2023	SWAP 9T CART FOR SAME	7469078
30799	PINKSTON	802	LA CREMA	9/13/2023	SWAP 9T CART FOR SAME	7465276
30872	BRADLEY	16512	LONE WOLF	9/6/2023	SWAP 9Y CART FOR SAME	7432873
30903	GALLIA	907	LUKE	9/6/2023	SWAP 9Y CART FOR SAME	7432833
31099	STARKWEATHER	3400	NAPA VALLEY	9/13/2023	SWAP 9T CART FOR SAME	7465265
31181	LOGAN	1204	PINE PORTAGE	9/6/2023	SWAP 9T CART FOR SAME	7458180
31181	LOGAN	1204	PINE PORTAGE	9/20/2023	SWAP 9T CART FOR SAME	7477511
31181	LOGAN	1204	PINE PORTAGE	9/27/2023	SWAP 9T CART FOR SAME	7486485
31211	FIEL	1244	PINE PORTAGE	9/20/2023	SWAP 9Y CART FOR SAME	7465987
31304	KORET	17514	PORT HOOD	9/20/2023	SWAP 9Y CART FOR SAME	7465270
31463	DURBIN	14902	SNELLING	9/20/2023	SWAP 9Y CART FOR SAME	7465240
31502	CHEN	2413	SOCORRO	9/13/2023	SWAP 9T CART FOR SAME	7465005
31502	CHEN	2413	SOCORRO	9/20/2023	SWAP 9Y CART FOR SAME	7465007
31502	CHEN	2413	SOCORRO	9/27/2023	SWAP 9T CART FOR SAME	7479924
31612	ALLEN	16700	SPOTTED EAGLE	9/6/2023	SWAP 9Y CART FOR SAME	7432830
31691	JENSON	3302	ST GENEVIEVE	9/13/2023	SWAP 9T CART FOR SAME	7465219

31699	JOHNSON	3310	ST GENEVIEVE	9/13/2023	SWAP 9T CART FOR SAME	7465280
31703	LAMBERT	3314	ST GENEVIEVE	9/13/2023	SWAP 9T CART FOR SAME	7465281
1009	MARLER	16702	SHIPSHAW RIVER	9/6/2023	SWAP 9T CART FOR SAME	7451488

Cart Terms

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
30768	MYERS	611	KATHLEEN	9/6/2023	CART TERM 6T	7457913
30768	MYERS	611	KATHLEEN	9/27/2023	CART 6T TERM	7480547



P.O. Box 17126
 Austin, TX 78760
 (800) 375-8375 Toll Free
 (512) 421-1340 Office

texasdisposal.com

Block House MUD Trash and Recycle Weight Report 2023

1st Quarter 2023

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
January	170.49	43.93
February	146.06	35.20
March	215.64	32.95
Total Tonnage for 1st Qtr	532.19	112.08

2nd Quarter 2023

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
April	168.87	37.25
May	190.45	74.41
June	111.86	34.38
Total Tonnage for 2nd Qtr	471.18	146.04

3rd Quarter 2023

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
July	92.33	63.78
August	141.36	30.60
September	156.63	39.81
Total Tonnage for 3rd Qtr	390.32	134.19

4th Quarter 2023

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
October		
November		
December		
Total Tonnage for 4th Qtr	0.00	0.00

Total Yearly Tonnage 2023	1393.69	392.31
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Block House MUD September 2023

Estimated Trash Weights

Date	Truck #	Route	Ticket #	Tonnage on Route
9/1/2023	44061	F411	477887	6.63
9/4/2023	41101	F410	478062	3.56
9/4/2023	41100	F410	478065	5.35
9/4/2023	41118	F410	478066	6.18
9/6/2023	41104	F410	478248	17.28
9/6/2023	41110	F401	478252	7.01
9/6/2023	41100	F401	478256	5.87
9/6/2023	41073	F401	478258	18.89
9/8/2023	44061	F411	478462	9.44
9/11/2023	41147	F410	478678	16.72
9/13/2023	41102	F401	478907	13.61
9/13/2023	41104	F402	478914	14.4
9/13/2023	41118	F410	478940	8.34
9/13/2023	41100	F410	478942	7.58
9/15/2023	41083	F411	479102	3.93
9/15/2023	41100	F411	479103	4.3
9/15/2023	44061	F411	479159	6.85
9/18/2023	41118	F410	479338	6.48
9/18/2023	41100	F410	479340	7.15
9/18/2023	41110	F410	479341	7.38
9/20/2023	41102	F401	479556	15.48
9/20/2023	44063	F410	479576	5.7
9/20/2023	41110	F402	479578	18.17
9/20/2023	41102	F401	479579	6.39
9/20/2023	41108	F410	3174551	12.85
9/22/2023	44061	F411	479811	7.71
9/25/2023	44055	F410	480027	15.6
9/27/2023	41110	F402	480246	15.83
9/27/2023	41147	F410	480275	14.14
9/27/2023	41102	F401	480278	4.5
9/29/2023	44061	F411	480550	8.09

Total Trash Tonnage 301.41

Total Block House Containers	2262
/Total containers on all routes	4353
<hr/>	
% of Block House Containers in routes	51.96%
Total Tonnage	301.41
X % of Block House containers in routes	51.96%
<hr/>	
Estimated trash tonnage	156.63
<hr/>	

Estimated Recycle Weights

Date	Truck #	Route	Ticket #	Tonnage on Route
9/13/2023	41112	F504	478938	7.54
9/13/2023	41109	F504	478947	7.71
9/20/2023	41110	F504	479508	4.84
9/20/2023	41101	F503	479535	6.78
9/20/2023	41147	F504	479552	7.41
9/20/2023	41147	F504	479573	1.91
9/20/2023	41086	F504	479581	5.23

Total Block House Containers	2196
/Total containers on all routes	2439
<hr/>	
% of Block House containers in routes	90.04%
Total Tonnage	44.21
X % of Block House containers in routes	90.04%
<hr/>	
Estimated recycle tonnage	39.81
<hr/>	

9/27/2023	41101	F504	480241	2.79

Total Recycle Tonnage

44.21

Blockhouse Municipal Utility District Waste & Recycling Report September 2023

Date	Address	Customer Statement	Resolution/Response
09/06/2023	706 House Creek Dr	Trash service missed	WO entered for pickup
09/14/2023	16401 Lone Wolf Dr	Trash service missed	WO entered for pickup
09/07/2023	14811 Snelling Dr	Trash service missed	WO entered for pickup
09/13/2023	14910 Snelling Dr	Trash service missed	Adv extra bags need to be beside container
09/26/2023	1301 Black Kettle Dr	Cart service missed	WO entered for miss

Container Actions/Services:

Type Service	Number
Cart Exchanges/Swaps	37
Cart Deliveries	3
Carts Terminated	2
Bulky Pickup Service	35

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

ATTORNEY DIRECTIVES

(From September 27, 2023 Meeting)

1. Mr. Abbott and Ms. Torres are to provide notice of termination of the proposal with CD&P that was approved on March 22, 2023. **Done.**
2. Mr. Abbott is to draft a resolution to allow the District's bookkeeper to sign checks relating to approve expenditures on behalf of the Board. **Done.**

POLICY REGARDING INTERACTION BETWEEN BOARD MEMBERS (ELECTED OFFICIALS)
AND DISTRICT CONTRACTORS

The Board of Directors (the “Board”) of Block House Municipal Utility District (the “District”) has adopted the following Vision and Mission Statement:

Vision: To promote the District as an excellent community in which to live by providing superior and reliable services and programs which contribute to maintaining property values and the quality of life for all residents while being fiscally responsible spending tax dollars.

Mission Statement: The District works in a cost-effective and efficient manner to support the vision by monitoring, tracking and ensuring quality of life in the District. Quality of life has been defined as a safe water supply, well-maintained amenities, recreational opportunities, general safety, and stable and appreciating proper values.

The District contractors make it possible for the District to achieve its Vision and Mission Statement. The Board desires to adopt a policy regarding the interaction between the Board and the Contractors that will facilitate the highest level of efficiency and effectiveness; reduce confusion regarding the nature, scope, and priority of District projects and directives; foster the confidence and trust of the District’s Contractors in management and the Board; and promote the integrity of the Board as an institution. Accordingly, Board members and the Contractors will adhere at all times to the following standards:

1. Board members and Contractors will conduct themselves with decorum and will treat each other with proper courtesy and respect at all times.
2. No individual Board member may direct District Contractors in the performance of duties unless specifically authorized by the Board or a Committee and in coordination with the District General Manager.
3. No individual Board member may countermand an action or directive of the full Board, a Committee, or the District General Manager.
4. An individual Board member who desires District staff to address or attend to a particular matters should refer the matter to the District General Manager, who will be responsible for determining in their reasonable discretion if the matter is routine or non-routine. If the matter is of a routine nature, the District General Manager will prioritize the referral based on the nature of the issue (e.g., emergency), the status of current and pending projects, and staffing assignments. If the District General Manager determines that the matter is of a non-routine nature, then the District General Manager will refer the matter to the Board for consideration.
5. Except when otherwise appropriate, in the context of a Committee or District project or event, District Contractors should not contact individual Board members regarding District business. Contractors may contact a Board subcommittee. An individual Board member who is contacted by District contractors in violation of this standard should (a) immediately refer the staff member to the District General Manager; (b) not engage in further discussions with the contractor regarding the matter in questions; and (c) promptly notify the District General Manager about the contact.

Additional consideration:

ANY BOARD MEMBER WHO VIOLATES THE PROVISION OF THIS POLICY WILL BE SUBJECT TO REPRIMAND UNDER THE DISTRICT'S CODE OF ETHICS. ANY CONTRACTOR WHO VIOLATES THIS POLICY WILL BEL SUBJECT TO DISCIPLINE PER.....(?)

Block House Municipal Utility District Policy Manual Administration

Policy Title: Policy Regarding Interaction Between Board Members and District Contractors

Policy Number:

Revision Number:

Effective Date of this Version: TBD

Original Effective Date: TBD

Policy Description: The District's guidance and governance for interaction between district staff and contractors

Authority to Amend this Written Policy: The Block House MUD Board of Directors

Authority to Waive this Policy: None

Policy Review Cycle: 3 years from effective date of this version

Docket Responsibility for Review Cycle: The District's General Manager and attorney

SUBCOMMITTEE POLICIES

Subcommittee assignments - Each director will select committee assignment based on Officer rank in the following order: President, Vice President, Secretary, Treasurer, and then Assistant Secretary. In the second round, the Treasurer is automatically assigned to the Finance committee. Then a second, third, etc. round will continue in the same order until all committee slots and alternates have been assigned. Once all the slots have been assigned, amendments to the committee assignments can be offered and debated. Then the Board will vote to ratify the assignments.

Committees will be comprised of two Board Members with a third Board Member designated as an alternate.

In connection with their assigned responsibilities, the committees will carry out directives of the Board and exercise such authority as may, from time to time, be specially delegated by the Board. Otherwise, committee will not be authorized to take or approve any actions on behalf of the Board, approve expenditures of the district's funds, direct District staff or consultants, or participate in that day to day operations or management of the District, oversight responsibility for which will be retained by the full Board and the District Manager. In the event that a question regarding a committee's authority or a directive to a committee arises, the District Manager or the committee chairperson will request the Board to clarify the issue at the next Board meeting.

In accordance with Section 49.064 of the Code, a committee meeting at which s less than a quorum of the Board is present is not subject to the provision of the Texas Open Meetings Act, Chapter 551, Texas Government Code however, written notes summarizing each committee meeting will be prepared, included in the committee's next report to the Board, and made available for public inspection and copying on request. Each committee will decide whether, and the manner in which, to give notice of the committee's meetings on a meeting-by-meeting basis, it being recognized and understood that not all committee meetings will be open to the public.

Generally, committee meetings will be attended by the District Manager, or other appropriate department manager, and a District staff person designated by the District Manager who will take notes of the committee meeting. The staff person who takes the notes of the committee meetings will email a draft of the meeting notes to the committee members who attended the meeting for review and approval as soon as practicable after the committee meeting. Committee notes will not be posted separately on the District's website.

All committee members will use best efforts to copy the other committee members(s), the District Manager, and other appropriate District staff on all correspondence regarding committee business and give the other committee member, the District Manager, and other appropriate District staff a reasonable opportunity to participate in all meetings or communications regarding committee business that take place between a committee member and any District consultant or employee.

No person may act unilaterally on behalf of the committee without the consent of the committee.

Block House Municipal Utility District Policy Manual Administration

Policy Title: Policy and Procedure on Subcommittees

Policy Number:

Revision Number:

Effective Date of this Version: TBD

Original Effective Date: TBD

Policy Description: The District's guidance and governance for forming and authority assigned to subcommittees.

Authority to Amend this Written Policy: The Block House MUD Board of Directors

Authority to Waive this Policy: None

Policy Review Cycle: 3 years from effective date of this version

Docket Responsibility for Review Cycle: The District's General Manager and district attorney.

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT
CODE OF ETHICS, TRAVEL, AND PROFESSIONAL SERVICES POLICY**

(September 27, 2023)

ARTICLE I

SUBJECT MATTER

This Code of Ethics, Travel, and Professional Services Policy ("Policy") is adopted by the Board of Directors (the "Board") of Block House Municipal Utility District (the "District") under Sections 49.157 and 49.199 of the Texas Water Code and Section 2256.005 of the Texas Government Code. The subject matter of this Policy is addressed by other requirements of Texas law, including those governing public meetings, public records, audits, financial management, disqualifications of Directors, dual office holding limitations, conflicts of interest, self-dealing, and illegal and corrupt practices. This Policy is not intended to supersede or summarize other provisions of applicable law.

ARTICLE II

DEFINITIONS

2.01. Business Entity. "Business Entity" means a sole proprietorship, partnership, firm corporation, holding company, joint stock company, receivership, trust or any other entity recognized by law through which business is conducted.

2.02. Commission. "Commission" means the Texas Commission on Environmental Quality.

2.03. Developer. "Developer" means a developer of property in the District.

2.04. Director. "Director" means a person elected or appointed to serve on the Board.

2.05. District Official. "District Official" means a Director, Officer, or Employee.

2.06. Emolument. "Emolument" means pay or some other benefit, compensation, or thing of value received in exchange for holding an office. For example, free or discounted utility services or a fee of office for meeting attendance could constitute an emolument.

2.07. Employee. "Employee" means any person or Business Entity working for or on behalf of the District.

2.08. Investment Officer. "Investment Officer" means a person appointed by the Board to handle District investments.

2.09. Officer. "Officer" means an elected or appointed officer of the District, including an Investment Officer, who exercises responsibilities beyond those that are advisory in nature.

2.10. Professional Services Procurement Act. "Professional Services Procurement Act" means Subchapter A, Chapter 2254, Texas Government Code, as amended from time to time.

2.11. Public Funds Investment Act. “Public Funds Investment Act” means Chapter 2256, Texas Government Code, as amended from time to time.

2.12. Public Funds Collateral Act. “Public Funds Collateral Act” means Chapter 2257, Texas Government Code, as amended from time to time.

2.13. Substantial Interest. “Substantial Interest” has the same meaning as set forth in Chapter 171, Texas Local Government Code, as amended from time to time. Under Chapter 171, Texas Local Government Code:

A. A person has a Substantial Interest in a Business Entity if the person: (i) owns 10% or more of the voting stock or shares of a Business Entity; (ii) owns either 10% or more or \$15,000 or more of the fair market value of a Business Entity; or (iii) has received funds from the Business Entity that constitute more than 10% of the person’s gross income for the previous year.

B. A person has a Substantial Interest in real property if the person has an equitable or legal ownership interest in the property that has a fair market value of \$2,500 or more.

C. A person also has a Substantial Interest in a Business Entity or real property if he or she is related in the first degree by consanguinity (blood) or the first degree by affinity (marriage), as determined under Chapter 573, Texas Government Code, to a person who has a Substantial Interest in a Business Entity or in real property under Subsections A or B of this Section.

ARTICLE III

CODE OF ETHICS

3.01. Statement of Policy; Purposes of Policy. This Policy has been adopted to establish guidelines for high ethical standards in official conduct by Directors and Officers, and to provide guidance to Directors and Officers in order to instill a high level of public confidence in their professionalism, integrity and commitment to the public interest. Further, this Policy will serve as a basis for disciplining those who refuse to abide by its terms.

3.02. Standards of Conduct.

A. All Directors and Officers must conduct themselves, both inside and outside District service, so as to give no occasion for mistrust of their integrity, impartiality, or devotion to the best interests of the District.

B. All District Officials must conduct themselves with decorum, both at public meetings and in other settings in which he or she may be viewed by the public as acting in an official capacity. All District Officials must treat each other, and any member of the public appearing at any meeting of the Board, with proper courtesy and respect.

C. No District Official may disclose any confidential information, including information gained during any executive session of the Board, without prior written authorization of the Board.

D. No District Official may engage in any conduct prejudicial to the District or that reflects discredit upon the Board.

E. All District Officials must use care when taking any public position on any issue pertaining to the business of the District to distinguish between their individual opinions and the official position of the Board or the District.

F. All Directors must consistently attend all meetings of the Board, including all regularly scheduled work sessions. If a Director fails to attend one-half of the regular meetings of the Board scheduled within a 12-month period, the Director may be removed from the Board by the unanimous vote of the other Directors.

H. The Board shall conduct a minimum two-hour ethics training per year.

3.03. Conflicts of Interest.

A. All Directors and Officers are subject to Chapter 171, Texas Local Government Code, relating to the regulation of conflicts of interest.

B. The District may not transact any business with a Business Entity or involving real property in which a Director or Officer has any interest, whether direct or indirect, without prior approval of the Board, after disclosure by the interested Director or Officer and discussion at a posted Board meeting. If a Director or Officer has a Substantial Interest, the Director or Officer must also file an affidavit disclosing the nature and extent of the interest before any action is taken on the matter in accordance with Chapter 171, Texas Local Government Code.

C. A Director may not participate in discussion or action on a matter involving a Business Entity or real property in which the Director has a Substantial Interest if the Board's action will, or it is reasonably foreseeable to, have a special economic effect on the Business Entity or value of the real estate that is distinguishable from the effect on the public, unless a majority of the Board is likewise disqualified and has filed affidavits disclosing similar interests in the same matter.

D. A Director may not participate in a discussion or action on a matter involving a Business Entity or real property in a manner that will, or is reasonably foreseeable to, have a special economic effect on the Director, such as a matter involving a current or prospective District contractor or subcontractor with whom the Director does, or has done, business, without prior approval of the Board, after disclosure by the Director.

E. A Director or Officer may not act as a surety for a Business Entity that has work, business, or a contract with the District or act as a surety on any official bond required of a District Official.

F. No Director or Officer may represent, directly or indirectly, himself or any private person, Business Entity, group or interest, other than the District, before the Board, except in matters of purely public concern, when doing so without compensation or remuneration.

G. The Board may not appoint or confirm the appointment to any position, or award any contract to, a person related to a member of the Board within the second degree by affinity (marriage) or within the third degree by consanguinity (blood) when the salary or other compensation is paid, directly or indirectly, from District funds, except as provided by Chapter 573, Texas Government Code.

H. Each District Official must file a conflict of interest disclosure statement or conflict of interest questionnaire, as applicable, when required to do so by Chapter 176, Texas Local Government Code.

I. As provided in Section 171.009, Texas Local Government Code, a Director may serve as a member of the board of directors of a private, nonprofit corporation or other non-profit entity if he or she receives no compensation or other remuneration from the nonprofit corporation or other nonprofit entity.

3.04. Disqualification of Directors. As provided in Section 49.052, Texas Water Code, a Director is disqualified from serving as a member of the Board if he or she:

A. is related within the third degree of affinity or consanguinity to a Developer, any other Director, or the manager, engineer, attorney, or other person providing professional services to the District;

B. is an employee of a Developer or any Director, manager, engineer, attorney, or other person providing professional services to the District or a Developer in connection with the District or property located in the District;

C. is a Developer;

D. is serving as an attorney, consultant, engineer, manager, architect, or in some other professional capacity for the District or a Developer in connection with the District or property located in the District;

E. is a party to a contract with or along with the District, except for the purchase of public services furnished by the District to the public generally;

F. is a party to a contract with or along with a Developer relating to the District or to property within the District, other than a contract limited solely to the purpose of purchasing or conveying real property in the District for the purpose of either establishing a permanent residence, establishing a commercial business within the District, or qualifying as a Director; or

G. during his or her term of office, fails to maintain the qualifications required by law to serve as a Director.

3.05. Dual Office Holding Limitations.

A. Constitutional Limitations. Except as permitted by Article XVI, Section 40 of the Texas Constitution, no Director may hold or exercise at the same time, more than one civil office of Emolument.

B. Common-Law Incompatibility. No Director may hold another public office in violation of the common-law doctrine of incompatibility that applies to holding two incompatible positions and prohibits a person from holding certain public offices at the same time because of practical conflicts of interest that might arise, including service as a director of two governmental authorities with overlapping taxing jurisdictions.

ARTICLE IV

TRAVEL EXPENDITURES AND FEES OF OFFICE

4.01. Fees of Office. A director may receive fees of office in an amount equal to the amount of the per diem set from time to time by the Texas Ethics Commission for members of the legislature under Section 24a, Article III of the Texas Constitution for each day the Director actually spends performing duties as a Director. Total fees of office payable to any Director may not exceed the sum of \$7,200 per District fiscal year. This maximum will be determined based on the date the fee of office is earned and not on the date of payment. No Director may receive fees of office if the Director owes any sum of money to the District. Fees of office will be paid only for called meetings of the Board or, upon prior approval of the Board, for subcommittee meetings, approved conferences, or other special projects requested by the Board. In this section, "performing the duties of a Director" means substantive performance of the management or business of the District, including participation in Board and committee meetings and other activities involving the substantive deliberation of District business and in pertinent educational programs. The phrase does not include routine or ministerial activities such as the execution of documents, self-preparation for meetings, or other activities requiring a minimal amount of time.

4.02. Reimbursement of Expenses. Reimbursement for travel expenditures and other expenses incurred by a Director on behalf of the District is subject to approval by the Board.

4.03. Verification. In order to receive fees of office and to receive reimbursement for expenses, each Director must present a verified statement of attendance to the Board indicating the date(s) spent performing the duties of a Director and a general description of the duties performed on each such date, together with all supporting receipts and invoices.

4.04. Conference and Seminar Policy. Directors may attend conferences and meetings at the District's expense only if deemed appropriate by the Board. Each Director will report to the Board on all seminars and conferences attended at the next regular meeting of the Board following the seminar or conference. This report may be oral or written, as determined by the Director. Unless otherwise approved by the Board, each Director attending a conference or meeting must attend all blocks of educational sessions in order to qualify for reimbursement. Subject to prior Board approval and compliance with the other requirements of this Policy, each Director who attends a conference, business meeting, or seminar related to the District business may be reimbursed for travel, lodging, and meal expenses associated with that attendance, as follows:

A. Travel Expenses. Transportation costs, including but not limited to airfare, car rental, taxi fare, and parking incurred while on official District business, will be reimbursed based upon the costs actually incurred by the Director; however, reimbursement for transportation on a common carrier will be limited to tourist/coach rates. Mileage reimbursement for transportation by personal automobile will conform to Internal Revenue Service regulations.

B. Lodging Expenses. Lodging expenses will be reimbursed based upon costs actually incurred by the Director and will not exceed the amount of lodging expense determined to be reasonable and necessary.

C. Meal Expenses. Meal expenses will be limited to the amount determined to be reasonable and necessary.

D. Excluded Expenses. The cost of alcoholic beverages, hotel movies, gifts, laundry and dry cleaning, entertainment, family attending with the Director, personal telephone

calls and all other expenses that are of a personal nature or are not reasonable or necessary to District business will not be paid or reimbursed by the District.

ARTICLE V

PROFESSIONAL SERVICES; BONDS

5.01. Selection. Consultants and Employees retained to provide professional services to the District, including, but not limited to, legal, engineering, management, accounting and tax collection services, will be selected based upon their demonstrated competence and qualifications to perform the services for a fair and reasonable price, and by majority vote of the Board. In selecting attorneys, engineers, auditors, financial advisors or other professional consultants, the District will follow the procedures required by the Professional Services Procurement Act.

5.02. Interested Parties. If required to do so by Section 2252.908, Texas Government Code, attorneys, engineers, auditors, financial advisors, or other professional consultants entering into a contract, renewal, amendment, or extension of a contract with the District will (i) complete a Certificate of Interested Parties ("Form 1295") and electronically file it with the Texas Ethics Commission (the "TEC"); and (ii) submit to the District the signed and notarized Form 1295 including the certification of filing number of the Form 1295 with the TEC, at the time the executed contract is submitted to the District. Any contract that requires a Form 1295 will not be effective until the requirements listed above are satisfied and any award of a contract by the District is expressly made contingent upon compliance with such requirements.

5.03. Bond or Insurance. In order to protect the District against loss of District funds, the District will, in accordance with Section 49.057(e), Texas Water Code, require any Employee who routinely collects, pays, or handles District funds to either (i) provide the District with a bond payable to the District in an amount determined by the Board to be sufficient to safeguard the District; or (ii) obtain and thereafter maintain a policy or policies of insurance, the coverage of which, in the Board's determination, adequately protects the interests of the District.

5.04. Review. The performance of all Employees providing professional services to the District will be regularly monitored and reviewed by the Board. An Employee's performance may be formally reviewed and evaluated by the Board at any time, upon the request of any Director.

ARTICLE VI

BOARD MEETING PROCEDURES

6.01. Regular Meetings. Regular meetings of the Board will be held on the fourth Wednesday of each month, beginning at 6:30 p.m., unless another date and time are approved by the Board. In order to avoid overly long Board meetings which tend to be inefficient and which also result in increased fees being paid to the District's consultants, regular Board meetings will be adjourned at 10:30 p.m. and all agenda items which have not been considered ("Pending Items") will be continued until the next Board meeting, unless a motion to continue the regular meeting beyond 10:30 p.m. is adopted by affirmative vote of a majority of the Board members.

6.02. Unfinished Business. Any Pending Items from a regular Board meeting will be continued to either (i) a special called meeting scheduled by motion adopted by affirmative vote of a majority of the Board members or (ii) the next regular meeting of the Board.

6.03 Parliamentary Procedure. In order to foster an environment of efficient, productive, and comprehensive policy consideration and decision making, Robert's Rules of Order will be utilized to govern parliamentary procedure during Board meetings.

ARTICLE VII

COMPLAINTS AND PROCEDURES FOR VIOLATIONS

7.01. Complaints. All complaints or allegations of violations of this Policy must be made in writing, sworn to before a notary public and filed with the District's attorney. A complaint must describe in detail the act that is complained of, and the specific sections of this Policy alleged to have been violated. A general complaint, lacking detail, will not be sufficient to invoke the procedures in this section, and anonymous complaints will not be considered.

7.02. Initial Determination. Within five business days of receipt of a complaint, the District's attorney will determine if the facts of the complaint, if true, would constitute a violation of this Policy. If the District's attorney determines that the complaint does not contain facts that constitute a violation, the District's attorney will so advise the Board at its next regular meeting.

7.03. Report to the Board. If the District's attorney determines that the complaint contains facts that, if true, would constitute a violation, the District's attorney will present a report to the Board. A majority of the Directors not implicated by the complaint will determine whether the complaint should be considered or rejected.

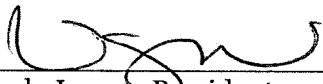
7.04. Consideration by the Board. To consider a complaint, the Board may convene in executive session as permitted by the Texas Open Meetings Act. The Board member implicated by the complaint will have the right to a full and complete hearing, with the right to call witnesses and present evidence. Any final action, decision, or vote will be made in open meeting.

7.05. Discipline. The failure of a Director to comply with the provisions of this Policy will constitute grounds for (i) a reprimand by the other Directors, (ii) removal of the Director from one or more subcommittees of the Board, (iii) required ethics training as approved by the Board, and/or (iv) other measures as determined by the Board.

[Signature Page Follows]

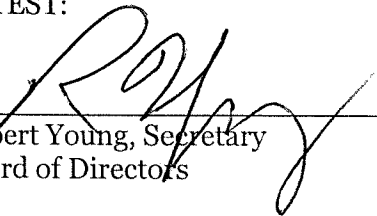
ADOPTED this 27th day of September, 2023.

**BLOCK HOUSE MUNICIPAL UTILITY
DISTRICT**

By: 

Ursula Logan, President
Board of Directors

ATTEST:



Robert Young, Secretary
Board of Directors

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

CONTRACTS AND PROFESSIONAL SERVICES AGREEMENTS

CONTRACT / AGREEMENT	CONTRACTOR	EFFECTIVE DATE	EXPIRATION DATE
Water Supply Contract	City of Cedar Park	March 10, 1995	March 10, 2035
Interlocal Agreement for Plumbing Inspections...	City of Cedar Park	March 14, 2022	March 14, 2027
Wholesale Wastewater Service Contract	City of Cedar Park	September 25, 2002	September 25, 2032
Fire Protection Agreement	City of Cedar Park	_____, 2023	September 30, 2028
Agreement with Leander ISD Regarding Use of Apache Pool	Leander ISD	June 1, 2022	May 31, 2025
Pool Use Agreement	Block House Creek Swim Team	July 15, 2023	July 15, 2026
Pool Services Agreement	Premier Recreation Management Services, LLC	October 1, 2023	September 30, 2024
Amended and Restated General Management Services Agreement	Crossroads Utility Services, LLC	August 1, 2023	September 30, 2024
Operations Services Agreement	Crossroads Utility Services, LLC	October 1, 2023	September 30, 2025
Landscape Maintenance Agreement	Priority Landscapes, LLC	November 1, 2022	October 31, 2023
Amended and Restated Agreement for Bookkeeping Services	Municipal Accounts & Consulting, L.P.	November 1, 2021	October 31, 2024
Amended and Restated Solid Waste Collection and Disposal Services Agreement Amendment No. 1... Amendment No. 2... Amendment No. 3...	Texas Disposal Systems, Inc.	June 1, 2018 June 1, 2020 March 1, 2022 October 1, 2022	September 30, 2030
Restrictive Covenant Enforcement Services Agreement	Community Association Management, Inc.	October 1, 2023	September 30, 2025
Managed Information Technology Services and Support Agreement	Contigo Technology, LLC	September 1, 2022	September 30, 2023 NOT RENEWED
Jan-Pro Service Agreement	Jan-Pro Cleaning Services	May 1, 2022	April 30, 2024
Towing and Property Sign Agreement	Excellence in Towing, Inc. dba Triton Towing	January 27, 2021	January 26, 2023 - then automatic renewal for two years
Joint Use Agreement for Community Electronic Sign	BHC Owners Association, Inc.	December 1, 2018	November 30, 2021
Standard Agreement with Local Governmental Entity Regarding Off-Duty Contracting of County Sheriff Deputies Deputy Agreements	Williamson County Sheriff's Office Williamson County Sheriff's Office	October 1, 2021 October 1, 2022	September 30, 2022 – three automatic one year renewals – will expire September 30, 2025 Continues in effect until terminated
Engineering Services Agreement	Gray Engineering, Inc. (formerly Gray-Jansing & Associates, Inc.)	November 20, 1991	none
Engagement Letter for Bond Counsel	McCall, Parkhurst & Horton, L.L.P.	February 8, 2012	none
Legal Services Agreement	Armbrust & Brown, PLLC	May 1, 1997	none
Financial Advisory Contract	Public Finance Group LLC	March 26, 2014	none
Tax Collection Agreement	Williamson County	May 24, 2000	none