

# ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300  
AUSTIN, TEXAS 78701-2744  
512-435-2300

FACSIMILE 512-435-2360

DENISE L. MOTAL  
(512) 435-2345  
dmotal@abaustin.com

## MEMORANDUM

TO: Board of Directors -  
Block House Municipal Utility District

FROM: Denise L. Motal  
Legal Assistant

DATE: December 6, 2023

RE: Block House Municipal Utility District -  
December 13, 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, December 13, 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)*
Nur Labardini (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**

**December 13, 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, December 13, 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/WTaUnifirII?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>
<b>GENERAL</b>		
1.	Citizens’ communications;	Informational
2.	Consultants arrival time/remote participation (Director Young);	Informational
<b>AUDIT ITEMS</b>		
3.	Audit of District financial statements for fiscal year ended September 30, 2023, including report from McCall Gibson Swedlund Barfoot PLLC, approval of client representation letter and audit report, and authorizing filing of audit report;	Decision
<b>CONSENT ITEMS</b> <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>		
4.	Minutes of November 15, 2023 regular meeting;	Decision
<b>BHC OWNERS ASSOCIATION</b>		
5.	Report from BHC Owners Association;	Informational

<b>WILLIAMSON COUNTY SHERIFF'S OFFICE</b>		
6.	Report from Williamson County Sheriff's Office;	Informational
7.	Gate locking and towing (Director Young);	Informational
<b>GENERAL MANAGER REPORT / ITEMS</b>		
8.	Report from and directives to General Manager, including:	Informational
	(a) Requests for use of facilities;	Informational
	(b) Tumlinson Park playscape;	Informational
9.	Walker House, including:	
	(a) Video storage (Director Logan);	Decision
	(b) Alarm system for the Walker House (Director Logan);	Decision
10.	Proposal from Sagamore Fence & Deck, LLC for fence removal and replacement - 500' 5 <sup>th</sup> Phase – Estimate #7177;	Decision
11.	Proposal from Sagamore Fence & Deck, LLC for fence removal and replacement - 500' 6 <sup>th</sup> Phase – Estimate #7178;	Decision
12.	Proposal from Sagamore Fence & Deck, LLC for fence removal and replacement - 486' 7 <sup>th</sup> Phase – Estimate #7179;	Decision
13.	Proposal from DigDug Construction, LLC for removal and replacement of river rock soil for Walker House parking lot drainage issue – Estimate 283SH;	Decision
<b>PR/COMMUNICATIONS</b>		
14.	Report from PR/Communications Subcommittee, including:	Informational
	(a) Special events;	Informational
	(b) Newsletter;	Decision
15.	Transparency;	Decision
16.	Resident survey;	Decision
<b>RESTRICTIVE COVENANTS</b>		
17.	Report from and directives to Community Association Management, Inc.;	Informational
18.	Pending or contemplated litigation, including:	Informational
	(a) 15361 English River Loop;	Informational
19.	Report from Restrictive Covenants Subcommittee;	Informational
<b>FINANCE/AUDIT</b>		
20.	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
21. Report from Finance/Audit Subcommittee;	Informational
<b>AMENITIES</b>	
22. Report from and directives to Premier Recreation Management Services LLC;	Informational
23. Report from and directives to Priority Landscapes, LLC;	Informational
24. Report from Amenities Subcommittee and related action;	Informational
<b>SERVICES</b>	
25. Report from and directives to Gray Engineering, Inc., including:	Informational
(a) Nebraska Furniture Mart tract;	Informational
26. Report from and directives to Crossroads Utility Services, LLC, including:	Informational
(a) System maintenance and repairs;	Informational
(b) Write-offs;	Decision
(c) Water meter reading concerns (Director Logan);	Informational
27. Report from Texas Disposal Systems, Inc.;	Informational
28. Storm Water Management Program (SWMP) under TPDES General Permit TXR040000;	Informational
(a) Proposal from Quiddity for MS4 Phase II Storm Water Management Program and Permit Year 1 Administration;	Decision
29. Report from Services Subcommittee and related action;	Informational
<b>LEGAL</b>	
30. Report from and directives to Armbrust & Brown, PLLC;	Informational
31. Maibox damage and repair (Director Logan);	Informational
32. Annual review of Water Conservation and Drought Contingency Plan, including Resolution Confirming Annual Review of Water Conservation and Drought Contingency Plan and Updating Water and Wastewater Utility System Profile;	Decision
<b>OTHER DISCUSSION / ACTION ITEMS</b>	
33. Block House Municipal Utility District Subcommittee Policies;	Informational
34. Code of Ethics, Travel, and Professional Services Policy;	Informational
35. Miscellaneous and Board/Subcommittee directives;	Informational
36. Future Board meetings/agenda items.	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.

**McCALL GIBSON SWEDLUND BARFOOT PLLC**  
*Certified Public Accountants*

13100 Wortham Center Drive  
Suite 235  
Houston, Texas 77065-5610  
(713) 462-0341  
Fax (713) 462-2708

PO Box 29584  
Austin, TX 78755-5126  
(512) 610-2209  
[www.mgsbpllc.com](http://www.mgsbpllc.com)  
E-Mail: [mgsb@mgsbpllc.com](mailto:mgsb@mgsbpllc.com)

December 13, 2023

Board of Directors  
Block House Municipal Utility District  
Williamson County, Texas

In planning and performing our audit of the financial statements of Block House Municipal Utility District (the "District") as of and for the year ended September 30, 2023, in accordance with auditing standards generally accepted in the United States of America, we considered the District's internal control over financial reporting (internal control) as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be significant deficiencies or material weaknesses and therefore, there can be no assurance that all deficiencies, significant deficiencies, or material weaknesses have been identified.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements of the District's financial statements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

**Material Weaknesses**

Last year, and again this year, we observed the following deficiencies in the District's internal control that we consider to be material weaknesses.

The District's management consists of an elected Board of Directors (the "Directors"). The day-to-day operations are performed by private companies ("Consultants") under contract with the District. The Directors of the District supervise the performance of the Consultants; however, although the Consultants can be part of the District's system of internal control, the Consultants are not members of management. Ultimately, the Directors of the District are responsible for the design and implementation of the system of internal control.

As is common within the system of internal control of most small organizations, the accounting function of the District does not include preparation of the financial statements complete with footnotes in accordance with accounting principles generally accepted in the United States of America. Accordingly, the District has not established internal controls over the preparation of its financial statements. This condition is considered to be a material weakness of the District's system of internal control over financial reporting.

**Material Weaknesses (Continued)**

During the course of performing an audit, the auditor prepares various journal entries to present the financial statements on the government-wide basis of accounting. Management's reliance upon the auditor to detect and make these necessary adjustments is considered to be a material weakness in internal control. In addition, the District's Management relies on the District's auditor to prepare the capital asset and depreciation schedules and post adjustments related to the presentation of the capital assets in the government-wide financial statements. This reliance on the auditor to perform this function is considered to be a material weakness in the system of internal control. Auditing standards do not make exceptions for reporting deficiencies that are adequately mitigated with nonaudit services rendered by the auditor or deficiencies for which the remedy would be cost prohibitive.

We agree with the objective to inform an organization of all the conditions in its internal control that interfere with its ability to record financial data reliably and issue financial statements free of material misstatement. Communication of the material weaknesses above helps to emphasize that the responsibility for financial reporting rests entirely with the organization and not the auditor.

**Management's Response**

The District's Board of Directors is appointed or elected from the general population and do not necessarily have governmental accounting expertise. The Board engages consultants who possess industry knowledge and expertise to provide financial services, as well as legal and professional engineering services. Based on the auditor's unmodified opinion and after reading the financial statements, the Board believes the financial statements to be materially correct. The Board does not think that the addition of an employee or consultant to oversee the annual financial reporting process is necessary nor would it be cost effective.

**Conclusion**

Management's written response to the material weaknesses identified in our audit has not been subjected to the auditing procedures applied in the audit of the financial statements, and accordingly, we express no opinion on it.

This communication is intended solely for the information and use of the Board of Directors and the Texas Commission on Environmental Quality and is not intended to be and should not be used by anyone other than these specified parties.

Sincerely,

McCall Gibson Swedlund Barfoot PLLC  
Certified Public Accountants  
Houston, Texas

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT**

**WILLIAMSON COUNTY, TEXAS**

**ANNUAL FINANCIAL REPORT**

**SEPTEMBER 30, 2023**

DRAFT SUBJECT TO CHANGE



## TABLE OF CONTENTS

	<u>PAGE</u>
ANNUAL FILING AFFIDAVIT	1
INDEPENDENT AUDITOR'S REPORT	2-4
MANAGEMENT'S DISCUSSION AND ANALYSIS	5-9
BASIC FINANCIAL STATEMENTS	
STATEMENT OF NET POSITION AND GOVERNMENTAL FUNDS BALANCE SHEET	10-13
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO THE STATEMENT OF NET POSITION	14
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES	15-16
RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES TO THE STATEMENT OF ACTIVITIES	17
NOTES TO THE FINANCIAL STATEMENTS	18-29
REQUIRED SUPPLEMENTARY INFORMATION	
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND	31
SUPPLEMENTARY INFORMATION REQUIRED BY THE WATER DISTRICT FINANCIAL MANAGEMENT GUIDE	
NOTES REQUIRED BY THE WATER DISTRICT FINANCIAL MANAGEMENT GUIDE (Included in the notes to the financial statements)	
SERVICES AND RATES	33-35
GENERAL FUND EXPENDITURES	36-37
INVESTMENTS	38
TAXES LEVIED AND RECEIVABLE	39-40
LONG-TERM DEBT SERVICE REQUIREMENTS	41-43
CHANGE IN LONG-TERM BOND DEBT	44-45
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES GENERAL FUND AND DEBT SERVICE FUND - FIVE YEARS	46-49
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS	50-51
OTHER SUPPLEMENTARY INFORMATION	
PRINCIPAL TAXPAYERS	53
ASSESSED VALUE BY CLASSIFICATION	54

# ANNUAL FILING AFFIDAVIT

STATE OF TEXAS  
COUNTY OF WILLIAMSON

I, \_\_\_\_\_ of the  
(Name of Duly Authorized District Representative)

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT**  
(Name of District)

hereby swear, or affirm, that the district named above has reviewed and approved at a meeting of the District's Board of Directors on **December 13, 2023**, its annual audit report for the fiscal year or period ended **September 30, 2023** and that copies of the annual audit report have been filed in the District's office, located at

**100 Congress Avenue, Suite 1300**  
**Austin, Texas 78701**  
(Address of District's Office)

The filing affidavit and the attached copy of the audit report are being submitted to the Texas Commission on Environmental Quality in satisfaction of all annual filing requirements of Texas Water Code Section 49.194.

Date: \_\_\_\_\_.

By: \_\_\_\_\_  
(Signature of District Representative)

\_\_\_\_\_  
(Typed Name and Title District Representative)

Sworn to and subscribed to before me this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

(Seal)

\_\_\_\_\_  
(Signature of Notary)

My Commission Expires On: \_\_\_\_\_, \_\_\_\_\_.  
Notary Public in the State of Texas.

**McCALL GIBSON SWEDLUND BARFOOT PLLC**  
*Certified Public Accountants*

13100 Wortham Center Drive  
Suite 235  
Houston, Texas 77065-5610  
(713) 462-0341  
Fax (713) 462-2708

PO Box 29584  
Austin, TX 78755-5126  
(512) 610-2209  
[www.mgsbpllc.com](http://www.mgsbpllc.com)  
E-Mail: [mgsb@mgsbpllc.com](mailto:mgsb@mgsbpllc.com)

INDEPENDENT AUDITOR'S REPORT

Board of Directors  
Block House Municipal Utility District  
Williamson County, Texas

**Opinions**

We have audited the accompanying financial statements of the governmental activities and each major fund of Block House Municipal Utility District (the "District") as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2023, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

**Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

**Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Board of Directors  
Block House Municipal Utility District

**Supplementary Information**

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The supplementary information required by the Texas Commission on Environmental Quality as published in the *Water District Financial Management Guide* is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The supplementary information has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we express no opinion or provide any assurance on them.

**Other Information**

Management is responsible for the Other Supplementary Information included in the annual report. The Other Supplementary Information does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the Other Supplementary Information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

McCall Gibson Swedlund Barfoot PLLC  
Certified Public Accountants  
Houston, Texas

December 13, 2023

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED SEPTEMBER 30, 2023**

Management's discussion and analysis of Block House Municipal Utility District's (the "District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2023. Please read it in conjunction with the District's financial statements.

**USING THIS ANNUAL REPORT**

This annual report consists of a series of financial statements. The basic financial statements include: (1) combined fund financial statements and government-wide financial statements and (2) notes to the financial statements. The combined fund financial statements and government-wide financial statements combine both: (1) the Statement of Net Position and Governmental Funds Balance Sheet and (2) the Statement of Activities and Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances. This report also includes required and other supplementary information in addition to the basic financial statements.

**GOVERNMENT-WIDE FINANCIAL STATEMENTS**

The District's annual report includes two financial statements combining the government-wide financial statements and the fund financial statements. The government-wide financial statements provide both long-term and short-term information about the District's overall status. Financial reporting at this level uses a perspective similar to that found in the private sector with its basis in full accrual accounting and elimination or reclassification of internal activities.

The Statement of Net Position includes all of the District's assets, liabilities and deferred inflows and outflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District as a whole is improving or deteriorating. Evaluation of the overall health of the District would extend to other non-financial factors.

The Statement of Activities reports how the District's net position changed during the current fiscal year. All current year revenues and expenditures are included regardless of when cash is received or paid.

**FUND FINANCIAL STATEMENTS**

The combined statements also include fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District has two governmental fund types. The General Fund accounts for resources not accounted for in another fund, customer service revenues, costs and general expenditures. The Debt Service Fund accounts for ad valorem taxes and financial resources restricted, committed or assigned for servicing bond debt and the cost of assessing and collecting debt service taxes.

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED SEPTEMBER 30, 2023**

**FUND FINANCIAL STATEMENTS (Continued)**

Governmental funds are reported in each of the financial statements. The focus in the fund statements provides a distinctive view of the District's governmental funds. These statements report short-term fiscal accountability focusing on the use of spendable resources and balances of spendable resources available at the end of the year. They are useful in evaluating annual financing requirements of the District and the commitment of spendable resources for the near-term.

Since the government-wide focus includes the long-term view, comparisons between these two perspectives may provide insight into the long-term impact of short-term financing decisions. The adjustments columns, the Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position and the Reconciliation of the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances to the Statement of Activities explains the differences between the two presentations and assists in understanding the differences between these two perspectives.

**NOTES TO THE FINANCIAL STATEMENTS**

The accompanying notes to the financial statements provide information essential to a full understanding of the government-wide and fund financial statements.

**OTHER INFORMATION**

In addition to the financial statements and accompanying notes, this report also presents certain required supplementary information ("RSI"). A budgetary comparison schedule is included as RSI for the General Fund.

**GOVERNMENT-WIDE FINANCIAL ANALYSIS**

Net position may serve over time as a useful indicator of the District's financial position. In the case of the District, assets and deferred outflows of resources exceeded liabilities by \$12,600,514 as of September 30, 2023. This compares with assets and deferred outflows of resources exceeding liabilities by \$11,913,324 in the prior fiscal year.

A portion of the District's net position reflects its net investment in capital assets (e.g. water, wastewater, drainage and recreational facilities, less any debt used to acquire those assets that is still outstanding). The District uses these assets to provide water, wastewater, drainage and recreational services within the District.

The following is a comparative analysis of the Statement of Net Position as of September 30, 2023, and September 30, 2022:

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED SEPTEMBER 30, 2023**

**GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)**

	Summary of Changes in the Statement of Net Position		
	2023	2022	Change Positive (Negative)
Current and Other Assets	\$ 6,788,239	\$ 7,046,469	\$ (258,230)
Capital Assets (Net of Accumulated Depreciation)	12,332,694	12,813,138	(480,444)
Total Assets	\$ 19,120,933	\$ 19,859,607	\$ (738,674)
Deferred Outflows of Resources	\$ 61,437	\$ 83,148	(21,711)
Bonds Payable	\$ 5,612,510	\$ 6,942,371	\$ 1,329,861
Other Liabilities	969,346	1,087,060	117,714
Total Liabilities	\$ 6,581,856	\$ 8,029,431	\$ 1,447,575
Net Position:			
Net Investment in Capital Assets	\$ 6,781,621	\$ 5,953,915	\$ 827,706
Restricted	500,479	487,040	13,439
Unrestricted	5,318,414	5,472,369	(153,955)
Total Net Position	\$ 12,600,514	\$ 11,913,324	\$ 687,190

The District net position increased by \$687,190, accounting for a 5.8% increase in net position. The following table provides a comparative analysis of the District's operations for the years ending September 30, 2023, and September 30, 2022:

	Summary of Changes in the Statement of Activities		
	2023	2022	Change Positive (Negative)
Revenues:			
Property Taxes	\$ 4,461,222	\$ 3,861,820	\$ 599,402
Charges for Services	2,710,822	2,605,758	105,064
Other Revenues	367,873	99,119	268,754
Total Revenues	\$ 7,539,917	\$ 6,566,697	\$ 973,220
Expenses for Services	6,852,727	5,952,684	(900,043)
Change in Net Position	\$ 687,190	\$ 614,013	\$ 73,177
Net Position, Beginning of Year	11,913,324	11,299,311	614,013
Net Position, End of Year	\$ 12,600,514	\$ 11,913,324	\$ 687,190



**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED SEPTEMBER 30, 2023**

**FINANCIAL ANALYSIS OF THE DISTRICT'S GOVERNMENTAL FUNDS**

The District's combined fund balances as of September 30, 2023, were \$5,828,517, a decrease of \$155,343 from the prior year.

The General Fund fund balance decreased by \$148,508, primarily due to operating and capital costs exceeding property tax and service revenues.

The Debt Service Fund fund balance decreased by \$6,835, primarily due to the structure of the District's long-term debt.

**GENERAL FUND BUDGETARY HIGHLIGHTS**

The Board of Directors did not amend the budget during the current fiscal year. Actual revenues net of expenditures were \$641,444 more than budgeted.

**CAPITAL ASSETS**

The District's capital assets as of September 30, 2023, amount to \$12,332,694 (net of accumulated depreciation). These capital assets include land, as well as the water, wastewater and drainage systems and recreational facilities.

Capital Assets At Year-End, Net of Accumulated Depreciation			Change Positive (Negative)
	2023	2022	
Capital Assets Not Being Depreciated:			
Land and Land Improvements	\$ 306,291	\$ 306,291	\$
Construction in Progress	113,994	93,801	20,193
Capital Assets, Net of Accumulated Depreciation:			
Common Recreational Areas	1,197,769	1,185,197	12,572
Water, Wastewater and Drainage System	9,127,728	9,500,136	(372,408)
Capital Recovery Fees	1,586,912	1,727,713	(140,801)
<b>Total Net Capital Assets</b>	<b>\$ 12,332,694</b>	<b>\$ 12,813,138</b>	<b>\$ (480,444)</b>

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT  
MANAGEMENT’S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED SEPTEMBER 30, 2023**

**LONG-TERM DEBT ACTIVITY**

As of September 30, 2023, the District had total bond debt payable of \$5,315,000. The changes in the debt position of the District during the fiscal year ended September 30, 2023, are summarized as follows:

Bond Debt Payable, October 1, 2022	\$ 6,550,000
Less: Bond Principal Paid	<u>1,235,000</u>
Bond Debt Payable, September 30, 2023	<u>\$ 5,315,000</u>

The District’s bonds have an underlying rating of “A1”. The Series 2016 Refunding bonds have an insured rating of “AA” by virtue of bond insurance issued by Build America Mutual Assurance Company. The Series 2020 Refunding bonds have an insured rating of “AA” by virtue of bond insurance issued by Assured Guaranty Municipal Corp. The ratings above include all rating changes of bond insurers through September 30, 2023.

The ratio of the District’s long-term debt to the total taxable assessed valuation (\$677,066,614) is 0.79%. The District’s estimated population, as provided by the District’s operator, as of September 30, 2023, is 6,459.

**CONTACTING THE DISTRICT’S MANAGEMENT**

This financial report is designed to provide a general overview of the District’s finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Block House Municipal Utility District, c/o Armbrust & Brown, PLLC, 100 Congress Avenue, Suite 1300, Austin, TX 78701.

**THIS PAGE INTENTIONALLY LEFT BLANK**

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT  
STATEMENT OF NET POSITION AND  
GOVERNMENTAL FUNDS BALANCE SHEET  
SEPTEMBER 30, 2023**

	General Fund	Debt Service Fund
<b>ASSETS</b>		
Cash	\$ 355,445	\$
Investments	5,255,445	479,528
Cash with Paying Agent		96,275
Receivables:		
Property Taxes	36,621	22,074
Service Accounts	474,809	
Accrued Interest	17,622	
Other	15,593	
Due from Other Funds	1,123	
Prepaid Costs	6,871	
Land		
Construction in Progress		
Capital Assets (Net of Accumulated Depreciation)		
<b>TOTAL ASSETS</b>	<b>\$ 6,163,529</b>	<b>\$ 597,877</b>
 <b>DEFERRED OUTFLOWS OF RESOURCES</b>		
Deferred Charges on Refunding Bonds	\$ -0-	\$ -0-
 <b>TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES</b>	<b>\$ 6,163,529</b>	<b>\$ 597,877</b>

The accompanying notes to the financial  
statements are an integral part of this report.

<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
\$ 355,445	\$	\$ 355,445
5,734,973		5,734,973
96,275		96,275
58,695		58,695
474,809		474,809
17,622		17,622
15,593		15,593
1,123	(1,123)	
6,871	27,956	34,827
	306,291	306,291
	113,994	113,994
	<u>11,912,409</u>	<u>11,912,409</u>
<u>\$ 6,761,406</u>	<u>\$ 12,359,527</u>	<u>\$ 19,120,933</u>
<u>\$ -0-</u>	<u>\$ 61,437</u>	<u>\$ 61,437</u>
<u>\$ 6,761,406</u>	<u>\$ 12,420,964</u>	<u>\$ 19,182,370</u>

The accompanying notes to the financial statements are an integral part of this report.

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT  
STATEMENT OF NET POSITION AND  
GOVERNMENTAL FUNDS BALANCE SHEET  
SEPTEMBER 30, 2023**

	General Fund	Debt Service Fund
<b>LIABILITIES</b>		
Accounts Payable	\$ 524,188	\$
Accrued Interest Payable		
Due to Other Funds		1,123
Security Deposits	348,883	
Long-Term Liabilities:		
Bonds Payable, Due Within One Year		
Bonds Payable, Due After One Year		
<b>TOTAL LIABILITIES</b>	<b>\$ 873,071</b>	<b>\$ 1,123</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>		
Property Taxes	\$ 36,621	\$ 22,074
<b>FUND BALANCES</b>		
Nonspendable:		
Prepaid Costs	\$ 6,871	\$
Restricted for Debt Service		574,680
Assigned to 2024 Budget Deficit	253,851	
Unassigned	4,993,115	
<b>TOTAL FUND BALANCES</b>	<b>\$ 5,253,837</b>	<b>\$ 574,680</b>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>	<b>\$ 6,163,529</b>	<b>\$ 597,877</b>
<b>NET POSITION</b>		
Net Investment in Capital Assets		
Restricted for Debt Service		
Unrestricted		
<b>TOTAL NET POSITION</b>		

The accompanying notes to the financial statements are an integral part of this report.

<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
\$ 524,188	\$	\$ 524,188
	96,275	96,275
1,123	(1,123)	
348,883		348,883
	1,220,000	1,220,000
	<u>4,392,510</u>	<u>4,392,510</u>
<u>\$ 874,194</u>	<u>\$ 5,707,662</u>	<u>\$ 6,581,856</u>
<u>\$ 58,695</u>	<u>\$ (58,695)</u>	<u>\$ -0-</u>
\$ 6,871	\$ (6,871)	\$
574,680	(574,680)	
253,851	(253,851)	
<u>4,993,115</u>	<u>(4,993,115)</u>	
<u>\$ 5,828,517</u>	<u>\$ (5,828,517)</u>	<u>\$ - 0 -</u>
<u>\$ 6,761,406</u>		
	\$ 6,781,621	\$ 6,781,621
	500,479	500,479
	<u>5,318,414</u>	<u>5,318,414</u>
	<u>\$ 12,600,514</u>	<u>\$ 12,600,514</u>

The accompanying notes to the financial statements are an integral part of this report.

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT  
RECONCILIATION OF THE GOVERNMENTAL FUNDS  
BALANCE SHEET TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2023**

Total Fund Balances - Governmental Funds \$ 5,828,517

Amounts reported for governmental activities in the Statement of Net Position are different because:

Interest paid in advance as part of a refunding bond sale is recorded as a deferred outflow in the governmental activities and systematically charged to interest expense over the remaining life of the new debt or the old debt, whichever is shorter. 61,437

Prepaid bond insurance costs are amortized over the term of the debt in governmental activities. 27,956

Land, construction in progress and capital assets used in governmental activities are not current financial resources and, therefore, are not reported as assets in the governmental funds. 12,332,694

Deferred inflows of resources related to property tax revenues on delinquent taxes for the 2022 and prior tax levies became part of recognized revenue in the governmental activities of the District. 58,695

Certain liabilities are not due and payable in the current period and, therefore, are not reported as liabilities in the governmental funds. These liabilities at year end consist of:

Accrued Interest Payable	\$ (96,275)	
Bonds Payable	<u>(5,612,510)</u>	<u>(5,708,785)</u>

Total Net Position - Governmental Activities \$ 12,600,514

The accompanying notes to the financial statements are an integral part of this report.



**THIS PAGE INTENTIONALLY LEFT BLANK**

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT**  
**STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS STATEMENT OF**  
**REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2023**

	General Fund	Debt Service Fund
<b>REVENUES</b>		
Property Taxes	\$ 3,045,293	\$ 1,408,463
Water Service	860,538	
Wastewater Service	417,765	
Park Fee	258,540	
Basic Services	1,123,240	
Penalty and Interest	44,140	3,250
Tap Connection and Inspection Fees	3,349	
Investment Revenues	262,460	47,146
Miscellaneous Revenues	58,264	3
<b>TOTAL REVENUES</b>	<b>\$ 6,073,589</b>	<b>\$ 1,458,862</b>
<b>EXPENDITURES/EXPENSES</b>		
Service Operations:		
Professional Fees	\$ 355,707	\$
Contracted Services	2,363,133	800
Purchased Water Service	790,487	
Purchased Wastewater Service	328,447	
Utilities	40,591	
Park/Pool	1,432,094	
Repairs and Maintenance	485,996	
Depreciation		
Other	252,451	297
Capital Outlay	173,191	
Debt Service:		
Bond Principal		1,235,000
Bond Interest		229,600
<b>TOTAL EXPENDITURES/EXPENSES</b>	<b>\$ 6,222,097</b>	<b>\$ 1,465,697</b>
<b>NET CHANGE IN FUND BALANCES</b>	<b>\$ (148,508)</b>	<b>\$ (6,835)</b>
<b>CHANGE IN NET POSITION</b>		
<b>FUND BALANCES/NET POSITION - OCTOBER 1, 2022</b>	<b>5,402,345</b>	<b>581,515</b>
<b>FUND BALANCES/NET POSITION - SEPTEMBER 30, 2023</b>	<b>\$ 5,253,837</b>	<b>\$ 574,680</b>

The accompanying notes to the financial statements are an integral part of this report.

Total	Adjustments	Statement of Activities
\$ 4,453,756	\$ 7,466	\$ 4,461,222
860,538		860,538
417,765		417,765
258,540		258,540
1,123,240		1,123,240
47,390		47,390
3,349		3,349
309,606		309,606
58,267		58,267
<u>\$ 7,532,451</u>	<u>\$ 7,466</u>	<u>\$ 7,539,917</u>
\$ 355,707	\$	\$ 355,707
2,363,933		2,363,933
790,487		790,487
328,447		328,447
40,591		40,591
1,432,094		1,432,094
485,996		485,996
	653,635	653,635
252,748		252,748
173,191	(173,191)	
1,235,000	(1,235,000)	
229,600	(80,511)	149,089
<u>\$ 7,687,794</u>	<u>\$ (835,067)</u>	<u>\$ 6,852,727</u>
\$ (155,343)	\$ 155,343	\$
	687,190	687,190
<u>5,983,860</u>	<u>5,929,464</u>	<u>11,913,324</u>
<u>\$ 5,828,517</u>	<u>\$ 6,771,997</u>	<u>\$ 12,600,514</u>

The accompanying notes to the financial statements are an integral part of this report.

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT  
RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF  
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES TO THE  
STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED SEPTEMBER 30, 2023**

Net Change in Fund Balances - Governmental Funds	\$ (155,343)
<p>Amounts reported for governmental activities in the Statement of Activities are different because:</p>	
<p>Governmental funds report tax revenues when collected. However, in the Statement of Activities, revenue is recorded in the accounting period for which the taxes are levied.</p>	7,466
<p>Governmental funds do not account for depreciation. However, in the Statement of Net Position, capital assets are depreciated and depreciation expense is recorded in the Statement of Activities.</p>	(653,635)
<p>Governmental funds report capital expenditures as expenditures in the period purchased. However, in the Statement of Net Position, capital assets are increased by new purchases and the Statement of Activities is not affected.</p>	173,191
<p>Governmental funds report bond principal payments as expenditures. However, in the Statement of Net Position, bond principal payments are reported as decreases in long-term liabilities.</p>	1,235,000
<p>Governmental funds report interest expenditures on long-term debt as expenditures in the year paid. However, in the Statement of Net Position, interest is accrued on the long-term debt through fiscal year-end.</p>	<u>80,511</u>
Change in Net Position - Governmental Activities	<u>\$ 687,190</u>

The accompanying notes to the financial statements are an integral part of this report.

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2023**

**NOTE 1. CREATION OF DISTRICT**

Block House Municipal Utility District, located in Williamson County, Texas (the “District”) was created effective January 12, 1978 by an Order of the Texas Water Commission, presently known as the Texas Commission on Environmental Quality (the “Commission”). Pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code, the District is empowered to purchase, operate and maintain all facilities, plants and improvements necessary to provide water, sanitary sewer service, storm sewer drainage, irrigation, solid waste collection and disposal, including recycling, and to construct parks and recreational facilities for the residents of the District. The District is also empowered to contract for or employ its own peace officers with powers to make arrests and to establish, operate and maintain a fire department to perform all fire-fighting activities within the District. The Board of Directors held its first meeting on October 9, 1979, and the first bonds were issued on November 13, 1986.

**NOTE 2. SIGNIFICANT ACCOUNTING POLICIES**

The accompanying financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America as promulgated by the Governmental Accounting Standards Board (“GASB”). In addition, the accounting records of the District are maintained generally in accordance with the *Water District Financial Management Guide* published by the Commission.

The District is a political subdivision of the State of Texas governed by an elected board. GASB has established the criteria for determining whether or not an entity is a primary government or a component unit of a primary government. The primary criteria are that it has a separately elected governing body, it is legally separate, and it is fiscally independent of other state and local governments. Under these criteria, the District is considered a primary government and is not a component unit of any other government. Additionally, no other entities meet the criteria for inclusion in the District’s financial statement as component units.

Financial Statement Presentation

These financial statements have been prepared in accordance with GASB Codification of Governmental Accounting and Financial Reporting Standards Part II, Financial Reporting (“GASB Codification”).

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2023**

**NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)**

Financial Statement Presentation (Continued)

The GASB Codification sets forth standards for external financial reporting for all state and local government entities, which include a requirement for a Statement of Net Position and a Statement of Activities. It requires the classification of net position into three components: Net Investment in Capital Assets; Restricted; and Unrestricted. These classifications are defined as follows:

- Net Investment in Capital Assets – This component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvements of those assets.
- Restricted Net Position – This component of net position consists of external constraints placed on the use of assets imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulation of other governments or constraints imposed by law through constitutional provisions or enabling legislation.
- Unrestricted Net Position – This component of net position consists of assets that do not meet the definition of Restricted or Net Investment in Capital Assets.

When both restricted and unrestricted resources are available for use, generally it is the District's policy to use restricted resources first.

Government-Wide Financial Statements

The Statement of Net Position and the Statement of Activities display information about the District as a whole. The District's Statement of Net Position and Statement of Activities are combined with the governmental fund financial statements. The District is viewed as a special purpose government and has the option of combining these financial statements.

The Statement of Net Position is reported by adjusting the governmental fund types to report on the full accrual basis, economic resource basis, which recognizes all long-term assets and receivables as well as long-term debt and obligations. Any amounts recorded due to and due from other funds are eliminated in the Statement of Net Position.

The Statement of Activities is reported by adjusting the governmental fund types to report only items related to current year revenues and expenditures. Items such as capital outlay are allocated over their estimated useful lives as depreciation expense. Internal activities between governmental funds, if any are eliminated by adjustment to obtain net total revenue and expense of the government-wide Statement of Activities.

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2023**

**NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)**

Fund Financial Statements

As discussed above, the District's fund financial statements are combined with the government-wide financial statements. The fund financial statements include a Balance Sheet and Statement of Revenues, Expenditures and Changes in Fund Balances.

Governmental Funds

The District has two governmental funds and considers each to be a major fund.

General Fund - To account for resources not required to be accounted for in another fund, customer service revenues, costs and general expenditures.

Debt Service Fund - To account for ad valorem taxes and financial resources restricted, committed or assigned for servicing bond debt and the cost of assessing and collecting debt service taxes.

Basis of Accounting

The District uses the modified accrual basis of accounting for governmental fund types. The modified accrual basis of accounting recognizes revenues when both "measurable and available." Measurable means the amount can be determined. Available means collectable within the current period or soon enough thereafter to pay current liabilities. The District considers revenue reported in governmental funds to be available if they are collectable within 60 days of year end. Also, under the modified accrual basis of accounting, expenditures are recorded when the related fund liability is incurred, except for principal and interest on long-term debt, which are recognized as expenditures when payment is due.

Property taxes considered available by the District and included in revenue include taxes collected during the year and taxes collected after year-end, which were considered available to defray the expenditures of the current year. Deferred inflows of resources related to property tax revenues are those taxes which the District does not reasonably expect to be collected soon enough in the subsequent period to finance current expenditures.

Amounts transferred from one fund to another fund are reported as other financing sources or uses. Loans by one fund to another fund and amounts paid by one fund for another fund are reported as interfund receivables and payables in the Governmental Funds Balance Sheet if there is intent to repay the amount and if the debtor fund has the ability to repay the advance on a timely basis. As of September 30, 2023, the Debt Service Fund owes the General Fund \$1,123 for a maintenance tax collections.

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT  
NOTES TO THE FINANCIAL STATEMENTS  
SEPTEMBER 30, 2023**

**NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)**

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets, are reported in the government-wide Statement of Net Position. All capital assets are valued at historical cost or estimated historical cost if actual historical cost is not available. Donated assets are valued at their fair market value on the date donated. Repairs and maintenance are recorded as expenditures in the governmental fund incurred and as an expense in the government-wide Statement of Activities. Capital asset additions, improvements and preservation costs that extend the life of an asset are capitalized and depreciated over the estimated useful life of the asset. Engineering fees and certain other costs are capitalized as part of the asset.

Assets are capitalized, including infrastructure assets, if they have an original cost greater than \$5,000 and a useful life over two years. Depreciation is calculated on each class of depreciable property using the straight-line method of depreciation. Estimated useful lives are as follows:

	Years
Common and Recreational Areas	5-50
Water System	10-45
Wastewater System	10-45
Drainage System	10-40
All Other Equipment	3-20

Budgeting

An annual unappropriated budget is adopted for the General Fund by the District’s Board of Directors. The budget is prepared using the same method of accounting as for financial reporting. The original General Fund budget for the current year was not amended. The Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund presents the original and revised budget amounts, if revised, compared to the actual amounts of revenues and expenditures for the current year.

Pensions

The District has not established a pension plan as the District does not have employees. The Internal Revenue Service has determined that fees of office received by Directors are considered to be wages subject to federal income tax withholding for payroll tax purposes only.



**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2023**

**NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)**

Measurement Focus

Measurement focus is a term used to describe which transactions are recognized within the various financial statements. In the government-wide Statement of Net Position and Statement of Activities, the governmental activities are presented using the economic resources measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position, financial position, and cash flows. All assets and liabilities associated with the activities are reported. Fund equity is classified as net position

Governmental fund types are accounted for on a spending or financial flow measurement focus. Accordingly, only current assets and current liabilities are included on the balance sheet, and the reported fund balances provide an indication of available spendable or appropriable resources. Operating statements of governmental funds types increases and decreases in available spendable resources. Fund balances in governmental funds are classified using the following hierarchy:

*Nonspendable*: amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact.

*Restricted*: amounts that can be spent only for specific purposes because of constitutional provisions, or enabling legislation, or because of constraints that are imposed externally.

*Committed*: amounts that can be spent only for purposes determined by a formal action of the Board of Directors. The Board is the highest level of decision-making authority for the District. This action must be made no later than the end of the fiscal year. Commitments may be established, modified, or rescinded only through ordinances or resolutions approved by the Board. The District does not have any committed fund balances.

*Assigned*: amounts that do not meet the criteria to be classified as restricted or committed, but that are intended to be used for specific purposes. The District has assigned \$253,851 of the General Fund fund balance for a projected budget deficit for the year ending September 30, 2024.

*Unassigned*: all other spendable amounts in the General Fund.

When expenditures are incurred for which restricted, committed, assigned or unassigned fund balances are available, the District considers amounts to have been spent first out of restricted funds, then committed funds, then assigned funds, and finally unassigned funds.

Accounting Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2023**

**NOTE 3. LONG – TERM DEBT**

	Refunding Series 2016	Refunding Series 2020
Amounts Outstanding - September 30, 2023	\$ 2,005,000	\$ 3,310,000
Interest Rates	3.00%	4.00%
Maturity Dates - Serially Beginning/Ending	April 1, 2024/2026	April 1, 2024/2027
Interest Payment Dates	October 1/April 1	October 1/April 1
Callable Dates	April 1, 2022*	Non-Callable

\* Bonds maturing on or after this date are subject to being called at par value plus accrued interest date to the date fixed for redemption.

The following is a summary of transactions regarding bonds payable for the year ended September 30, 2023:

	October 1, 2022	Additions	Retirements	September 30, 2023
Bonds Payable	\$ 6,550,000	\$	\$ 1,235,000	\$ 5,315,000
Unamortized Premiums	392,371		94,861	297,510
Bonds Payable, Net	<u>\$ 6,942,371</u>	<u>\$ -0-</u>	<u>\$ 1,329,861</u>	<u>\$ 5,612,510</u>
			Amount Due Within One Year	\$ 1,220,000
			Amount Due After One Year	<u>4,392,510</u>
			Bonds Payable, Net	<u><u>\$ 5,612,510</u></u>

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT  
NOTES TO THE FINANCIAL STATEMENTS  
SEPTEMBER 30, 2023**

**NOTE 3. LONG - TERM DEBT (Continued)**

As of September 30, 2023, the debt service requirements on the bonds outstanding were as follows:

Fiscal Year	Principal	Interest	Total
2024	\$ 1,220,000	\$ 192,550	\$ 1,412,550
2025	1,275,000	152,400	1,427,400
2026	1,355,000	110,350	1,465,350
2027	1,465,000	58,600	1,523,600
	<u>\$ 5,315,000</u>	<u>\$ 513,900</u>	<u>\$ 5,828,900</u>

As of September 30, 2023, the District has authorized but unissued tax bonds in the amount of \$8,520,000 and available refunding bonds authorization of \$24,011,988. On November 3, 2020, voters of the District authorized the issuance of \$3,150,000 of bonds for park and trail improvements. The bonds are payable from the proceeds of an ad valorem tax levied upon all property subject to taxation within the District, without limitation as to rate or amount.

During the year ended September 30, 2023, the District levied an ad valorem debt service tax rate of \$0.2085 per \$100 of assessed valuation, which resulted in a tax levy of \$1,411,765 on the adjusted taxable valuation of \$677,066,614 for the 2022 tax year. The bond order and bond resolution require the District to levy and collect an ad valorem debt service tax sufficient to pay interest and principal on bonds when due and the cost of assessing and collecting taxes. See Note 7 for the maintenance tax levy.

All property values and exempt status, if any, are determined by the appraisal district. Assessed values are determined as of January 1 of each year, at which time a tax lien attaches to the related property. Taxes are levied around October/November, are due upon receipt and are delinquent the following February 1. Penalty and interest attach thereafter.

**NOTE 4. SIGNIFICANT BOND ORDER AND LEGAL REQUIREMENTS**

The bond orders state that the District is required by the Securities and Exchange Commission to provide continuing disclosure of certain general financial information and operating data with respect to the District. This information, along with the audited annual financial statements, is to be provided within six months after the end of each fiscal year and shall continue to be provided through the life of the bonds.

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT  
NOTES TO THE FINANCIAL STATEMENTS  
SEPTEMBER 30, 2023**

**NOTE 5. DEPOSITS AND INVESTMENTS**

Deposits

Custodial credit risk is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. The District’s deposit policy for custodial credit risk requires compliance with the provisions of Texas statutes.

Texas statutes require that any cash balance in any fund shall, to the extent not insured by the Federal Deposit Insurance Corporation or its successor, be continuously secured by a valid pledge to the District of securities eligible under the laws of Texas to secure the funds of the District, having an aggregate market value, including accrued interest, at all times equal to the uninsured cash balance in the fund to which such securities are pledged. At fiscal year end, the carrying amount of the District’s deposits was \$1,065,445 and the bank balance was \$1,411,920. The District was not exposed to custodial risk at year-end.

The carrying values of the deposits are included in the Governmental Funds Balance Sheet and the Statement of Net Position at September 30, 2023, as listed below:

	Cash	Certificates of Deposit	Total
GENERAL FUND	\$ 355,445	\$ 710,000	\$ 1,065,445

Investments

Under Texas law, the District is required to invest its funds under written investment policies that primarily emphasize safety of principal and liquidity and that address investment diversification, yield, maturity, and the quality and capability of investment management, and all District funds must be invested in accordance with the following investment objectives: understanding the suitability of the investment to the District’s financial requirements, first; preservation and safety of principal, second; liquidity, third; marketability of the investments if the need arises to liquidate the investment before maturity, fourth; diversification of the investment portfolio, fifth; and yield, sixth. The District’s investments must be made “with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person’s own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived.” No person may invest District funds without express written authority from the Board of Directors.

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2023**

**NOTE 5. DEPOSITS AND INVESTMENTS (Continued)**

Investments (Continued)

Texas statutes include specifications for and limitations applicable to the District and its authority to purchase investments as defined in the Public Funds Investment Act. The District has adopted a written investment policy to establish the guidelines by which it may invest. This policy is reviewed annually. The District's investment policy may be more restrictive than the Public Funds Investment Act.

The District invests in TexPool, an external investment pool that is not SEC-registered. The State Comptroller of Public Accounts of the State of Texas has oversight of the pool. Federated Investors, Inc. manages the daily operations of the pool under a contract with the Comptroller. TexPool meets the criteria established in GASB Statement No. 79 and measures all of its portfolio assets at amortized cost. As a result, the District also measures its investments in TexPool at amortized cost for financial reporting purposes. There are no limitations or restrictions on withdrawals from TexPool.

Certificates of deposit are recorded at acquisition cost.

As of September 30, 2023, the District had the following investments and maturities:

Fund and Investment Type	Fair Value	Maturities of Less Than 1 year
<u>GENERAL FUND</u>		
TexPool	\$ 4,545,445	\$ 4,545,445
Certificates of Deposit	710,000	710,000
<u>DEBT SERVICE FUND</u>		
TexPool	479,528	479,528
<b>TOTAL INVESTMENTS</b>	<u>\$ 5,734,973</u>	<u>\$ 5,734,973</u>

Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. At September 30, 2023, the District's investment in TexPool was rated AAAM by Standard and Poor's. The District also invests in certificates of deposit which are fully covered by federal depository insurance.

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2023**

**NOTE 5. DEPOSITS AND INVESTMENTS (Continued)**

Investments (Continued)

Interest rate risk is the risk the changes in interest rates will adversely affect the fair value of an investment. The District considers the investment in TexPool to have a maturity of less than one year due to the fact the share position can usually be redeemed each day at the discretion of the District. The District also typically invests in certificates of deposit with maturities of less than one year.

Restrictions

All cash and investments of the Debt Service Fund are restricted for the payment of debt service and the cost of assessing and collecting taxes.

**NOTE 6. CAPITAL ASSETS**

Capital asset activity for the fiscal year ended September 30, 2023:

	October 1, 2022	Increases	Decreases	September 30, 2023
<b>Capital Assets Not Being Depreciated</b>				
Land and Land Improvements	\$ 306,291	\$	\$	\$ 306,291
Construction in Progress	93,801	173,191	152,998	113,994
<b>Total Capital Assets Not Being Depreciated</b>	<b>\$ 400,092</b>	<b>\$ 173,191</b>	<b>\$ 152,998</b>	<b>\$ 420,285</b>
<b>Capital Assets Subject to Depreciation</b>				
Common Recreational Areas	\$ 6,584,075	\$ 152,998	\$	\$ 6,737,073
Water, Wastewater and Drainage System	18,106,223			18,106,223
Capital Recovery Fees	4,613,743			4,613,743
<b>Total Capital Assets Subject to Depreciation</b>	<b>\$ 29,304,041</b>	<b>\$ 152,998</b>	<b>\$ -0-</b>	<b>\$ 29,457,039</b>
<b>Less Accumulated Depreciation</b>				
Common Recreational Areas	\$ 5,398,878	\$ 140,426	\$	\$ 5,539,304
Water, Wastewater and Drainage System	8,606,087	372,408		8,978,495
Capital Recovery Fees	2,886,030	140,801		3,026,831
<b>Total Accumulated Depreciation</b>	<b>\$ 16,890,995</b>	<b>\$ 653,635</b>	<b>\$ -0-</b>	<b>\$ 17,544,630</b>
<b>Total Depreciable Capital Assets, Net of Accumulated Depreciation</b>	<b>\$ 12,413,046</b>	<b>\$ (500,637)</b>	<b>\$ -0-</b>	<b>\$ 11,912,409</b>
<b>Total Capital Assets, Net of Accumulated Depreciation</b>	<b>\$ 12,813,138</b>	<b>\$ (327,446)</b>	<b>\$ 152,998</b>	<b>\$ 12,332,694</b>

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT  
NOTES TO THE FINANCIAL STATEMENTS  
SEPTEMBER 30, 2023**

**NOTE 7. MAINTENANCE TAX**

On April 4, 1981, the voters of the District approved the levy and collection of a maintenance tax not to exceed \$1.00 of assessed valuation of taxable property within the District. During the year ended September 30, 2023, the District levied an ad valorem maintenance tax rate of \$0.3383 per \$100 of assessed valuation, which resulted in a tax levy of \$2,290,648 on the adjusted taxable valuation of \$677,066,614 for the 2022 tax year. This maintenance tax is to be used by the General Fund to pay expenditures of operating the District's waterworks and sanitary sewer system.

**NOTE 8. CONTRACT TAX**

On May 12, 2007, the voters within the District approved a fire protection plan and contract with the City of Cedar Park, Texas for fire protection services including the funding of a service fee payable to Cedar Park through (a) tax revenues generated by a contract tax, (b) a user fee, (c) any other funds lawfully available to the District; or (d) a combination of these. During the year ended September 30, 2023, the District levied a contract tax rate of \$0.1127, which resulted in a tax levy of \$763,098 on the adjusted taxable valuation of \$677,066,614 for the 2022 tax year.

**NOTE 9. WATER SUPPLY AGREEMENT**

Effective March 10, 1995, the District and the City of Cedar Park, Texas (the "City") entered into a water supply contract (the "Water Agreement"). Under the terms of the Water Agreement, the City agreed to sell and the District agreed to purchase capacity in the City's water treatment and distribution system, and the City agreed to provide the District with a wholesale water supply. The Water Agreement establishes a wholesale rate for water provided by the City to the District and provides a mechanism for calculating increases in the rate based upon a cost of service study. The current rate being charged by the City is \$3.56 per 1,000 gallons purchased. During the current fiscal year, the District recorded an expenditure of \$790,487 for purchased water services.

**NOTE 10. WHOLESALE WASTEWATER SERVICE AGREEMENT**

Effective September 25, 2002, the District and the City entered into a wholesale wastewater service contract (the "Wastewater Agreement"). Under the terms of the Wastewater Agreement, the District agreed to purchase capacity in the City's wastewater collection and treatment system and the City agreed to provide the District with wholesale wastewater treatment services for its existing and future development. The Wastewater Agreement established a wholesale rate for wastewater service provided by the City to the District and provides that the City can change the rate periodically by action of the City Council after giving at least 30 day notice to the District to review and comment on the proposed change. The Wastewater Agreement was amended on April 10, 2008 to change how wastewater flow was to be measured. The current rate being charged by the City is \$2.01 per 1,000 gallons purchased. During the current fiscal year, the District recorded an expenditure of \$328,447 for purchased wastewater services.

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2023**

**NOTE 11. RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters. The District carries commercial insurance for its fidelity bonds and participates in the Texas Municipal League Intergovernmental Risk Pool (TML) to provide property, general liability, automobile, boiler and machinery, errors and omissions and law enforcement liability coverage. The District, along with other participating entities, contributes annual amounts determined by TML's management. As claims arise they are submitted and evaluated and denied or allowed by TML. There have been no significant reductions in coverage from the prior year and settlements have not exceeded coverage in the past three years.

DRAFT SUBJECT TO CHANGE



**THIS PAGE INTENTIONALLY LEFT BLANK**

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT**

**REQUIRED SUPPLEMENTARY INFORMATION**

**SEPTEMBER 30, 2023**

DRAFT SUBJECT TO CHANGE

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES  
IN FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND  
FOR THE YEAR ENDED SEPTEMBER 30, 2023**

	Original and Final Budget	Actual	Variance Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 3,029,593	\$ 3,045,293	\$ 15,700
Water Service	715,000	860,538	145,538
Wastewater Service	450,000	417,765	(32,235)
Park Fee	260,000	258,540	(1,460)
Basic Services	1,120,000	1,123,240	3,240
Penalty and Interest	27,000	44,140	17,140
Tap Connection and Inspection Fees	1,500	3,349	1,849
Investment Revenues	260,500	262,460	1,960
Miscellaneous Revenues	37,530	58,264	20,734
<b>TOTAL REVENUES</b>	<b>\$ 5,901,123</b>	<b>\$ 6,073,589</b>	<b>\$ 172,466</b>
<b>EXPENDITURES</b>			
Service Operations:			
Professional Fees	\$ 394,750	\$ 355,707	\$ 39,043
Contracted Services	2,385,758	2,363,133	22,625
Purchased Water Service	650,000	790,487	(140,487)
Purchased Wastewater Service	330,000	328,447	1,553
Utilities	34,100	40,591	(6,491)
Park/Pool	1,518,297	1,432,094	86,203
Repairs and Maintenance	741,410	485,996	255,414
Other	296,000	252,451	43,549
Capital Outlay	340,760	173,191	167,569
<b>TOTAL EXPENDITURES</b>	<b>\$ 6,691,075</b>	<b>\$ 6,222,097</b>	<b>\$ 468,978</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>\$ (789,952)</b>	<b>\$ (148,508)</b>	<b>\$ 641,444</b>
<b>FUND BALANCE - OCTOBER 1, 2022</b>	<b>5,402,345</b>	<b>5,402,345</b>	
<b>FUND BALANCE - SEPTEMBER 30, 2023</b>	<b>\$ 4,612,393</b>	<b>\$ 5,253,837</b>	<b>\$ 641,444</b>

See accompanying independent auditor's report.

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT  
SUPPLEMENTARY INFORMATION REQUIRED BY THE  
WATER DISTRICT FINANCIAL MANAGEMENT GUIDE  
SEPTEMBER 30, 2023**

DRAFT SUBJECT TO CHANGE

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT  
SERVICES AND RATES  
FOR THE YEAR ENDED SEPTEMBER 30, 2023**

**1. SERVICES PROVIDED BY THE DISTRICT DURING THE FISCAL YEAR:**

<u>  X  </u>	Retail Water	<u>      </u>	Wholesale Water	<u>  X  </u>	Drainage
<u>  X  </u>	Retail Wastewater	<u>      </u>	Wholesale Wastewater	<u>      </u>	Irrigation
<u>  X  </u>	Parks/Recreation	<u>  X  </u>	Fire Protection	<u>  X  </u>	Security
<u>  X  </u>	Solid Waste/Garbage	<u>      </u>	Flood Control	<u>      </u>	Roads
<u>      </u>	Participates in joint venture, regional system and/or wastewater service (other than emergency interconnect)				
<u>  X  </u>	Other (specify): Restrictive Covenant Enforcement				

**2. RETAIL SERVICE PROVIDERS**

**a. RETAIL RATES FOR A 3/4" METER (OR EQUIVALENT):**

Based on the rate order effective November 1, 2022.

	<u>Minimum Charge</u>	<u>Minimum Usage</u>	<u>Flat Rate Y/N</u>	<u>Rate per 1,000 Gallons over Minimum Use</u>	<u>Usage Levels</u>
WATER:	\$ 52.66*	N/A	N	\$ 4.88 \$ 5.12 \$ 5.55 \$ 6.00	0,001 to 7,000 7,001 to 14,000 14,001 to 20,000 20,001 and up
WASTEWATER:		N/A	N	\$ 4.20	0,001 and up
SURCHARGE:	\$0.05% of water and wastewater bill				
Regulatory Assessment Fee					

District employs winter averaging for wastewater usage?   X    
Yes                    
No

Total monthly charges per 10,000 gallons usage: Water: \$102.18 Wastewater: \$42.00 Surcharge: \$0.72

\* Includes base fee of \$52.66.

See accompanying independent auditor's report.

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT  
SERVICES AND RATES  
FOR THE YEAR ENDED SEPTEMBER 30, 2023**

**2. RETAIL SERVICE PROVIDERS (Continued)**

**b. WATER AND WASTEWATER RETAIL CONNECTIONS: (Unaudited)**

<u>Meter Size</u>	<u>Total Connections</u>	<u>Active Connections</u>	<u>ESFC Factor</u>	<u>Active ESFCs</u>
Unmetered			x 1.0	
≤¾"	2,170	2,170	x 1.0	2,170
1"	1	1	x 2.5	3
1½"	31	31	x 5.0	155
2"	1	1	x 8.0	8
3"	2	2	x 15.0	30
4"			x 25.0	
6"			x 50.0	
8"	2	2	x 80.0	160
10"			x 115.0	
Total Water Connections	<u>2,207</u>	<u>2,207</u>		<u>2,526</u>
Total Wastewater Connections	<u>2,181</u>	<u>2,181</u>	x 1.0	<u>2,181</u>

**3. TOTAL WATER CONSUMPTION DURING THE FISCAL YEAR ROUNDED TO THE NEAREST THOUSAND: (Unaudited):**

Gallons billed to customers: 180,436,000      Water Accountability Ratio: 88.9 %  
(Gallons billed/Gallons purchased)

Gallons purchased: 202,924,000      From: City of Cedar Park, Texas

See accompanying independent auditor's report.

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT  
SERVICES AND RATES  
FOR THE YEAR ENDED SEPTEMBER 30, 2023**

**4. STANDBY FEES** (authorized only under TWC Section 49.231):

Does the District have Debt Service standby fees? Yes  No

Does the District have Operation and Maintenance standby fees? Yes  No

**5. LOCATION OF DISTRICT:**

Is the District located entirely within one county?

Yes  No

County in which District is located:

Williamson County, Texas

Is the District located within a city?

Entirely  Partly  Not at all

Is the District located within a city's extraterritorial jurisdiction (ETJ)?

Entirely  Partly  Not at all

ETJ in which District is located:

City of Cedar Park, Texas

Is the general membership of the Board appointed by an office outside the District?

Yes  No

See accompanying independent auditor's report.

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT  
GENERAL FUND EXPENDITURES  
FOR THE YEAR ENDED SEPTEMBER 30, 2023**

PROFESSIONAL FEES:	
Auditing	\$ 18,750
Engineering	71,776
Legal	262,371
Financial Advisor	<u>2,810</u>
TOTAL PROFESSIONAL FEES	<u>\$ 355,707</u>
PURCHASED SERVICES FOR RESALE:	
Purchased Water Service	\$ 790,487
Purchased Wastewater Service	<u>328,447</u>
TOTAL PURCHASED SERVICES FOR RESALE	<u>\$ 1,118,934</u>
CONTRACTED SERVICES:	
Tax Assessor/Appraisal District	\$ 23,297
Bookkeeping	115,562
General Manager	192,006
Operations and Billing	313,337
Solid Waste Disposal	769,084
Security	188,726
Fire Fighting	<u>761,121</u>
TOTAL CONTRACTED SERVICES	<u>\$ 2,363,133</u>
UTILITIES	<u>\$ 40,591</u>
REPAIRS AND MAINTENANCE	<u>\$ 485,996</u>
ADMINISTRATIVE EXPENDITURES:	
Director Fees	\$ 21,062
Dues	1,672
Election Costs	6,271
Insurance	23,063
Office Supplies and Postage	33,314
Payroll Taxes and Administration	12,698
Travel and Meetings	5,490
Other	<u>126,101</u>
TOTAL ADMINISTRATIVE EXPENDITURES	<u>\$ 229,671</u>

See accompanying independent auditor's report.



**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT  
GENERAL FUND EXPENDITURES  
FOR THE YEAR ENDED SEPTEMBER 30, 2023**

CAPITAL OUTLAY	\$ 173,191
PARKS AND RECREATION	\$ 1,432,094
OTHER EXPENDITURES:	
Laboratory Fees	\$ 3,872
Permit Fees	5,505
Regulatory Assessment	13,403
TOTAL OTHER EXPENDITURES	\$ 22,780
TOTAL EXPENDITURES	\$ 6,222,097

DRAFT SUBJECT TO CHANGE

See accompanying independent auditor's report.

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT  
INVESTMENTS  
SEPTEMBER 30, 2023**

Funds	Identification or Certificate Number	Interest Rate	Maturity Date	Balance at End of Year	Accrued Interest Receivable at End of Year
<u>GENERAL FUND</u>					
TexPool	XXXX0001	Varies	Daily	\$ 4,167,890	\$
TexPool	XXXX0005	Varies	Daily	377,555	
Certificate of Deposit	XXXX1888	5.00%	07/24/24	235,000	2,125
Certificate of Deposit	XXXX1533	3.50%	10/18/23	240,000	7,963
Certificate of Deposit	XXXX4324	4.24%	12/28/23	235,000	7,534
TOTAL GENERAL FUND				<u>\$ 5,255,445</u>	<u>\$ 17,622</u>
<u>DEBT SERVICE FUND</u>					
TexPool	XXXX0002	Varies	Daily	\$ 64	\$
TexPool	XXXX0003	Varies	Daily	479,464	
TOTAL DEBT SERVICE FUND				<u>\$ 479,528</u>	<u>\$ -0-</u>
TOTAL - ALL FUNDS				<u>\$ 5,734,973</u>	<u>\$ 17,622</u>

See accompanying independent auditor's report.

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT  
TAXES LEVIED AND RECEIVABLE  
FOR THE YEAR ENDED SEPTEMBER 30, 2023**

	<u>Maintenance Tax</u>		<u>Contract Tax</u>		<u>Debt Service Tax</u>	
TAXES RECEIVABLE -						
OCTOBER 1, 2022	\$ 21,884		\$ 9,020		\$ 20,325	
Adjustments to Beginning						
Balance	<u>(1,944)</u>	\$ 19,940	<u>(792)</u>	\$ 8,228	<u>(1,553)</u>	\$ 18,772
Original 2022 Tax Levy	\$ 2,309,549		\$ 769,394		\$ 1,423,414	
Adjustment to 2022 Tax Levy	<u>(18,901)</u>	<u>2,290,648</u>	<u>(6,296)</u>	<u>763,098</u>	<u>(11,649)</u>	<u>1,411,765</u>
TOTAL TO BE						
ACCOUNTED FOR		\$ 2,310,588		\$ 771,326		\$ 1,430,537
TAX COLLECTIONS:						
Prior Years	\$ 3,361		\$ 1,300		\$ 2,761	
Current Year	<u>2,280,811</u>	<u>2,284,172</u>	<u>759,821</u>	<u>761,121</u>	<u>1,405,702</u>	<u>1,408,463</u>
TAXES RECEIVABLE -						
SEPTEMBER 30, 2023		<u>\$ 26,416</u>		<u>\$ 10,205</u>		<u>\$ 22,074</u>
TAXES RECEIVABLE BY						
YEAR:						
2022		\$ 9,837		\$ 3,277		\$ 6,063
2021		2,951		1,167		2,252
2020		2,640		1,195		2,400
2019		3,206		1,143		2,399
2018		2,764		1,025		2,300
2017		2,166		864		2,056
2016		982		432		1,078
2015		411		187		514
2014 and prior		<u>1,459</u>		<u>915</u>		<u>3,012</u>
TOTAL		<u>\$ 26,416</u>		<u>\$ 10,205</u>		<u>\$ 22,074</u>

See accompanying independent auditor's report.

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT  
TAXES LEVIED AND RECEIVABLE  
FOR THE YEAR ENDED SEPTEMBER 30, 2023**

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
<b>PROPERTY VALUATIONS:</b>				
Land	\$ 187,869,801	\$ 134,568,905	\$ 123,365,595	\$ 118,409,197
Improvements	750,045,976	482,154,639	393,615,618	404,148,991
Personal Property	5,141,056	4,152,978	7,693,840	4,237,889
Exemptions	<u>(265,990,219)</u>	<u>(69,061,644)</u>	<u>(36,423,274)</u>	<u>(33,952,784)</u>
<b>TOTAL PROPERTY VALUATIONS (a)</b>	<u><b>\$ 677,066,614</b></u>	<u><b>\$ 551,814,878</b></u>	<u><b>\$ 488,251,779</b></u>	<u><b>\$ 492,843,293</b></u>
<b>TAX RATES PER \$100 VALUATION:</b>				
Debt Service	\$ 0.2085	\$ 0.2475	\$ 0.2925	\$ 0.2875
Maintenance	0.3383	0.3243	0.3218	0.3841
Contract	<u>0.1127</u>	<u>0.1282</u>	<u>0.1457</u>	<u>0.1369</u>
<b>TOTAL TAX RATES PER \$100 VALUATION</b>	<u><b>\$ 0.6595</b></u>	<u><b>\$ 0.7000</b></u>	<u><b>\$ 0.7600</b></u>	<u><b>\$ 0.8085</b></u>
<b>ADJUSTED TAX LEVY*</b>	<u><b>\$ 4,465,511</b></u>	<u><b>\$ 3,862,856</b></u>	<u><b>\$ 3,718,499</b></u>	<u><b>\$ 3,984,778</b></u>
<b>PERCENTAGE OF TAXES COLLECTED TO TAXES LEVIED**</b>	<u><b>99.57 %</b></u>	<u><b>99.84 %</b></u>	<u><b>99.83 %</b></u>	<u><b>99.83 %</b></u>

\* Based upon adjusted tax levy at time of audit for the fiscal year in which the tax was levied.

\*\* Calculated as taxes collected in current and previous years divided by tax levy. Calculated as of time of the original tax levy and may vary from that provided in the District's bond offering documents or the District's annual disclosure filings.

Maintenance Tax – Maximum tax rate of \$1.00 per \$100 of assessed valuation was approved by voters on April 4, 1981.

(a) Valuations are provided by the appropriate Appraisal District and are current as of the date of the audit. Due to various factors, including tax protests and disputes, such valuations change over time; therefore, they may vary slightly from those disclosed in the District's bond offering documents or the District's annual bond disclosure filings.

See accompanying independent auditor's report.

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT  
LONG-TERM DEBT SERVICE REQUIREMENTS  
SEPTEMBER 30, 2023**

REFUNDING SERIES - 2016			
Due During Fiscal Years Ending September 30	Principal Due April 1	Interest Due October 1/ April 1	Total
2024	\$ 865,000	\$ 60,150	\$ 925,150
2025	895,000	34,200	929,200
2026	245,000	7,350	252,350
2027			
	\$ 2,005,000	\$ 101,700	\$ 2,106,700

DRAFT SUBJECT TO CHANGE

See accompanying independent auditor's report.

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT  
LONG-TERM DEBT SERVICE REQUIREMENTS  
SEPTEMBER 30, 2023**

REFUNDING SERIES - 2020			
Due During Fiscal Years Ending September 30	Principal Due April 1	Interest Due October 1/ April 1	Total
2024	\$ 355,000	\$ 132,400	\$ 487,400
2025	380,000	118,200	498,200
2026	1,110,000	103,000	1,213,000
2027	1,465,000	58,600	1,523,600
	\$ 3,310,000	\$ 412,200	\$ 3,722,200

DRAFT SUBJECT TO CHANGE

See accompanying independent auditor's report.

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT  
LONG-TERM DEBT SERVICE REQUIREMENTS  
SEPTEMBER 30, 2023**

ANNUAL REQUIREMENTS FOR ALL SERIES			
Due During Fiscal Years Ending September 30	Total Principal Due	Total Interest Due	Total Principal and Interest Due
2024	\$ 1,220,000	\$ 192,550	\$ 1,412,550
2025	1,275,000	152,400	1,427,400
2026	1,355,000	110,350	1,465,350
2027	<u>1,465,000</u>	<u>58,600</u>	<u>1,523,600</u>
	<u>\$ 5,315,000</u>	<u>\$ 513,900</u>	<u>\$ 5,828,900</u>

DRAFT SUBJECT TO CHANGE

See accompanying independent auditor's report.

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT  
CHANGE IN LONG-TERM BOND DEBT  
FOR THE YEAR ENDED SEPTEMBER 30, 2023**

Description	Original Bonds Issued	Bonds Outstanding October 1, 2022
Block House Municipal Utility District Unlimited Tax Refunding Bonds - Series 2014	\$ 5,840,000	\$ 395,000
Block House Municipal Utility District Unlimited Tax Refunding Bonds - Series 2016	5,800,000	2,845,000
Block House Municipal Utility District Unlimited Tax Refunding Bonds - Series 2020	3,310,000	3,310,000
<b>TOTAL</b>	<b>\$ 14,950,000</b>	<b>\$ 6,550,000</b>

Bond Authority:	Tax Bonds *	Refunding Bonds	Park and Trail Bonds
Amount Authorized by Voters	\$ 34,325,000	\$ 25,500,000	\$ 3,150,000
Amount Issued	25,805,000	1,488,012	_____
Remaining to be Issued	\$ 8,520,000	\$ 24,011,988	\$ 3,150,000

Debt Service Fund cash, investments and cash with paying agent balances as of September 30, 2023: \$ 575,803

Average annual debt service payment (principal and interest) for remaining term of all debt: \$ 1,457,225

See Note 3 for interest rate, interest payment dates and maturity dates.

\* Includes all bonds secured with tax revenues. Bonds in this category may also be secured with other revenues in combination with taxes.

See accompanying independent auditor's report.



Current Year Transactions				
Bonds Sold	Retirements		Bonds Outstanding September 30, 2023	Paying Agent
	Principal	Interest		
\$	\$ 395,000	\$ 11,850	\$ -0-	Bank Of Texas Austin, TX
	840,000	85,350	2,005,000	Bank Of Texas Austin, TX
		132,400	3,310,000	UMB Bank, N.A. Austin, TX
<u>\$ - 0 -</u>	<u>\$ 1,235,000</u>	<u>\$ 229,600</u>	<u>\$ 5,315,000</u>	

DRAFT SUBJECT TO CHANGE

See accompanying independent auditor's report.

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT  
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES  
GENERAL FUND - FIVE YEARS**

	Amounts		
	2023	2022	2021
<b>REVENUES</b>			
Property Taxes	\$ 3,045,293	\$ 2,496,982	\$ 2,282,409
Service Revenues	2,704,223	2,600,035	2,590,134
Tap Connection and Inspection Fees	3,349	1,638	3,194
Investment Revenues	262,460	37,510	15,231
Miscellaneous Revenues	58,264	57,743	50,386
<b>TOTAL REVENUES</b>	<b>\$ 6,073,589</b>	<b>\$ 5,193,908</b>	<b>\$ 4,941,354</b>
<b>EXPENDITURES</b>			
Professional Fees and Contracted Services	\$ 2,718,840	\$ 2,382,742	\$ 2,273,495
Purchased Water and Wastewater Service	1,118,934	939,402	844,329
Utilities	40,591	38,917	32,812
Park/Pool	1,432,094	1,100,551	1,008,456
Repairs and Maintenance	485,996	443,134	258,226
Other	252,451	209,674	195,076
Capital Outlay	173,191	228,946	40,005
<b>TOTAL EXPENDITURES</b>	<b>\$ 6,222,097</b>	<b>\$ 5,343,366</b>	<b>\$ 4,652,399</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<b>\$ (148,508)</b>	<b>\$ (149,458)</b>	<b>\$ 288,955</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers In	\$ -0-	\$ 28,678	\$ -0-
<b>NET CHANGE IN FUND BALANCE</b>	<b>\$ (148,508)</b>	<b>\$ (120,780)</b>	<b>\$ 288,955</b>
<b>BEGINNING FUND BALANCE</b>	<b>5,402,345</b>	<b>5,523,125</b>	<b>5,234,170</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 5,253,837</b>	<b>\$ 5,402,345</b>	<b>\$ 5,523,125</b>

See accompanying independent auditor's report.

		Percentage of Total Revenue				
2020	2019	2023	2022	2021	2020	2019
\$ 2,560,689	\$ 2,301,905	50.1 %	48.1 %	46.2 %	48.7 %	46.4 %
2,599,749	2,505,529	44.5	50.1	52.4	49.3	50.5
2,312	1,920	0.1		0.1		
72,522	100,441	4.3	0.7	0.3	1.4	2.0
33,539	52,996	1.0	1.1	1.0	0.6	1.1
<u>\$ 5,268,811</u>	<u>\$ 4,962,791</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>
\$ 2,122,389	\$ 2,040,511	44.8 %	45.9 %	46.0 %	40.3 %	41.1 %
960,363	883,690	18.4	18.1	17.1	18.2	17.8
42,636	45,446	0.7	0.7	0.7	0.8	0.9
851,587	966,558	23.6	21.2	20.4	16.2	19.5
230,978	130,428	8.0	8.5	5.2	4.4	2.6
185,816	194,709	4.2	4.0	3.9	3.5	3.9
147,205	55,138	2.9	4.4	0.8	2.8	1.1
<u>\$ 4,540,974</u>	<u>\$ 4,316,480</u>	<u>102.6 %</u>	<u>102.8 %</u>	<u>94.1 %</u>	<u>86.2 %</u>	<u>86.9 %</u>
\$ 727,837	\$ 646,311	(2.6) %	(2.8) %	5.9 %	13.8 %	13.1 %
\$ -0-	\$ -0-					
\$ 727,837	\$ 646,311					
4,506,333	3,860,022					
<u>\$ 5,234,170</u>	<u>\$ 4,506,333</u>					

See accompanying independent auditor's report.

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT  
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES  
DEBT SERVICE FUND - FIVE YEARS**

	Amounts		
	2023	2022	2021
<b>REVENUES</b>			
Property Taxes	\$ 1,411,713	\$ 1,370,242	\$ 1,431,228
Investment Revenues	47,146	3,863	2,437
Miscellaneous Revenues	3	2	11
<b>TOTAL REVENUES</b>	<b>\$ 1,458,862</b>	<b>\$ 1,374,107</b>	<b>\$ 1,433,676</b>
<b>EXPENDITURES</b>			
Tax Collection Expenditures	\$ 297	\$	\$
Debt Service Principal	1,235,000	1,190,000	1,155,000
Debt Service Interest and Fees	230,400	266,500	293,400
Bond Issuance Costs			
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,465,697</b>	<b>\$ 1,456,500</b>	<b>\$ 1,448,400</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<b>\$ (6,835)</b>	<b>\$ (82,393)</b>	<b>\$ (14,724)</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Refunding Bonds	\$	\$	\$
Transfer to Refunding Escrow Agent			
Bond Premium			
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>\$ -0-</b>	<b>\$ -0-</b>	<b>\$ -0-</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>\$ (6,835)</b>	<b>\$ (82,393)</b>	<b>\$ (14,724)</b>
<b>BEGINNING FUND BALANCE</b>	<b>581,515</b>	<b>663,908</b>	<b>678,632</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 574,680</b>	<b>\$ 581,515</b>	<b>\$ 663,908</b>
<b>TOTAL ACTIVE RETAIL WATER CONNECTIONS</b>	<b>2,207</b>	<b>2,212</b>	<b>2,189</b>
<b>TOTAL ACTIVE RETAIL WASTEWATER CONNECTIONS</b>	<b>2,181</b>	<b>2,186</b>	<b>2,154</b>

See accompanying independent auditor's report.

		Percentage of Total Revenue				
2020	2019	2023	2022	2021	2020	2019
\$ 1,417,229	\$ 1,401,036	96.8 %	99.7 %	99.8 %	98.8 %	98.1 %
17,121	26,538	3.2	0.3	0.2	1.2	1.9
27	25					
<u>\$ 1,434,377</u>	<u>\$ 1,427,599</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>
\$	\$	%	%	%	%	%
1,170,000	1,120,000	84.7	86.6	80.6	81.6	78.5
283,218	340,600	15.8	19.4	20.5	19.7	23.9
176,339					12.3	
<u>\$ 1,629,557</u>	<u>\$ 1,460,600</u>	<u>100.5 %</u>	<u>106.0 %</u>	<u>101.1 %</u>	<u>113.6 %</u>	<u>102.4 %</u>
\$ (195,180)	\$ (33,001)	<u>(0.5) %</u>	<u>(6.0) %</u>	<u>(1.1) %</u>	<u>(13.6) %</u>	<u>(2.4) %</u>
\$ 3,310,000	\$					
(3,567,567)						
433,906						
<u>\$ 176,339</u>	<u>\$ -0-</u>					
\$ (18,841)	\$ (33,001)					
697,473	730,474					
<u>\$ 678,632</u>	<u>\$ 697,473</u>					
2,189	2,169					
<u>2,154</u>	<u>2,169</u>					

See accompanying independent auditor's report.

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT  
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS  
SEPTEMBER 30, 2023**

District Mailing Address - Block House Municipal Utility District  
c/o Armbrust & Brown, PLLC  
100 Congress Avenue, Suite 1300  
Austin, TX 78701

District Telephone Number - (512) 259-0959

<b>Board Members</b>	Term of Office (Elected or Appointed)	Fees of Office for the year ended September 30, 2023	Expense Reimbursements for the year ended September 30, 2023	Title
Ursula Logan	11/20 11/24 (Elected)	\$ 7,136	\$ 1,566	President
David Shoemaker	11/22 11/26 (Elected)	\$ -0-	\$ -0-	Vice President
Robert Young	11/22 11/26 (Elected)	\$ 7,200	\$ 964	Secretary
David Johnson	11/22 11/26 (Elected)	\$ -0-	\$ -0-	Treasurer
Cecilia A. Roberts	11/20 11/24 (Elected)	\$ 4,426	\$ 1,998	Assistant Secretary

Note: No Director has any business or family relationships (as defined by the Texas Water Code) with major landowners in the District, with the District's developer or with any of the District's consultants.

Submission Date of most recent District Registration Form: November 22, 2022

The limit on Fees of Office that a Director may receive during a fiscal year is \$7,200 as set by Board Resolution on July 23, 2003. Fees of Office are the amounts actually paid to a Director during the District's current fiscal year.

See accompanying independent auditor's report.

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT  
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS  
SEPTEMBER 30, 2023**

<b>Consultants:</b>	<u>Date Hired</u>	<u>Fees for the year ended September 30, 2023</u>	<u>Title</u>
Armbrust & Brown, PLLC	06/91	\$ 271,453	General Counsel
McCall Gibson Swedlund Barfoot PLLC	08/11	\$ 18,750	Auditor
Municipal Accounts & Consulting, L.P.	09/08	\$ 121,100	Bookkeeper
Gray & Associates, Inc.	11/92	\$ 51,685	Engineer
Public Finance Group LLC	03/14	\$ 2,810	Financial Advisor
Crossroads Utility Services	06/09	\$ 701,757	Operator
	08/19	\$ 192,006	General Manager
Williamson County Tax Assessor/Collector	07/99	\$ 662	Tax Assessor/ Collector

See accompanying independent auditor's report.

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT**

**OTHER SUPPLEMENTARY INFORMATION**

**SEPTEMBER 30, 2023**

DRAFT SUBJECT TO CHANGE



**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT  
PRINCIPAL TAXPAYERS  
SEPTEMBER 30, 2023  
(UNAUDITED)**

Taxpayers	Tax Roll Year		
	2023	2022	2021
Paver Family Enterprises L.P.	\$	\$ 2,511,586	\$ 2,275,000
Pedernales Electric Cooperative Inc.		2,166,750	1,274,100
SMK Holdings Series LLC		1,572,199	1,026,124
McGetrick, Jacqueline			797,552
Arpad, Sheldon & Diana			829,453
Staalenburg, Ruben		1,211,873	782,486
Roe, Robert R. & Laura A.			
GCC Properties I L.P.		842,421	
Nicollet Group LLC		870,621	563,412
Opendoor Property Trust 1			560,448
Tamhane, Sanjit			
Cohen, Albert & Debra			558,086
Gibson, Leslie M. & Evan E. Pierce			
Garay, Mark & Melissa B. Rodgers		862,425	
Lin, Guo Rong & Chiu Fong Lam			
Fan, Donglei & Frank Quing Zhu		862,060	551,411
Materazzi, Michael		848,315	
Zhang, Binglong & Barbara Baoquin		842,394	
Total Principal Taxpayers	\$	\$ 12,590,644	\$ 9,218,072
Percent of Assessed Valuation	%	1.90%	1.67%
Source: Williamson Central Appraisal District Website			

See accompanying independent auditor's report

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT**  
**ASSESSED VALUE BY CLASSIFICATION**  
**SEPTEMBER 30, 2023**  
**(UNAUDITED)**

Type of Property	Tax Roll Year					
	2023		2022		2021	
	Amount	Percentage	Amount	Percentage	Amount	Percentage
Single Family	\$	%	\$ 896,189,097	135.33%	\$ 594,507,378	107.74%
Commercial			2,511,586	0.38	2,275,000	0.41
Utilities			2,301,072	0.35	1,423,986	0.26
Acreage			4,953,353	0.75	4,311,228	0.78
Vacant Lot			166,000	0.03	327,450	0.06
Tangible Personal, Business			779,876	0.10	1,102,684	0.20
Less: Adjustments		-	<u>(244,660,754)</u>	<u>(36.94)</u>	<u>(52,132,848)</u>	<u>(9.45)</u>
Total	<u>\$</u>	<u>100.00%</u>	<u>\$ 662,240,230</u>	<u>100.00%</u>	<u>\$ 551,814,878</u>	<u>100.00%</u>

Source: "Comptrollers Audit Report" located on the Williamson Central Appraisal District Website

See accompanying independent auditor's report

**McCALL GIBSON SWEDLUND BARFOOT PLLC**  
*Certified Public Accountants*

13100 Wortham Center Drive  
Suite 235  
Houston, Texas 77065-5610  
(713) 462-0341  
Fax (713) 462-2708

PO Box 29584  
Austin, TX 78755-5126  
(512) 610-2209  
[www.mgsbpllc.com](http://www.mgsbpllc.com)  
E-Mail: [mgsb@mgsbpllc.com](mailto:mgsb@mgsbpllc.com)

December 13, 2023

Board of Directors  
Block House Municipal Utility District  
Williamson County, Texas

In planning and performing our audit of the financial statements of Block House Municipal Utility District (the "District") as of and for the year ended September 30, 2023, in accordance with auditing standards generally accepted in the United States of America, we considered the District's internal control over financial reporting (internal control) as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be significant deficiencies or material weaknesses and therefore, there can be no assurance that all deficiencies, significant deficiencies, or material weaknesses have been identified.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements of the District's financial statements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

**Material Weaknesses**

Last year, and again this year, we observed the following deficiencies in the District's internal control that we consider to be material weaknesses.

The District's management consists of an elected Board of Directors (the "Directors"). The day-to-day operations are performed by private companies ("Consultants") under contract with the District. The Directors of the District supervise the performance of the Consultants; however, although the Consultants can be part of the District's system of internal control, the Consultants are not members of management. Ultimately, the Directors of the District are responsible for the design and implementation of the system of internal control.

As is common within the system of internal control of most small organizations, the accounting function of the District does not include preparation of the financial statements complete with footnotes in accordance with accounting principles generally accepted in the United States of America. Accordingly, the District has not established internal controls over the preparation of its financial statements. This condition is considered to be a material weakness of the District's system of internal control over financial reporting.

**Material Weaknesses (Continued)**

During the course of performing an audit, the auditor prepares various journal entries to present the financial statements on the government-wide basis of accounting. Management's reliance upon the auditor to detect and make these necessary adjustments is considered to be a material weakness in internal control. In addition, the District's Management relies on the District's auditor to prepare the capital asset and depreciation schedules and post adjustments related to the presentation of the capital assets in the government-wide financial statements. This reliance on the auditor to perform this function is considered to be a material weakness in the system of internal control. Auditing standards do not make exceptions for reporting deficiencies that are adequately mitigated with nonaudit services rendered by the auditor or deficiencies for which the remedy would be cost prohibitive.

We agree with the objective to inform an organization of all the conditions in its internal control that interfere with its ability to record financial data reliably and issue financial statements free of material misstatement. Communication of the material weaknesses above helps to emphasize that the responsibility for financial reporting rests entirely with the organization and not the auditor.

**Management's Response**

The District's Board of Directors is appointed or elected from the general population and do not necessarily have governmental accounting expertise. The Board engages consultants who possess industry knowledge and expertise to provide financial services, as well as legal and professional engineering services. Based on the auditor's unmodified opinion and after reading the financial statements, the Board believes the financial statements to be materially correct. The Board does not think that the addition of an employee or consultant to oversee the annual financial reporting process is necessary nor would it be cost effective.

**Conclusion**

Management's written response to the material weaknesses identified in our audit has not been subjected to the auditing procedures applied in the audit of the financial statements, and accordingly, we express no opinion on it.

This communication is intended solely for the information and use of the Board of Directors and the Texas Commission on Environmental Quality and is not intended to be and should not be used by anyone other than these specified parties.

Sincerely,

McCall Gibson Swedlund Barfoot PLLC  
Certified Public Accountants  
Houston, Texas

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT**  
**WILLIAMSON COUNTY, TEXAS**  
**DECEMBER 13, 2023**

McCall Gibson Swedlund Barfoot PLLC  
Certified Public Accountants  
13100 Wortham Center Drive, Suite 235  
Houston, Texas 77065-5610

Ladies and Gentlemen:

This representation letter is provided in connection with your audit of the financial statements of Block House Municipal Utility District, (the "District"), which comprise the respective financial position of the governmental activities and each major fund as of September 30, 2023, and the respective changes in financial position for the year then ended, and the related notes to the financial statements, for the purpose of expressing opinions as to whether the financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement. An omission or misstatement that is monetarily small in amount could be considered material as a result of qualitative factors.

We confirm, to the current actual knowledge of the Board of Directors and in reliance on the representations of the District's manager and bookkeeper, and except as otherwise disclosed to you as part of the audit, the following representations made to you in connection with your audit.

**Financial Statements**

- 1) We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated July 26, 2023, including our responsibility for the preparation and fair presentation of the financial statements and for preparation of the supplementary information in accordance with the applicable criteria.
- 2) The financial statements referred to above are fairly presented in conformity with U.S. GAAP and include all properly classified funds and other financial information of the primary government and all component units required by generally accepted accounting principles to be included in the financial reporting entity.
- 3) We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
- 4) We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
- 5) Significant assumptions we used in making accounting estimates are reasonable.
- 6) Related party relationships and transactions, if any, including revenues, expenditures/expenses, loans, transfers, leasing arrangements, and guarantees, and amounts receivable from or payable to related parties have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP.

- 7) Adjustments or disclosures have been made for all events, including instances of noncompliance, subsequent to the date of the financial statements that would require adjustment to or disclosure in the financial statements.
- 8) We are in agreement with the adjusting journal entries you have proposed, and they have been posted to the accounts.
- 9) The effects of all known actual or possible litigation, claims, and assessments have been accounted for and disclosed in accordance with U.S. GAAP.
- 10) Guarantees, whether written or oral, under which the District is contingently liable, if any, have been properly recorded or disclosed.

**Information Provided**

- 11) We have provided you with:
  - a) Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, and other matters.
  - b) Additional information that you have requested from us for the purpose of the audit.
  - c) Unrestricted access to persons within the District from whom you determined it necessary to obtain audit evidence.
  - d) Minutes of the meetings of the District or summaries of actions of recent meetings for which minutes have not yet been prepared.
- 12) All material transactions have been recorded in the accounting records and are reflected in the financial statements.
- 13) We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- 14) We have no knowledge of any fraud or suspected fraud that affects the District and involves:
  - a) Management,
  - b) Employees who have significant roles in internal control, or
  - c) Others where the fraud could have a material effect on the financial statements.
- 15) We have no knowledge of any allegations of fraud or suspected fraud affecting the District's financial statements communicated by employees, former employees, regulators, or others.
- 16) We have no knowledge of instances of noncompliance or suspected noncompliance with provisions of laws, regulations, contracts, or grant agreements, or abuse, whose effects should be considered when preparing financial statements.
- 17) We are not aware of any pending or threatened litigation, claims, or assessments or unasserted claims or assessments that are required to be accrued or disclosed in the financial statements, and we have not consulted a lawyer concerning such litigation, claims, or assessments.
- 18) We have disclosed to you the identity of the District's related parties and all the related party relationships and transactions of which we are aware.

**Government—specific**

- 19) There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.
- 20) We have identified to you any previous audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.
- 21) The District has no plans or intentions that may materially affect the carrying value or classification of assets, liabilities, or equity.
- 22) We are responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to us, including tax or debt limits and debt contracts; and we have identified and disclosed to you all laws, regulations and provisions of contracts and grant agreements that we believe have a direct and material effect on the determination of financial statement amounts or other financial data significant to the audit objectives, including legal and contractual provisions for reporting specific activities in separate funds.
- 23) There are no violations or possible violations of laws and regulations, provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements, or as a basis for recording a loss contingency, or for reporting on noncompliance.
- 24) As part of your audit, you assisted with preparation of the financial statements and related notes and depreciation schedule. We acknowledge our responsibility as it relates to those nonaudit services, including that we assume all management responsibilities; oversee the services by designating an individual who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of the services performed; and accept responsibility for the results of the services. We have reviewed, approved and accepted responsibility for those financial statements and related notes and depreciation schedule.
- 25) The District has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral, except as disclosed in the basic financial statements.
- 26) The District has complied with all aspects of contractual agreements that would have a material effect on the financial statements in the event of noncompliance.
- 27) We have followed all applicable laws and regulations in adopting, approving, and amending budgets.
- 28) The financial statements include all component units as well as joint ventures with an equity interest, and properly disclose all other joint ventures and other related organizations, if applicable.
- 29) The financial statements properly classify all funds and activities, in accordance with GASB Statement No. 34.
- 30) All funds that meet the quantitative criteria for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.
- 31) Components of net position (net investment in capital assets; restricted; and unrestricted), and components of fund balance (nonspendable, restricted, committed, assigned, and unassigned) are properly classified and, if applicable, approved.
- 32) Provisions for uncollectible receivables have been properly identified and recorded, if applicable.

- 33) Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.
- 34) Revenues are appropriately classified in the statement of activities within program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent fund principal.
- 35) Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.
- 36) Deposits and investment securities are properly classified as to risk and are properly disclosed.
- 37) Capital assets, including infrastructure and intangible assets, are properly capitalized, reported, and, if applicable, depreciated.
- 38) We have appropriately disclosed the District's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available and have determined that net position is properly recognized under the policy.
- 39) We are following our established accounting policy regarding which resources (that is, restricted, committed, assigned, or unassigned) are considered to be spent first for expenditures for which more than one resource classification is available. That policy determines the fund balance classifications for financial reporting purposes.
- 40) We acknowledge our responsibility for the required supplementary information (RSI). The RSI is measured and presented within prescribed guidelines and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the RSI.
- 41) With respect to the supplementary information required by the Water District Financial Management Guide,
  - a) We acknowledge our responsibility for presenting this information in accordance with the Commission requirements, and we believe this information, including its form and content, is fairly presented in accordance with the Commissions requirements. The methods of measurement and presentation of this information have not changed from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the supplementary information.
  - b) If this information is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the supplementary information no later than the date we issue the supplementary information and the auditor's report thereon.



The District's Board of Directors has retained various consultants, including Municipal Accounts & Consulting, L.P. and Crossroads Utility Services, LLC to perform bookkeeping and management services on the District's behalf. These District consultants have provided the District with a representation letter as requested by you. The Board has relied on its consultants' advice and representations in making the representations contained in this letter.

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT**

Signatures of the Board of Directors

---

---

---

---

---

D-007

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

November 15, 2023

THE STATE OF TEXAS                   §  
  §  
COUNTY OF WILLIAMSON           §

A meeting of the Board of Directors of Block House Municipal Utility District was held on November 15, 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: Ben Ingallina and Lisa Torres of Crossroads Utility Services, LLC (“Crossroads”); Sandy Martin of the BHC Owners Association (“OA”); Tripp Hamby of Priority Landscapes, LLC (“Priority”); Deputy Lovato of the Williamson County Sheriff’s Office (“WCSSO”); Chris Stanfield, District IT Consultant; and Sean Abbott of Armbrust & Brown, PLLC (“A&B”). Taylor Kolmodin of Municipal Accounts & Consulting, L.P. (“MAC”) participated in the meeting via video conference.

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 October 25, 2023 regular meeting. After discussion, upon motion by Director Shoemaker and second by Director Johnson, the Board voted unanimously to approve the minutes, as presented.

Director Logan then stated that the Board would receive a report from the OA and recognized Ms. Martin, who stated that the OA had had a very busy month, which included a successful “Pumpkin Patch” and disc golf event. She noted that the OA intended to undertake their annual holiday food drive.

Director Logan then stated that the Board would receive a report from Deputy Lovato on behalf of the WCSSO. Deputy Lovato stated that operations were running smoothly. He noted that teams utilizing Chance Field seemed to be “lingering” at dusk after baseball practice. He recommended communicating with the coaches of the teams to confirm park hours.

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 reviewed the request from the Title Waves Swim Team for use of Apache Pool from 10:00 a.m. to 11:00 a.m. on December 30<sup>th</sup> for the Polar Bear Swim and the request for a waiver of any fees. After discussion, upon motion by Director Shoemaker and second by Director Young, the Board voted unanimously to approve the request as well as the fee waiver.

Ms. Torres then stated that she had received a proposal from Sagamore Fence & Deck, LLC ("*Sagamore*") for fence removal and replacement – 500' 2<sup>nd</sup> Phase (Estimate #7114) attached as **Exhibit "C"**; a proposal from Sagamore for fence removal and replacement – 450' 3<sup>rd</sup> Phase (Estimate #7115) attached as **Exhibit "D"**; and a proposal from Sagamore for fence removal and replacement – 530' 4<sup>th</sup> Phase (Estimate #7116) attached as **Exhibit "E"**. She confirmed that the proposals represented separate and distinct projects. She also noted that she would be undertaking communication, including the use of door tags, to coordinate with affected residents. Upon question from Director Young, Ms. Torres confirmed that the new fencing would all be stained soon and that the work would likely be undertaken by a different contractor. After discussion, upon motion by Director Shoemaker and second by Director Johnson, the Board voted 4-1, with Director Roberts voting "no", to approve Estimates #7114, #7115, and #7116.

Ms. Torres then reviewed a proposal from Sagamore for fence chain-link piping replacement at the Tennis/Pickleball court (Estimate #7146) attached as **Exhibit "F"**; a proposal from Sagamore for chain-link piping replacement at the Basketball court (Estimate #7145) attached as **Exhibit "G"**; and a proposal from Sagamore for chain-link piping replacement at the Skate court (Estimate #7147) attached as **Exhibit "H"**. After discussion, upon motion by Director Roberts and second by Director Johnson, the Board voted unanimously to approve Estimates #7146, #7145, and #7147.

Ms. Torres next reviewed a proposal from Progressive Commercial Aquatics, Inc. for replacement of the Apache Pool thermal cover (Quote #QA2637-3) attached as **Exhibit "I"**. Director Johnson stated that he did not understand why the District was being charged a fee for a site visit from an existing District consultant. After discussion, upon motion by Director Roberts and second by Director Shoemaker, the Board voted unanimously to approve the proposal, subject to confirmation of the fee by Ms. Torres and final approval of the proposal by the Amenities Subcommittee.

Ms. Torres then reviewed the District's preferred vendor list, attached as **Exhibit "J"**. She confirmed that the list would continue to grow and evolve as different contractors were evaluated.

Director Logan then stated that the Board would receive a report from the PR/Communications Subcommittee. Ms. Torres then reviewed the memorandum included in the Board packet, attached as **Exhibit "K"**. Director Young confirmed that the next issue of the District newsletter was progressing nicely. Director Roberts then confirmed that progress was being made on the resident survey.

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, as well as the report from the Restrictive Covenants Subcommittee, attached as **Exhibit "L"**.

Director Logan then stated that the Board would discuss resident concerns with safety in the District, including solicitors in the neighborhood, and recognized Director Johnson, who

stated that residents had expressed safety concerns about solicitors in the neighborhood. Mr. Abbott confirmed that the District did not have the ability to adopt rules to address solicitors. He noted that such rules were typically adopted by a homeowners association.

Director Logan then stated that the Board would 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 “M”**, and the supplemental check register, attached as **Exhibit “N”**. She then reviewed payments made since the last Board meeting as well as the two proposed fund transfers and recommended approval. She noted that in 2017 the Board had set up a special projects fund for certain surplus funds. Mr. Abbott agreed to research meeting minutes to confirm whether the funds had been dedicated for a particular purpose. After discussion, upon motion by Director Johnson and second by Director Shoemaker, the Board voted unanimously to approve the fund transfers and payment of the bills and invoices.

Director Logan then stated that the Board would conduct a review of Priority Landscapes, LLC. Director Roberts stated that she thought Priority had been doing a great job and that Mr. Hamby was very responsive to the needs of the District. Director Johnson agreed and noted that 2023 had been a challenging year for landscaping considerations. Director Young stated that Mr. Hamby was both responsive and accountable. Director Logan stated that Priority did “amazing” work and that the entire crew performed well. Director Shoemaker complemented how Priority had handled the winter storm and stated that, generally speaking, Priority had done a good job through the term of their contract. Mr. Hamby then stated that the District was great to work with and that he had no complaints.

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

Mr. Hamby then reviewed Proposal #3124 for tree installations attached as **Exhibit “P”**, noting that he would work with Ms. Torres to finalize the specific locations of the trees. After discussion, upon motion by Director Johnson and second by Director Shoemaker, the Board voted unanimously to approve Proposal #3124.

Mr. Hamby then reviewed Proposal #3136 for installation of boulders for the Disc Golf Course (labor only) attached as **Exhibit “Q”**. After discussion, upon motion by Director Johnson and second by Director Young, the Board voted unanimously to approve Proposal #3136.

Mr. Hamby next reviewed Proposal #3207 for landscape repairs where large trees were removed attached as **Exhibit “R”**. Discussion ensued. Upon motion by Director Shoemaker and second by Director Johnson, the Board voted unanimously to approve Proposal #3207.

Director Logan stated that the Board would next receive a report from Crossroads and recognized Mr. Ingallina. Mr. Ingallina reviewed the operations report, attached as **Exhibit “S”**. He stated that all lab results were satisfactory and that he had no write-offs to present. Mr. Ingallina stated that the District’s water loss was 9.55%, which he noted was up slightly from last month. He confirmed that Crossroads continued to undertake due diligence relating to “lead and copper rule” considerations and presented the proposal attached as **Exhibit “T”** for Lead and Copper Revised Rule (LCRR) Data Collection Services. After discussion, upon motion by Director Roberts and second by Director Johnson, the Board voted unanimously to approve the proposal.

Director Logan then stated that the Board would receive a report from the Services Subcommittee, attached as **Exhibit “U”**. Upon question from Director Logan, Directors Roberts and Shoemaker confirmed that they had been reviewing the District’s operations contract with Crossroads and that they would report back to the full Board soon with recommendations and/or insights.

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.

Director Logan then stated that the Board discuss the policy/procedures regarding interaction between Directors and District contractors and reviewed the proposed Policy Regarding Interaction Between Board Members and District Contractors. Director Shoemaker recommended that the Policy be amended to include an exception for any legal advice provided by an attorney representing the District. After discussion, the Board voted 4-1, with Director Roberts voting “no”, to approve the Policy Regarding Interaction Between Board Members and District Contractors with the requested revision by Director Shoemaker, attached as **Exhibit “V”**.

Director Logan then stated that the Board discuss the proposed Block House Municipal Utility District Subcommittee Policies, attached as **Exhibit “W”**. Discussion ensued. Director Johnson noted that he would like to see changes to how Board members were assigned to subcommittees and confirmed that he would draft language for consideration in advance of the next regular Board meeting. Director Logan then stated that the item would be tabled until the next regular Board meeting.

Director Logan then stated that the Board would discuss the Tumlinson playscape. At 7:54 p.m., Director Logan announced that the Board would convene in executive session to receive legal advice from the District’s attorney relating to the Tumlinson playscape, as authorized by Section 551.071 of the Texas Government Code.

At 8:19 p.m. the Board reconvened in open session, and Director Logan stated that no action had been taken in executive session. **The Board then directed Ms. Torres to evaluate the Tumlinson playscape and undertake any all related actions she deemed necessary.**

Director Logan stated that the Board would next discuss the Board’s future meetings/agenda items. The Board confirmed that the regular meeting of the Board was scheduled for December 13, 2023.

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

\* \* \*

[SIGNATURE PAGE TO NOVEMBER 15, 2023 MINUTES]

(SEAL)

---

Robert Young, Secretary  
Board of Directors

Date: \_\_\_\_\_

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

NAME: Deputy Billy Ray Boggs #4308		DATE: 11-01-2023
TIME START: 16:45PM	TIME ENDED: 21:45PM	TOTAL TIME: 5 HRS
BEGINNING MILEAGE: 35659	ENDING MILEAGE: 35689	TOTAL MILEAGE: 30

Location	Violation	Violation	Violation
3500 BLOCKHOUSE DR	SPEEDING-CITATION		
15000 CREEK RUN	SPEEDING-CITATION	NO INS - CITATION	NO DRIVERS LICENSE-CITATION

**COMMENTS: \*\*\*OUT FOR FUEL - NEW HOPE / 183A\*\*\***  
**16:45PM: BEGIN TOUR OF DUTY @ BLOCKHOUSE MUD**  
**16:52PM: CHECKED BIKE TRAIL PARK - PARK WAS CLEAR & TRAILS WERE CLEAR**  
**16:53PM: CHECKED WALKERHOUSE, COURTS & PAVILLION - WALKERHOUSE WAS SECURED; COURTS WERE NOT IN USE; PAVILLION WAS CLEAR**  
**17:30PM: CHECKED BH ELEM SCHOOL & PORTABLE - SOME STAFF / PARENTS STILL ONSITE**  
**17:44PM: CHECKED JUMANO PARK - SEVERAL VEHICLES ONSITE PLAYING DICS GOLF - INTERIOR GATE WERE CLOSED & SECURED TO FACILITY & GARDEN**  
**18:01PM: CHECKED APACHE PARK & POOL AREA - PLAYGROUND WAS UNOCCUPIED; POOL STAFF WAS ONSITE**  
**18:36PM: CHECKED TONKAWA PARK - PLAYGROUND & BOTH FIELDS WERE IN USE - SOME BASEBALL PLAYERS WERE LEAVING THE NORTH FIELD AREA**  
**18:45PM: CHECKED TUMLINSON PARK & POOL AREA - PLAYGROUND WAS IN USE; POOL AREA WAS SECURED**  
**19:10PM: RECHECKED & SECURED BIKE TRAIL PARK GATE - PARK WAS CLEAR / UNOCCUPIED**  
**19:17PM: RECHECKED & SECURED JUMANO PARK GATE - PARK WAS CLEAR / UNOCCUPIED**  
**19:23PM: RECHECKED & SECURED TONKAWA PARK GATE - PARK WAS CLEAR / UNOCCUPIED**  
**19:29PM: RECHECKED & SECURED TUMLINSON PARK GATE - PARK WAS CLEAR / UNOCCUPIED**  
**20:51PM: TRAFFIC STOP - 3500-BLK BLOCKHOUSE DR - SPEEDING - CITATION ISSUED 50/30**  
**21:23PM: TRAFFIC STOP - 15000-BLK CREEK RUN - SPEEDING 46/30, NO INSURANCE, NO DRIVERS LICENSE - CITATION ISSUED**  
**21:45PM: END TOUR OF DUTY @ BLOCKHOUSE DR**

*Billy Ray Boggs*  
 OFFICER'S SIGNATURE

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

NAME: Miguel Vega		DATE: 11/3/2023
TIME START: 1630	TIME ENDED: 2100	TOTAL TIME: 4.5 hrs
BEGINNING MILEAGE: 67343	ENDING MILEAGE: 67385	TOTAL MILEAGE: 42 miles

Location	Violation	Violation	Violation

**COMMENTS:**

At 1654 hours, Deputy conducted a security check at the Walker house. There was nothing suspicious. Cleared at 1703 hours.

At 1726 hours Deputy conducted a security check at Jumano trail and cleared at 1730 hours

At 1758 hours, Deputy conducted a security check at Tonkawa Park and cleared at 1803 hours.

At 1838 hours Deputy conducted a security check at the elementary school. There was nothing suspicious. Cleared at 2044 hours

At 1915 hours, Deputy conducted a security check at Tumlinson Park, locked the gate and cleared at 1922hours.

At 1924 hours, Deputy conducted a security check at Tonkawa Park, locked the gate and cleared at 1927 hours.

At 1931 hours Deputy conducted a security check at Jumano trail, locked the gate and cleared at 1934 hours

At 2002 hours Deputy conducted a security check at Apache park. There was nothing suspicious. Deputy cleared at 2010 hours.

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



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

NAME: Minh Nguyen		DATE: 11/04/2023
TIME START: 1900	TIME ENDED: 2300	TOTAL TIME: 4 hrs
BEGINNING MILEAGE: 109257	ENDING MILEAGE: 109297	TOTAL MILEAGE: 40miles

Location	Violation	Violation	Violation

**COMMENTS:**

At 1925 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 drove over to the bike trail and locked the gate. Cleared at 1938 hours.

At 1939 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 1944 hours.

At 1945 hours, Deputy conducted a security check at Jumano trail. There was no vehicle in the parking lot. Deputy locked the gate cleared at 1949 hours.

At 2042 hours Deputy conducted a security check at the Walker House. There were multiple vehicles in the parking lot. The basketball court and tennis court were opened until 10 pm. There was nothing suspicious. Cleared 2048

At 2131 hours Deputy conducted a security check at Apache Park. Deputy did not see anyone in the parking lot, there was nothing suspicious cleared at 2140 hours

OFFICER'S SIGNATURE *Minh Nguyen #14660*

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

NAME: Deputy Antonio Lovato #11316		DATE: 11-05-2023
TIME START: 2115	TIME ENDED: 2300	TOTAL TIME: 1.75
BEGINNING MILEAGE: 27014	ENDING MILEAGE: 27046	TOTAL MILEAGE: 32

Location	Violation	Violation	Violation

**COMMENTS:**

2115hrs Begin Tour of Duty.  
 2143hrs Security Check Bike Trail Park. The gate was locked and secured. No vehicles parked in the parking lot. No issues observed.  
 2208hrs Security Check Tonkawa Park. The gate to the park was locked and secured. No vehicles parked in the parking lot. No issues observed.  
 2232hrs Security Check Apache Park. No vehicles parked in the parking lot. No issues observed.  
 2251hrs Security Check Tumlinson Park. The gate to the park was locked and secured. No vehicles parked in the parking lot. No issues observed.  
 2258hrs Security Check Jumano Park. The gate to the park was locked and secured. No vehicles parked in the front paring area or in the park. No issues observed.  
 2300hrs 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: 11/06/2023
TIME START: 16:00	TIME ENDED: 22:00	TOTAL TIME: 6
Begin Mileage: 19805	Ending Mileage: 19827	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.**

**16:00hrs** 10-41 patrol Blockhouse MUD.

**16:11hrs** Security check at Jumano Park.

**16:56hrs** Security check 2400 blk of Greenlee Dr.

**17:01hrs** Security check at Apache Park. No sign of criminal mischief.

**17:45hrs** Security check 1000 blk of Chardonnay Xing.

**18:15hrs** Security check at Jumano park and the area was clear. The gates were closed and locked.

**18:20hrs** Security check at the bike park. Parking lot was clear and the gates closed and locked. No sign of damage to bike ramps.

**18:33hrs** Security check in Tumlinson park pool. The gates were closed and locked.

**18:40hrs** Security check at Tonkawa park. Parking lot was clear and gates were closed and locked.

**19:07hrs** Security check Blockhouse Elementary. Parking lot and park clear

**19:47hrs** Security check at the bike park. Parking lot was clear

**20:45hrs** Security check at the Walker house. Doors and Windows were secure. Checked the trails and they were clear.

**21:40hrs** Security check at Tonkawa Park. Parking lot was clear. No sign of criminal mischief

**22:00hrs** 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: 11/07/2023	
Time Start: 1730	Time Ended: 2230	Total Time: 0500
Beginning Mileage: 55135	Ending Mileage: 55179	Total Mileage: 44

Location	Violation	Violation	Violation
957 Bordeaux Dr	No Headlights/taillights		
1500 Scottsdale Dr	Speeding		

**Comments:**

1730hrs Begin Tour of Duty

1810hrs 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.

1818hrs Security Check Tumlinson Park. There were no vehicles parked in the parking lot. There were some people walking around on the trails. No issues observed.

1822hrs Security Check Bike Trail Park. No vehicles parked in parking lot. No one was riding around track. The gate was closed and locked upon my exit. No issues observed.

1840hrs Security Check Apache park. No vehicles parked in parking lot. People playing in playground. No issues observed.

1916hrs 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.

1925hrs Security Check Apache park. No vehicles parked in parking lot. People playing in playground. No issues observed.

2044hrs Stationary traffic

2206hrs Security Check Walker House. All doors at Walker house secured. No issues observed.

2230hrs End Tour of Duty

Case Winkler #15527

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

NAME: Deputy Billy Ray Boggs #4308		DATE: 11-08-2023
TIME START: 16:00PM	TIME ENDED: 20:00PM	TOTAL TIME: 4 HRS
BEGINNING MILEAGE: 36137	ENDING MILEAGE: 36168	TOTAL MILEAGE: 31

Location	Violation	Violation	Violation

**COMMENTS:**

16:00PM: BEGIN TOUR OF DUTY @ BLOCKHOUSE MUD  
 16:01PM: CHECKED JUMANO PARK - INTERIOR GATES TO GARDEN & FACILITY WERE SECURED; FACILITY WAS CHECKED SECURED; CITY OF CEDAR PARK WAS ONSITE CHECKING THE ELEC. FACILITY; NO OTHER VEHICLES OR DISC GOLF PLAYERS WERE ONSITE  
 16:15PM: CHECKED BH ELEM SCHOOL & PORTABLE - STAFF WAS STILL ONSITE - ALL APPEARED OKAY  
 16:26PM: CHECKED BIKE TRAIL PARK - PARK WAS CLEAR & UNOCCUPIED  
 16:28PM: CHECKED BY WALKERHOUSE, COURTS & PAVILLION - WALKERHOUSE WAS IN USE FOR CHRISTMAS SHOP/DISPLAYS; PAVILLION WAS UNOCCUPIED; COURTS WERE UNOCCUPIED; PRIORITY LANDSCAPE WAS ONSITE  
 16:34PM: CHECKED TUMLINSON PARK & POOL - PARK PLAYGROUND WAS IN USE; POOL AREA WAS SECURED, BUT FOUND THE POOL OFFICE LIGHT HAD BEEN LEFT ON - WAS ABLE TO TURN OFF THE LIGHTS  
 16:41PM: CHECKED TONKAWA PARK - NO VEHICLES ONSITE; NORTH & SOUTH FIELD OCCUPIED BY ONE PERSON EACH  
 17:08PM: CHECKED APACHE PARK & POOL - PLAYGROUND WAS UNOCCUPIED; POOL STAFF WAS ONSITE @ POOL  
 17:55PM: RECHECKED WALKERHOUSE & COURTS - TENNIS COURTS WERE IN USE; WALKERHOUSE STILL IN USE FOR CHRISTMAS DISPLAY  
 18:09PM: RECHECKED & SECURED TONKAWA PARK GATE - PARK WAS CLEAR  
 18:12PM: RECHECKED & SECURED BIKE TRAIL PARK GATE - PARK WAS CLEAR  
 18:17PM: RECHECKED & SECURED TUMLINSON PARK GATE - PARK WAS CLEAR  
 18:28PM: RECHECKED JUMANO PARK - SCOUTS WERE WAITING FOR PEOPLE TO SHOW UP FOR A MEETING - WAS ADVISED THEY WOULD LOCK UP THE GATES WHEN THEY WERE FINISHED  
 17:00PM: RECHECKED & SECURED JUMANO PARK GATE - SCOUTS WERE JUST CLEARINGFROM THE FACILITY  
 20:00PM: END TOUR OF DUTY @ BLOCKHOUSE MUD

*Billy Ray Boggs*

OFFICER'S SIGNATURE

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

NAME: Miguel Vega		DATE: 11/9/2023
TIME START: 1830	TIME ENDED: 2230	TOTAL TIME: 4 hrs
BEGINNING MILEAGE: 67823	ENDING MILEAGE: 67866	TOTAL MILEAGE: 43 miles

Location	Violation	Violation	Violation

**COMMENTS:**

At 1901 hours, Deputy conducted a security check at Tumlinson Park, locked the gate and cleared at 1907 hours.

At 1909 hours, Deputy conducted a security check at Tonkawa Park, locked the gate and cleared at 1911 hours.

At 1916 hours Deputy conducted a security check at Jumano trail, locked the gate and cleared at 1918 hours

At 1958 hours Deputy conducted a security check at the elementary school. There was nothing suspicious. Cleared at 2006 hours

At 2053 hours, Deputy conducted a security check at the Walker house. There was nothing suspicious. Cleared at 2100 hours.

At 2132 hours Deputy conducted a security check at Apache park. There was nothing suspicious. Deputy cleared at 2140 hours.

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

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

NAME: Detective D. Hippert #15489		DATE: 11/10/2023	
TIME START: 1730	TIME ENDED: 2130	TOTAL TIME: 4	
BEGINNING MILEAGE: 73,425	ENDING MILEAGE: 73,459	TOTAL MILEAGE: 34	

Location	Violation	Violation	Violation

**COMMENTS:**

At 1750 hrs. security check at Tonkowa park. No vehicles or people observed within the park area. Park gates, closed and locked.

At 18:00 security check at bike park. No vehicles or people observed within the park area and the park gates were closed and locked.

At 18:12 hrs. security check at Tumlinson park and pool. Pool area was checked and no people observed. All access gates of the pool were found to be closed and secured. No one observed in the playground or on the fields. No vehicles observed in the parking lot. Park gates, closed and locked.

At 18:20 hrs. Traffic stop/welfare check. Observed a vehicle on the sidewalk at Apache Park/Pool. As I turned around in the parking lot to stop the vehicle, it had made its way back on the Blockhouse Dr. I caught up to vehicle and conducted a traffic stop at Susan St. I made contact with an elderly female who stated she has a hard time seeing at night a misjudged the driveway at Apache Park. I learned that the elderly female lives on Susan St. Neighbors come outside, explained they know the female and stated they have called the daughter who is in the process of having her mother evaluated by a doctor. The neighbors drove the elderly female and her vehicle back to her home.

At 1855 hrs. security check at Jumano Park. No vehicles observed in the park area. Park gates, closed and locked.

At 1917 hours. Security Check at Walker House. No vehicles or people observed. All office doors checked. All found closed/secured. No one observed in the sport courts.

At 1940 hours security check at Jumano Park. Nothing suspicious observed.

At 2020 hours security check at Apache Park. No vehicle observed in parking lot. No people observed in park or pool area.

At 2045 hours security check at Tonkowa Park. No vehicles or people observed within the park area.

At 2115 hours security check at Walker House/Sport Courts. No vehicles or people observed. Checked office doors again and all still closed/locked. No one seen inside the sport courts.

*Daniel L. Hippert #15489*

OFFICER'S SIGNATURE

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

NAME: Deputy Derrick Johnson #13763		DATE: 11/11/2023
TIME START: 12:00 Begin Mileage: 19880	TIME ENDED: 18:00 Ending Mileage: 19905	TOTAL TIME: 6 Total Mileage: 25

Location	Violation	Location	Violation

**COMMENTS:**

**12:00hrs** 10-41 patrol Blockhouse MUD.

**12:11hrs** Security check at Jumano Park. No sign of criminal mischief.

**12:30hrs** Security check 400 blk of Tumlinson Fort DR

**13:15hrs** Security check Apache Park. No sign of criminal mischief.

**13:42hrs** Security check 16500 blk of Blacke Kettle Dr.

**14:25hrs** Security check 14000 blk of Snell Dr.

**15:40hrs** Security check at the disc golf course, no sing of criminal mischief.

**16:26hrs** Security check 4200 blk of Block House Dr.

**17:37hrs** Security check at Jumano park and the area was clear. Gates were closed and locked.

**17:39hrs** Security check at Tonkawa park. Parking lot was clear and gates were closed and locked.

**17:41hrs** Security check at the bike park. Parking lot was clear and the gates closed and locked.

**17:45hrs** 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.

**18:00hrs** 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: 11-12-2023
TIME START: 0440	TIME ENDED: 1040	TOTAL TIME: 6
BEGINNING MILEAGE: 27461	ENDING MILEAGE: 27518	TOTAL MILEAGE: 57

Location	Violation	Violation	Violation

**COMMENTS:**

0440hrs Begin Tour of Duty.  
 0505hrs Security Check Tonkawa Park. The gate to the park was locked and secured. No vehicles parked in the parking lot. No one seen in the park. No issues observed.  
 0523hrs Security Check Bike Trail Park. The gate to the park was locked and secured. No vehicles parked in the parking lot. Non one seen riding on the track. No issues observed.  
 0604hrs Security Check Apache Park. No vehicles parked in the parking lot and no one seen in the park. No issues observed.  
 0629hrs Security Check Jumano Park. The gate to the park was locked and secured. No vehicles parked in the parking area in front of the gate or in the park. No one seen in the park. No issues observed.  
 0646hrs Security Check Tumlinson Park. The gate to the park was locked and secured. No vehicles parked in the parking lot. No one seen in the park. No issues observed.  
 0744hrs Security Check Bike Trail Park. There was a vehicle parked in the parking lot. No one on the track. No issues observed.  
 0821hrs Security Check Tumlinson Park. No vehicles parked in the parking lot. There were a lot of people walking around on the trails. No issues observed.  
 0855hrs Security Check Tonkawa Park. No vehicles parked in the parking lot. No one in the park. No issues observed.  
 0933hrs Security Check Apache Park. No vehicles parked in the parking lot. No one in the park. No issues observed.  
 1010hrs Security Check Jumano Park. There were a few vehicles parked in the park. There was a group of people playing disc golf. There were a few people walking on the trails. No issues observed.  
 1040hrs End Tour of Duty.

Antonio L. Lovato #11316

OFFICER'S SIGNATURE

# Block House Creek M.U.D.

## Daily Patrol Report

Name: Deputy Case Winkler #15527	Date: 11/12/2023	
Time Start: 1900	Time Ended: 2300	Total Time: 0400
Beginning Mileage: 55550	Ending Mileage: 55591	Total Mileage: 41

Location	Violation	Violation	Violation

**Comments:**

1900hrs Begin Tour of Duty

1910hrs Security Check Tumlinson Park. There were no vehicles parked in the parking lot. There were some people walking around on the trails. No issues observed.

1920hrs Security Check Bike Trail Park. No vehicles parked in parking lot. No one was riding around track. The gate was closed and locked upon my exit. No issues observed.

1925hrs 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.

1930hrs 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.

2121hrs Security Check Apache park. No vehicles parked in parking lot. People playing in playground. No issues observed.

2220hrs Security Check Walker House. All doors at Walker house secured. No issues observed.

2300hrs End Tour of Duty

Case Winkler #15527

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

NAME: Deputy Derrick Johnson #13763		DATE: 11/13/2023
TIME START: 21:00 Begin Mileage:20102	TIME ENDED: 03:00 Ending Mileage:20117	TOTAL TIME: 6 Total Mileage: 15

Location	Violation	Location	Violation

**COMMENTS:**

**21:00hrs** 10-41 patrol Blockhouse MUD.

**21:10hrs** Security check Walker House, no sign of criminal mischief, all doors and windows secured.

**21:39hrs** Security check 3000 blk of Block house dr.

**22:25hrs** Security check Apache park. No sign of criminal mischief.

**22:35hrs** Security check 400 blk of Tumlinson Fort. No sign of criminal mischief.

**23:33hrs** Security check Jumano Park. Nothing observed in the area. Walked part of the disc golf course, no sign of criminal mischief.

**00:22hrs** Security check 17000 blk of Bottle Springs Ln.

**01:25hrs** Security check 700 blk of Luke Ln.

**02:36hrs** Security check 1500 blk of Scottsdale Dr.

**03:00hrs** 10-42 Blockhouse patrol.

*Derrick Johnson #13763*  
OFFICER'S SIGNATURE

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

NAME: Minh Nguyen		DATE: 11/14/2023
TIME START: 1845	TIME ENDED: 0045	TOTAL TIME: 6 hrs
BEGINNING MILEAGE: 109681	ENDING MILEAGE: 109728	TOTAL MILEAGE: 47miles

Location	Violation	Violation	Violation

**COMMENTS:**

At 1913 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 drove over to the bike trail and locked the gate. Cleared at 1925 hours.

At 1926 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 1931 hours.

At 1932 hours, Deputy conducted a security check at Jumano trail. There was no vehicle in the parking lot. Deputy locked the gate cleared at 1936 hours.

At 2012 hours Deputy conducted a security check at the Walker House. There were multiple vehicles in the parking lot. The basketball court and tennis court were opened until 10 pm. There was nothing suspicious. Cleared 2018

At 2120 hours Deputy conducted a security check at Apache Park. Deputy did not see anyone in the parking lot, there was nothing suspicious cleared at 2126 hours

At 2214 hours, Deputy conducted a security check at Block House ES. There was no vehicle in front and back parking lot. There was nothing suspicious cleared at 2220 hours.

At 2321 hours Deputy conducted a security check at the Walker House. There was no vehicle in the parking lot and the park. There was nothing suspicious. Cleared 2333 hours

OFFICER'S SIGNATURE *Minh Nguyen #14660*

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

NAME: Deputy Derrick Johnson #13763		DATE: 11/14/2023
TIME START: 21:00 Begin Mileage:20128	TIME ENDED: 03:00 Ending Mileage:20147	TOTAL TIME: 6 Total Mileage: 19

Location	Violation	Location	Violation

**COMMENTS:**

**21:00hrs** 10-41 patrol Blockhouse MUD.

- 21:05hrs** Security check Apache park. No sign of criminal mischief.
- 21:10hrs** Security check Walker House, no sign of criminal mischief, all doors and windows secured.
- 22:24hrs** Security check 400 blk of Tumlinson Fort. No sign of criminal mischief.
- 22:43hrs** Security check Jumano Park. Nothing observed in the area. No vehicles in the area.
- 23:22hrs** Security check 16000 blk of Blackettle dr.
- 23:50hrs** Security check 2400 blk of Mojave Bend.
- 01:19hrs** Security check 3000 blk of Block house dr.
- 01:25hrs** Security check 700 blk of Luke Ln.
- 01:32hrs** Security check 1500 blk of RosSPORT dr.
- 02:01hrs** Security check behind Block house Elementary.
- 02:20hrs** Security check 1100 blk of Chardonnay xing.
- 02:36hrs** Security check 2400 blk of Scottsdale Dr.

**03:00hrs** 10-42 Blockhouse patrol.

*Derrick Johnson #13763*

OFFICER'S SIGNATURE

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

NAME: Deputy Billy Ray Boggs #4308		DATE: 11-15-2023
TIME START: 17:00PM	TIME ENDED: 21:15PM	TOTAL TIME: 4.25 HRS
BEGINNING MILEAGE: 36306	ENDING MILEAGE: 36339	TOTAL MILEAGE: 33

Location	Violation	Violation	Violation
577 BLOCKHOUSE DR	SPEEDING-WARN		

**COMMENTS: \*\*\*OUT FOR FUEL - NEW HOPE / 183A\*\*\***  
**17:00PM: BEGIN TOUR OF DUTY @ BLOCKHOUSE MUD**  
**17:13PM: CHECKED BH ELEM SCHOOL & PORTABLE - STUDENTS / STAFF / PARENTS ONSITE - ALL APPEARED OKAY**  
**17:28PM: CHECKED JUMANO PARK - NUMEROUS VEHICLES PARKED INSIDE & OUTSIDE THE MAIN GATE / PLAYING DISC GOLF; INTERIOR CHAIN-LINK GATES TO FACILITY & GARDEN CLOSED & SECURED**  
**17:35PM: CHECKED APACHE PARK & POOL - POOL IN USE W/ STAFF ONSITE; PLAYGROUND UNOCCUPIED**  
**17:40PM: CHECKED TONKAWA PARK - ONE VEHICLE ONSITE W/ TRACK IN USE ON SOUTH FIELD; PLAYGROUND WAS UNOCCUPIED**  
**17:44PM: CHECKED TUMLINSON PARK & POOL - PARK BASEBALL FIELD WAS IN USE; PLAYGROUND IN USE // POOL AREA CLOSED & SECURED**  
**17:48PM: CHECKED BIKE TRAIL PARK - PARK WAS CLEAR / UNOCCUPIED**  
**17:50PM: CHECKED WALKERHOUSE, COURTS & PAVILLION - TENNIS & BASKETBALL COURTS WERE IN USE; PAVILLION WAS CLEAR; WALKERHOUSE WAS IN USE (MEETING)**  
**18:14PM: RECHECKED & SECURED JUMANO PARK GATE - ALL VEHICLES WERE GONE & PARK WAS CLEAR**  
**18:20PM: RECHECKED & SECURED TONKAWA PARK GATE - PARK WAS CLEAR**  
**18:25PM: RECHECKED & SECURED BIKE TRAIL PARK GATE - PARK WAS CLEAR**  
**18:29PM: RECHECKED & SECURED TUMLINSON PARK GATE - HAD TO WAIT FOR A COUPLE OF VEHICLES TO LOAD UOP AND LEAVE THE PARK - ALL ELSE OKAY**  
**19:51PM: TRAFFIC STOP - 577-BLK BLOCKHOUSE DR - SPEEDING (WARNING)**  
**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 Antonio Lovato #11316		DATE: 11-15-2023
TIME START: 1800	TIME ENDED: 1900	TOTAL TIME: 1
BEGINNING MILEAGE:	ENDING MILEAGE:	TOTAL MILEAGE:

Location	Violation	Violation	Violation

**COMMENTS:**

1800hrs Being Tour of Duty. Working the Block House Board Meeting.  
1900hrs End Tour of Duty.

Antonio L. Lovato #11316

OFFICER'S SIGNATURE

**ESTIMATE**

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



**Lisa Torres**  
**Job #2039 - BHCR - 500' - 5th Phase**  
**TX**

<b>Estimate #</b>	7177
<b>Date</b>	12/6/2023

Item	Description	Qty	Amount
<b>500' of Vertical Privacy Fence</b>			<b>\$16,500.00</b>
WF6SL	6' Residential SELECT Height: 6' Posts: 2 3/8 Galvanized Rails: 3 Rail - 2x4 Pickets: 5/8" x 5" x 6' Cedar	500.00	\$16,500.00
<b>Cap &amp; Trim</b>			<b>\$4,750.00</b>
CPTR	Cap: 2x6 Cedar Trim: 1x Cedar	500.00	\$4,750.00
<b>Removal</b>			<b>\$1,500.00</b>
FTOHO	FENCE Removal and Disposal Tear Out / Haul Off	500.00	\$1,500.00
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.

<b>Sub Total</b>	\$22,750.00
<b>Total</b>	\$22,750.00

**SPECIAL INSTRUCTIONS**

Sagamore Fence & Deck

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



**ESTIMATE**

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



**Lisa Torres**  
**Job #2040 - BHCR - 500' - 6th Phase**  
**TX**

<b>Estimate #</b>	7178
<b>Date</b>	12/6/2023

Item	Description	Qty	Amount
<b>500' of Vertical Privacy Fence</b>			<b>\$16,500.00</b>
WF6SL	6' Residential SELECT Height: 6' Posts: 2 3/8 Galvanized Rails: 3 Rail - 2x4 Pickets: 5/8" x 5" x 6' Cedar	500.00	\$16,500.00
<b>Cap &amp; Trim</b>			<b>\$4,750.00</b>
CPTR	Cap: 2x6 Cedar Trim: 1x Cedar	500.00	\$4,750.00
<b>Removal</b>			<b>\$1,500.00</b>
FTOHO	FENCE Removal and Disposal Tear Out / Haul Off	500.00	\$1,500.00
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.

<b>Sub Total</b>	\$22,750.00
<b>Total</b>	\$22,750.00

**SPECIAL INSTRUCTIONS**

Sagamore Fence & Deck

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

**ESTIMATE**

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



**Lisa Torres**  
**Job #2041 - BHCR - 486' - 7th Phase**  
**TX**

<b>Estimate #</b>	7179
<b>Date</b>	12/6/2023

Item	Description	Qty	Amount
<b>486' of Vertical Privacy Fence</b>			<b>\$16,038.00</b>
WF6SL	6' Residential SELECT Height: 6' Posts: 2 3/8 Galvanized Rails: 3 Rail - 2x4 Pickets: 5/8" x 5" x 6' Cedar	486.00	\$16,038.00
<b>Cap &amp; Trim</b>			<b>\$4,617.00</b>
CPTR	Cap: 2x6 Cedar Trim: 1x Cedar	486.00	\$4,617.00
<b>Removal</b>			<b>\$1,458.00</b>
FTOHO	FENCE Removal and Disposal Tear Out / Haul Off	486.00	\$1,458.00
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.

<b>Sub Total</b>	\$22,113.00
<b>Total</b>	\$22,113.00

**SPECIAL INSTRUCTIONS**

Sagamore Fence & Deck  
"A people company with a passion for building fences, decks, and communities."



**CONSTRUCTION PROPOSAL**

DigDug Construction, LLC  
 P.O. Box 92583  
 Austin, TX 78709  
 P: 512.382.0008

SUBMITTED TO: Block House Municipal District  
 PHONE: 512.246.5902

ESTIMATE: 283SH  
 DATE: 11.21.23

ATTENTION: Lisa Torres  
 PROJECT NAME: Walker House Drainage  
 JOB ADDRESS: Block House Dr  
 CITY,STATE,ZIP: Leander, TX 78641

CUSTOMER: Block House Municipal District  
 ADDRESS: 2600 S Block House Drive  
 CITY,STATE,ZIP: Leander, Texas 78641  
 EMAIL: gm@blockhousemudtx.gov

All items bid include labor, equipment, and materials in the scope of work, unless otherwise noted.				
Description	Quantity	UOM	Unit Price	Price
<b>Drainage:</b> Excavate existing river rock soil. Grade to achieve positive drainage and haul off spoils. Install weed barrier. Backfill approx 6" with 2-4" Brazos river rock(may be silghly different from existing, but fairly close).	800	SF	\$ 5.25	\$ 4,200.00
<b>Exclusions:</b> Permits, testing, revegetation				

**\*\*PLUS APPLICABLE SALES TAX\*\***

**Total: \$ 4,200.00**

**TERMS AND CONDITIONS:**

Any deviation or alteration from the above specifications involving extra cost of material or labor will be executed only upon written orders and will become an extra charge over the sum mentioned in this contract. All agreements must be made in writing. All permits and fees are excluded unless otherwise noted. Contractor is not responsible for utility lines less than 12" deep or guarantee positive Drainage in Area's with less than 2% grade. The Contractor is to carry Workers' Compensation, General Liability and Property Damage Insurance upon the labor furnished in this Contract. An additional charge will be added to this estimate for waiver of subrogation and additional insured. Your signed acceptance constitutes a contract between you and DigDug Construction, LLC. All sums payable under this contract shall be paid to DigDug Construction, LLC. Applicant agrees to pay reasonable attorney fees, all court costs and any other expenses incurred by DigDug Construction, LLC in the collection of any sums due under this contract. DigDug Construction, LLC agrees to submit an invoice, showing the portion of the Project Price due against the Project, upon completion of each milestone. Unless otherwise noted all Invoices are payable within (30) days of receipt. Due to fluctuating Concrete prices, prices quoted above shall remain in effect for no more than thirty days from Proposal date. This proposal must be endorsed and returned by an authorized company official, owner or owner's agent seeking the above scope of work within the aforementioned thirty day period in order to hold these unit prices firm for no longer than one year from Proposal date.

Scott Hawkins - Estimator 512.635.2168  
 Shawkins@digdugconstruction.com

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

**Our Services Include:**

- Concrete Repairs
- Hardscaping
- Dirt Work
- ADA Compliance
- Lot Clearing
- Drainage
- Grading
- Rock Walls
- Pond Maintenance
- Pond Construction
- Concrete Slabs
- Foundations



Block House MUD Compliance Report 12-7-23

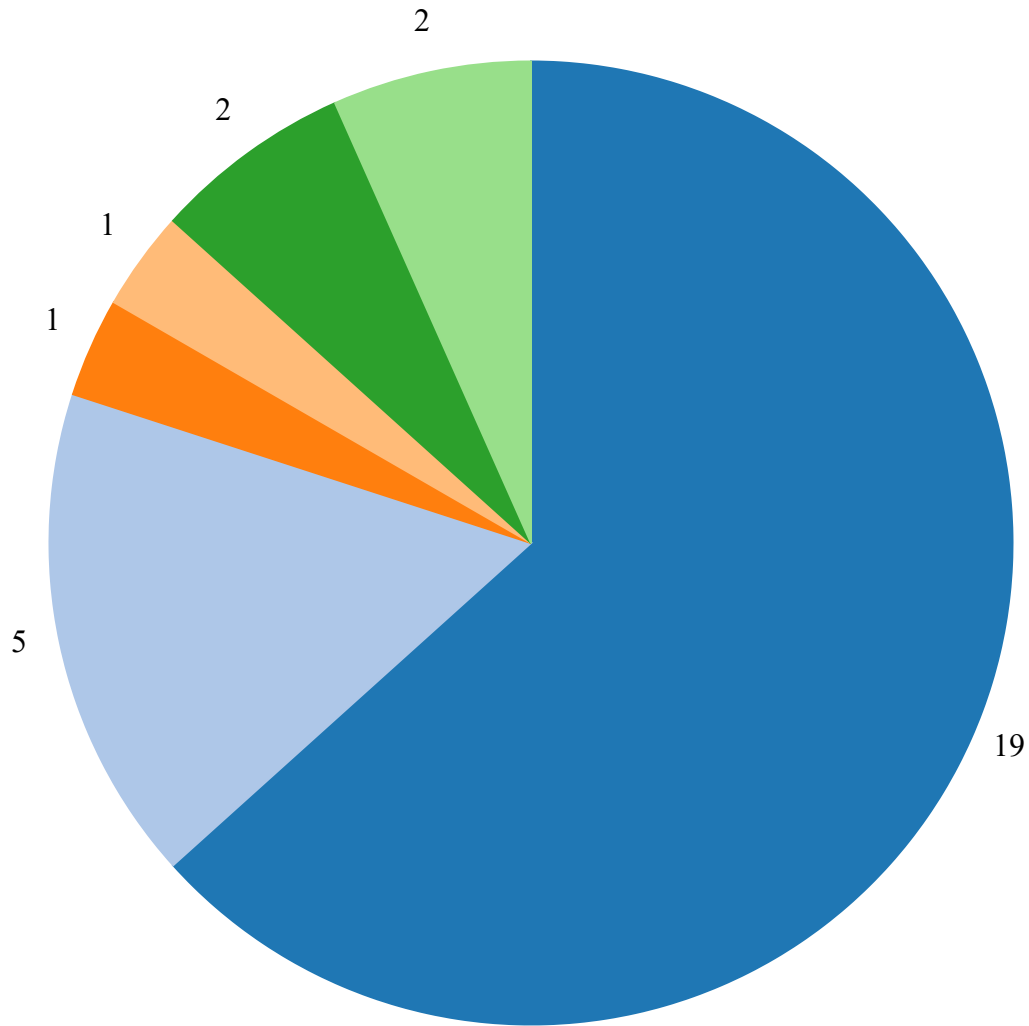
Address	Created	Category	SubCategory	Stage	Status	CureDate
2706 ALEXANDER DR	12/5/2023 12:55	Unightly	Items on Driveway	Stage 2	Open	1/5/2024 0:00
2713 ALEXANDER DR	12/5/2023 12:55	Vehicle Parking	Trailer	Stage 2	Open	1/5/2024 0:00
2802 ALEXANDER DR	11/30/2023 13:19	Landscaping	Mowing	Stage 1	Open	12/11/2023 0:00
2803 ALEXANDER DR	11/30/2023 13:19	Vehicle Parking	Trailer	Stage 2	Open	12/31/2023 0:00
2603 ARMSTRONG DR	11/30/2023 13:23	Vehicle Parking	Camper	Stage 1	Open	12/11/2023 0:00
2417 AUTREY DR	12/5/2023 13:04	Fencing	Leaning Fence	Stage 1	Open	12/16/2023 0:00
2513 BEVERLY CV	11/13/2023 13:45	Rubbish and Debris	Branches	Stage 2	Open	12/14/2023 0:00
408 BEVERLY LN	12/5/2023 13:14	Landscaping	General Yard Maintenance	Stage 1	Open	12/16/2023 0:00
14909 BIG FALLS DR	11/30/2023 12:42	Maintenance	Paint/Repair Garage Door	Stage 2	Open	12/31/2023 0:00
2500 CYNTHIA CT	11/30/2023 13:31	Unightly	Items on Driveway	Stage 1	Open	12/11/2023 0:00
2512 CYNTHIA CT	11/30/2023 13:31	Vehicle Parking	RV	Stage 2	Open	12/31/2023 0:00
2500 JACQUELINE DR	12/5/2023 13:08	Landscaping	General Yard Maintenance	Stage 1	Open	12/16/2023 0:00
2514 JACQUELINE DR	12/5/2023 13:07	Landscaping	General Yard Maintenance	Stage 1	Open	12/16/2023 0:00
16409 JADESTONE DR	11/30/2023 12:40	Vehicle Parking	Trailer	Stage 1	Open	12/11/2023 0:00
2505 KATHLEEN CV	11/13/2023 13:36	Unightly	Items on Driveway	Stage 2	Open	12/14/2023 0:00
16300 KICKING BIRD DR	11/30/2023 12:45	Maintenance	Paint/Repair Garage Door	Stage 1	Open	12/11/2023 0:00
16516 LONE WOLF DR	11/30/2023 13:08	Landscaping	General Yard Maintenance	Stage 1	Open	12/11/2023 0:00
16521 LONE WOLF DR	11/30/2023 13:07	Fencing	Missing Panel(s)	Stage 1	Open	12/11/2023 0:00
2503 PHILLIP CV	12/5/2023 13:11	Landscaping	General Yard Maintenance	Stage 1	Open	12/16/2023 0:00
2605 S WALKER DR	12/5/2023 12:50	Unightly	Items on Driveway	Stage 1	Open	12/16/2023 0:00
2703 S WALKER DR	11/13/2023 13:23	Unightly	Storage Pod	Stage 2	Open	12/14/2023 0:00
16714 SHIPSHAW RIVER DR	11/13/2023 13:06	Fencing	Appearance	Stage 2	Open	12/14/2023 0:00
16714 SHIPSHAW RIVER DR	11/13/2023 13:06	Unightly	Furniture	Stage 2	Open	12/14/2023 0:00
16806 SHIPSHAW RIVER DR	11/30/2023 13:03	Unightly	Items at Side of House	Stage 1	Open	12/11/2023 0:00
14913 SNELLING DR	12/5/2023 12:19	Landscaping	Weeds Very Tall In Lawn	Stage 1	Open	12/16/2023 0:00
14916 SNELLING DR	12/5/2023 12:18	Landscaping	Mowing	Stage 2	Open	1/5/2024 0:00
16413 SPOTTED EAGLE DR	11/30/2023 12:54	Vehicle Parking	Trailer	Stage 1	Open	12/11/2023 0:00
16702 SPOTTED EAGLE DR	11/30/2023 12:56	Landscaping	Weeds Very Tall In Lawn	Stage 1	Open	12/11/2023 0:00
16737 SPOTTED EAGLE DR	11/13/2023 12:56	Unightly	Items at Side of House	Stage 2	Open	12/14/2023 0:00
2300 SUSAN LN	11/13/2023 13:34	Maintenance	Paint/Repair Garage Door	Stage 1	Open	11/24/2023 0:00
405 SUSAN LN	12/5/2023 13:08	Landscaping	General Yard Maintenance	Stage 1	Open	12/16/2023 0:00

Association Name: Block House MUD  
Community SnapShot Report

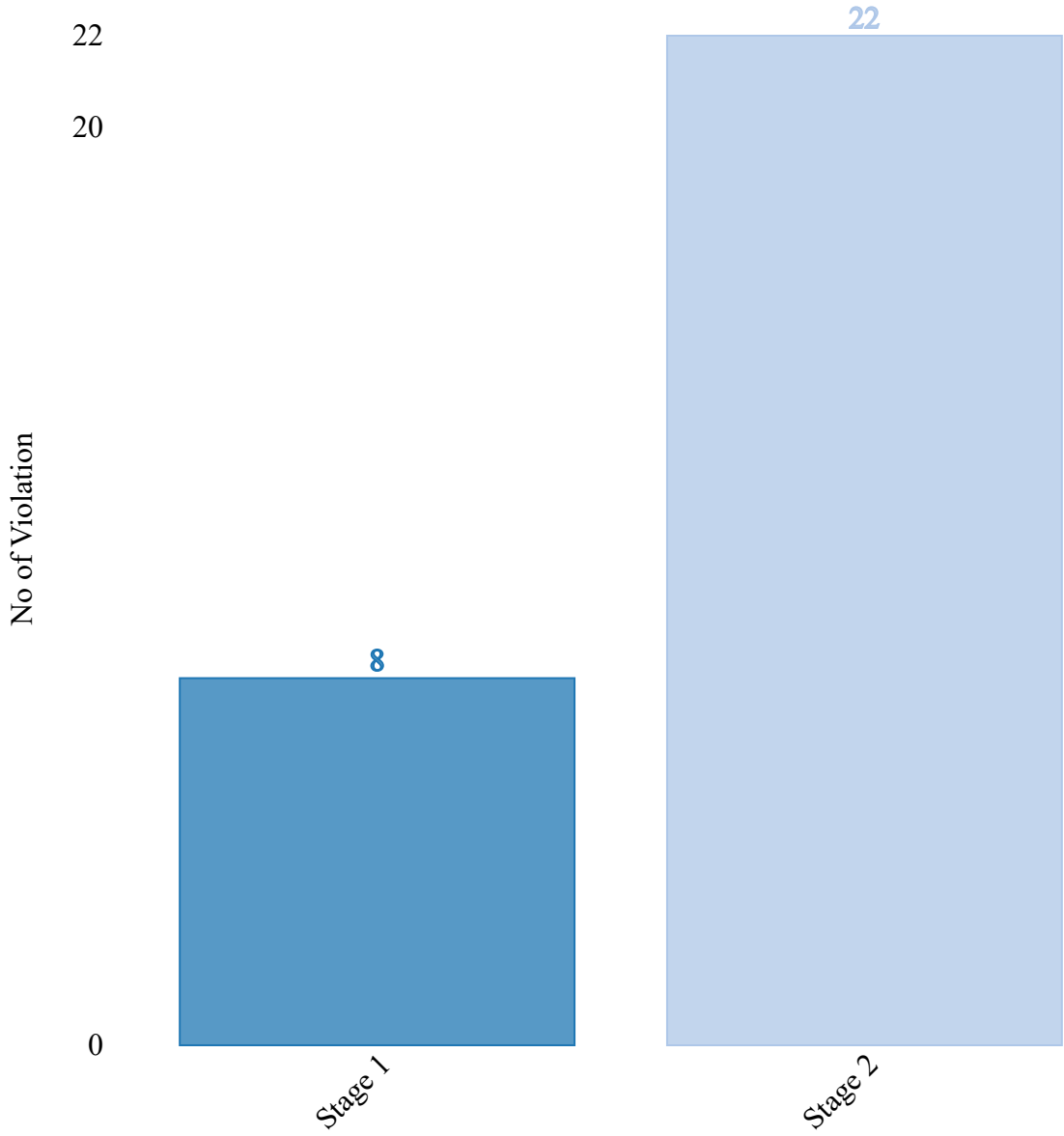
---

**Violation = 30**  
**(by Category)**

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



### Violation = 30 (by Stage)







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
15013 Big Falls Dr.	1/18/2023	x	1/18/2023	1/19/2023	1/19/2023		
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
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
2607 S Walker						approved 3-27-02	Owner proved she had approval via emailed document to CAM 3-15-23
2607 S Walker						approved 4-7-99	Owner proved she had approval via emailed document to CAM 3-15-23
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
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	
15325 English River Loop	5/22/2023		5/23/2023	5/23/2023	5-35-23	approved 5-25-23	
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	
14921 Snelling Drive	5/26/2023	x	5/26/2023	5/26/2023	5/26/2023		
16804 Shipshaw River Drive	7/20/2023	x	7/21/2023	7/20/2023	7/21/2023		
2809 S Walker	8/18/2023		8/21/2023				
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	
16817 Black Kettle Drive	8/28/2023		8/29/2023	8/29/2023	8/29/2023	decided to take no action 8-29-23	
2513 Cynthia Court	9/5/2023		9/6/2023	9/6/2023	9/12/2023	approved 9-12-23	
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
2803 Alexander Drive	10/17/2023		10/17/2023	10/17/2023			Owner to submit drawing of finished exterior
2600 Hunt Circle	11/13/2023		11/13/2023	11/13/2023	11/13/2023	approved 11-13-23	
2513 Cynthia Court	11/28/2023		11/29/2023	11/29/2023		pool house denied & pergola and patio extension approved 11-29-23	
505 Beverly Lane	11/30/2023		12/5/2023	12/5/2023			



MUNICIPAL ACCOUNTS  
& CONSULTING, L.P.

**Bookkeeper's Report | December 13, 2023**

## **Block House Municipal Utility District**



**WEBSITE**

[www.municipalaccounts.com](http://www.municipalaccounts.com)



**ADDRESS**

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



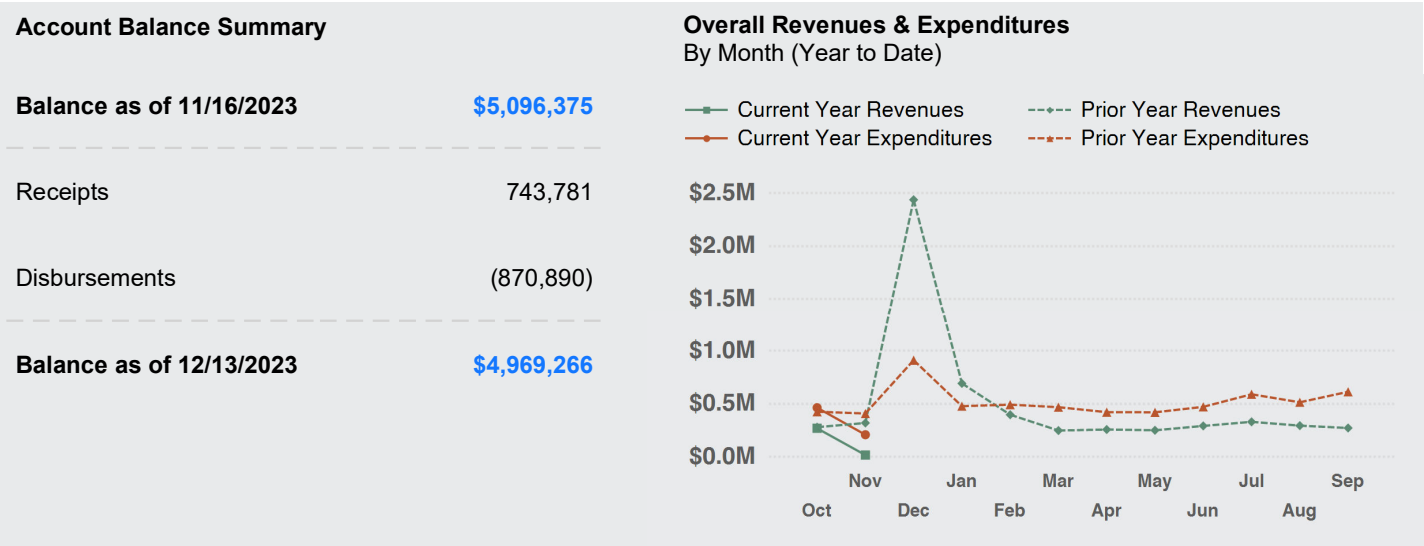
**CONTACT**

Phone: 512.782.2400  
Fax: 512.795.9968

THIS PAGE INTENTIONALLY LEFT BLANK

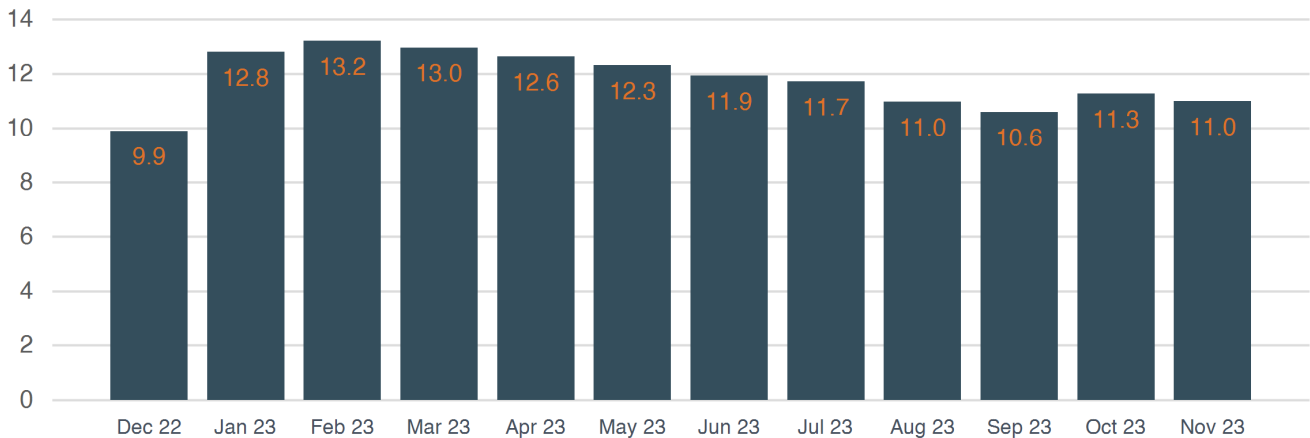
# Monthly Financial Summary - General Operating Fund

Block House MUD - GOF



November 2023			October 2023 - November 2023 (Year to Date)		
<b>Revenues</b>			<b>Revenues</b>		
<b>Actual</b>	<b>Budget</b>	<b>Over/(Under)</b>	<b>Actual</b>	<b>Budget</b>	<b>Over/(Under)</b>
\$16,222	\$303,937	(\$287,715)	\$285,052	\$556,057	(\$271,005)
<b>Expenditures</b>			<b>Expenditures</b>		
<b>Actual</b>	<b>Budget</b>	<b>Over/(Under)</b>	<b>Actual</b>	<b>Budget</b>	<b>Over/(Under)</b>
\$208,257	\$420,280	(\$212,024)	\$672,172	\$853,700	(\$181,529)

## Operating Fund Reserve Coverage Ratio (In Months)



# Cash Flow Report - Checking Account

Block House MUD - GOF



Number	Name	Memo	Amount	Balance
<b>Balance as of 11/16/2023</b>				<b>\$37,933.84</b>
<b>Receipts</b>				
	Transfer from Texpool		165,000.00	
	LISD Pool Rental 2023-2024 School Terms		15,375.00	
	Sweep from PNC		238,969.58	
	Interest Earned on Checking		30.92	
	Refund from TML		426.00	
<b>Total Receipts</b>				<b>\$419,801.50</b>
<b>Disbursements</b>				
21999	Armbrust & Brown, PLLC	Legal Fees	(20,582.36)	
22000	City of Cedar Park - W/WW	Water/Wastewater Purchase	(91,826.24)	
22001	Premier Recreation Management Services	Lifeguard Services	(15,000.00)	
22002	Texas Disposal Systems, Inc.	Garbage Services	(65,994.45)	
22003	First Citizens Visa	Credit Card Statement	(1,138.86)	
22004	Block House MUD Managers Acct	Transfer to Manager's Account	0.00	
22005	620 Studio LLC	Website	(1,814.30)	
22006	BGE, Inc.	GIS System	(27,500.00)	
22007	Christopher R. Stanfield	Board Meeting Video	(412.50)	
22008	City of Cedar Park - Fire	Fire Protection Tax	(6,352.40)	
22009	City of Round Rock Environmental Services	Bacteriological Testing	(250.00)	
22010	Community Association Management, Inc.	Deed Restrict. Enforcement & Resident	(2,897.55)	
22011	Contigo Technology, LLC	IT Support	(1,785.57)	
22012	Cothron's Safe & Lock Inc.	Maintenance & Repairs	(192.00)	
22013	Crossroads Utility Services, LLC	Management & Operations	(67,908.95)	
22014	DataVox Inc	Implementation Fee	(525.00)	
22015	DigDug Construction LLC	Pool Maintenance - Apache	(2,750.00)	
22016	DSHS Central Lab MC2004	Water Testing	(238.92)	
22017	Gray Engineering, Inc.	Engineering Fees	(2,295.50)	
22018	Jan-Pro of Austin	Cleaning	(1,983.33)	
22019	McCall Gibson Swedlund Barfoot, PLLC	Auditing Fees	(12,500.00)	
22020	Municipal Accounts and Consulting, LP	Bookkeeping Fees	(13,469.23)	
22021	Osborne Pest & Turf LP	Park/Pool Maintenance	(386.00)	
22022	Priority Landscapes, LLC	Landscaping - Monthly Maintenance	(39,583.00)	
22023	Progressive Commercial Aquatics, Inc.	Pool Maintenance	(4,008.00)	
22024	Quiddity Engineering, LLC	2019 Small MS4 Permit TXR04 0A505-	(1,216.25)	
22025	Sagamore Fence & Deck, LLC	Fence Maintenance	(27,025.00)	
22026	Texas Commission on Environmental Quality	Permit Expense	(5,404.70)	
22027	Trinity AV Solutions, LLC	Video Surveillance System Monthly	(1,293.47)	
22028	Block House MUD Managers Acct	Transfer to Managers Account	(25,107.29)	
<b>Total Disbursements</b>				<b>(\$441,440.87)</b>
<b>Balance as of 12/13/2023</b>				<b>\$16,294.47</b>

# Cash Flow Report - Lockbox Account

Block House MUD - GOF



Number	Name	Memo	Amount	Balance
<b>Balance as of 11/16/2023</b>				<b>\$13,225.56</b>
<b>Receipts</b>				
	Accounts Receivable - PNC		218,167.94	
	Accounts Receivable - PNC		1,023.12	
	Accounts Receivable - PNC		40,767.80	
<b>Total Receipts</b>				<b>\$259,958.86</b>
<b>Disbursements</b>				
PNC	PNC	Corporate Account Analysis Charge	(282.91)	
SWEEP	PNC	Transfer to Operating	(238,969.58)	
TTECH	T-Tech, LLC	E-Check Return Charges	(15.00)	
TTECH	PNC	Customer Returned Items	(3.38)	
<b>Total Disbursements</b>				<b>(\$239,270.87)</b>
<b>Balance as of 12/13/2023</b>				<b>\$33,913.55</b>

# Cash Flow Report - Managers Account

Block House MUD - GOF



Number	Name	Memo	Amount	Balance
<b>Balance as of 11/16/2023</b>				<b>\$30,000.00</b>
<b>Receipts</b>				
	State Unemployment Tax Return		69.66	
	Interest Earned on Checking		1.09	
	Transfer from Operating Account		25,107.29	
<b>Total Receipts</b>				<b>\$25,178.04</b>
<b>Disbursements</b>				
22004	Block House MUD Managers Acct	Transfer to Manager's Account	0.00	
8735	Alexander Cagnola	Customer Refund	(135.58)	
8736	Alina Saadat.	Customer Refund	(45.31)	
8737	Austin Boxwell	Customer Refund	(14.78)	
8738	David Kern	Customer Refund	(176.76)	
8739	Daxesh Patel	Customer Refund	(64.11)	
8740	Deborah Mauldin	Customer Refund	(73.54)	
8741	E Cedric	Customer Refund	(174.01)	
8742	Everest Holdings, LLC..	Customer Refund	(345.27)	
8743	Hecht Real Estate Group.	Customer Refund	(196.47)	
8744	HINDSITEAUSTIN, INC	Customer Refund	(212.02)	
8745	Jose Nunez	Customer Refund	(43.25)	
8746	Michael Steinkoenig	Customer Refund	(64.71)	
8747	Miryam Mejia	Customer Refund	(54.45)	
8748	Ren Zhaoyang	Customer Refund	(375.71)	
8749	Samuel Amaral	Customer Refund	(138.49)	
8750	Steve Small	Customer Refund	(117.39)	
8751	Tyler Bultzo	Customer Refund	(90.36)	
8752	Wendy Xie..	Customer Refund	(47.08)	
8753	Xiaohui Wang	Customer Refund	(32.97)	
8754	Sandy Smith	Customer Refund	(225.00)	
ACH	AT&T	Telephone Expense	(2,387.67)	
ACH	AT&T U-verse	Telephone Expense	(460.42)	
ACH	Atmos Energy Corp	Pool Gas	(1,054.83)	
ACH	Pedernales Electric Cooperative, Inc	Utilities	(6,257.17)	
HRP	John S Bartlett	Patrol 10/16-10/31/2023	(498.69)	
HRP	Billy R Boggs	Patrol 10/16-10/31/2023	(470.98)	
HRP	Daniel L. Hippert	Patrol 10/16-10/31/2023	(443.28)	
HRP	Derrick Johnson	Patrol 10/16-10/31/2023	(1,219.02)	
HRP	Antonio L Lovato	Patrol 10/16-10/31/2023	(831.15)	
HRP	Minh T Nguyen	Patrol 10/16-10/31/2023	(277.05)	
HRP	Daniel W Riley	Patrol 10/16-10/31/2023	(443.28)	
HRP	Miguel R. Vega	Patrol 10/16-10/31/2023	(249.34)	
HRP	Case Winkler	Patrol 10/16-10/31/2023	(221.64)	
HRP	HR&P	Payroll Administration Fees	(50.00)	

# Cash Flow Report - Managers Account

Block House MUD - GOF



Number	Name	Memo	Amount	Balance
<b>Disbursements</b>				
HRP	United States Treasury	Payroll Tax	(771.14)	
HRP	Texas Workforce Commission	State Unemployment Tax	(1.47)	
HRP	Ursula Logan	Fees of Office Nov 2023	(1,020.47)	
HRP	Cecilia Roberts.	Fees of Office 11/15/2023	(204.10)	
HRP	Robert Young	Fees of Office 11/15/2023	(204.10)	
HRP	HR&P	Payroll Administration Fee	(50.00)	
HRP	United States Treasury	Payrol Tax	(236.66)	
HRP	Billy R Boggs	Patrol 11/01-11/15/2023	(734.18)	
HRP	Daniel L. Hippert	Patrol 11/01-11/15/2023	(221.64)	
HRP	Derrick Johnson	Patrol 11/01-11/15/2023	(1,329.84)	
HRP	Antonio L Lovato	Patrol 11/01-11/15/2023	(606.04)	
HRP	Minh T Nguyen	Patrol 11/01-11/15/2023	(554.10)	
HRP	Miguel R. Vega	Patrol 11/01-11/15/2023	(470.98)	
HRP	Case Winkler	Patrol 11/01-11/15/2023	(498.69)	
HRP	HR&P	Payroll Administration Fees	(50.00)	
HRP	United States Treasury	Payroll Tax	(731.56)	
HRP	Texas Workforce Commission	State Unemployment Tax	(1.29)	
<b>Total Disbursements</b>				<b>(\$25,178.04)</b>
<b>Balance as of 12/13/2023</b>				<b>\$30,000.00</b>



# Actual vs. Budget Comparison

Block House MUD - GOF



	November 2023			October 2023 - November 2023			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
<b>Revenues</b>							
<b>Water Revenue</b>							
14101 Water -Customer Service Revenue	(1,190)	45,900	(47,090)	62,460	107,100	(44,640)	765,000
14104 Basic Service - Water	0	46,667	(46,667)	46,767	93,333	(46,566)	560,000
14105 Connection Fees	0	125	(125)	180	250	(70)	1,500
<b>Total Water Revenue</b>	<b>(1,190)</b>	<b>92,692</b>	<b>(93,882)</b>	<b>109,407</b>	<b>200,683</b>	<b>(91,276)</b>	<b>1,326,500</b>
<b>Wastewater Revenue</b>							
14201 Wastewater-Customer Service Rev	(1,190)	32,640	(33,830)	32,208	69,360	(37,152)	408,000
14204 Basic Service - Wastewater	0	46,667	(46,667)	46,767	93,333	(46,566)	560,000
<b>Total Wastewater Revenue</b>	<b>(1,190)</b>	<b>79,307</b>	<b>(80,497)</b>	<b>78,975</b>	<b>162,693</b>	<b>(83,718)</b>	<b>968,000</b>
<b>Property Tax Revenue</b>							
14301 Maintenance Tax Collections	0	61,488	(61,488)	16,192	73,598	(57,406)	1,780,924
14303 Property Tax Penalty & Interest	0	56	(56)	685	266	419	5,000
<b>Total Property Tax Revenue</b>	<b>0</b>	<b>61,544</b>	<b>(61,544)</b>	<b>16,876</b>	<b>73,864</b>	<b>(56,988)</b>	<b>1,785,924</b>
<b>Parks &amp; Recreation Revenue</b>							
14601 Park Revenue	0	21,667	(21,667)	21,530	43,333	(21,803)	260,000
14604 Facility Rental	(25)	83	(108)	(450)	167	(617)	1,000
14605 Pool Contract Rental -TW & LISD	0	0	0	0	0	0	16,800
<b>Total Parks &amp; Recreation Revenue</b>	<b>(25)</b>	<b>21,750</b>	<b>(21,775)</b>	<b>21,080</b>	<b>43,500</b>	<b>(22,420)</b>	<b>277,800</b>
<b>Administrative Revenue</b>							
14702 Penalties & Interest	0	1,667	(1,667)	3,548	3,333	214	20,000
14704 Fire Protection Tax	0	27,443	(27,443)	6,932	32,912	(25,980)	794,628
14706 Delinquent Tax Attorney Collect	0	167	(167)	906	333	573	2,000
<b>Total Administrative Revenue</b>	<b>0</b>	<b>29,276</b>	<b>(29,276)</b>	<b>11,386</b>	<b>36,579</b>	<b>(25,192)</b>	<b>816,628</b>
<b>Interest Revenue</b>							
14801 Interest Earned on Checking	32	35	(3)	85	71	14	425
14802 Interest Earned on Temp. Invest	18,595	19,167	(572)	47,242	38,333	8,909	230,000
<b>Total Interest Revenue</b>	<b>18,627</b>	<b>19,202</b>	<b>(575)</b>	<b>47,327</b>	<b>38,404</b>	<b>8,923</b>	<b>230,425</b>
<b>Other Revenue</b>							
15801 Miscellaneous Income	0	167	(167)	0	333	(333)	2,000
<b>Total Other Revenue</b>	<b>0</b>	<b>167</b>	<b>(167)</b>	<b>0</b>	<b>333</b>	<b>(333)</b>	<b>2,000</b>
<b>Total Revenues</b>	<b>16,222</b>	<b>303,937</b>	<b>(287,715)</b>	<b>285,052</b>	<b>556,057</b>	<b>(271,005)</b>	<b>5,407,277</b>

## Expenditures

### Water Service

16102 Operations - Water	14,750	13,083	1,667	29,500	26,167	3,333	157,000
--------------------------	--------	--------	-------	--------	--------	-------	---------

# Actual vs. Budget Comparison

Block House MUD - GOF



	November 2023			October 2023 - November 2023			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
<b>Expenditures</b>							
<b>Water Service</b>							
16104 Purchase Water	0	40,500	(40,500)	64,314	94,500	(30,186)	675,000
16110 Utility - Booster Station	1,397	1,417	(20)	3,047	2,833	214	17,000
16115 Meter Replacement	181	2,083	(1,903)	1,064	4,167	(3,103)	25,000
16116 Permit Expense - Water	5,405	5,500	(95)	5,405	5,500	(95)	5,500
16121 Storage Tank Utilities	65	42	23	129	83	46	500
16122 Maintenance & Repairs- Water/BS	7,651	4,167	3,484	22,260	8,333	13,927	50,000
16123 Leak Detection	120	500	(380)	610	1,000	(390)	6,000
<b>Total Water Service</b>	<b>29,567</b>	<b>67,292</b>	<b>(37,724)</b>	<b>126,329</b>	<b>142,583</b>	<b>(16,255)</b>	<b>936,000</b>
<b>Wastewater Service</b>							
16202 Operations - Wastewater	14,750	13,083	1,667	29,500	26,167	3,333	157,000
16204 Purchase Wastewater Service	0	27,500	(27,500)	27,512	55,000	(27,488)	330,000
16205 Maint & Repairs - Wastewater	4,972	3,333	1,639	9,450	6,667	2,784	40,000
16208 Laboratory Expense - Wastewater	0	0	0	250	0	250	0
16211 Utilities - Lift Station	100	100	0	188	200	(12)	1,200
<b>Total Wastewater Service</b>	<b>19,822</b>	<b>44,017</b>	<b>(24,194)</b>	<b>66,901</b>	<b>88,033</b>	<b>(21,133)</b>	<b>528,200</b>
<b>Garbage Service</b>							
16301 Garbage Expense	0	64,167	(64,167)	65,994	128,333	(62,339)	770,000
<b>Total Garbage Service</b>	<b>0</b>	<b>64,167</b>	<b>(64,167)</b>	<b>65,994</b>	<b>128,333</b>	<b>(62,339)</b>	<b>770,000</b>
<b>Storm Water Quality</b>							
16407 MS4-Stormwater Program	0	2,083	(2,083)	1,216	4,167	(2,950)	25,000
<b>Total Storm Water Quality</b>	<b>0</b>	<b>2,083</b>	<b>(2,083)</b>	<b>1,216</b>	<b>4,167</b>	<b>(2,950)</b>	<b>25,000</b>
<b>Parks &amp; Recreation Service</b>							
16602 Landscape Maintenance	39,583	39,583	0	68,807	79,167	(10,360)	475,000
16605 Pool Maintenance	1,884	14,583	(12,699)	34,321	29,167	5,154	175,000
16607 Chemicals - Pool	340	2,083	(1,743)	340	4,167	(3,827)	25,000
16608 Utilities - Park	2,617	3,333	(717)	5,285	6,667	(1,382)	40,000
16609 Utilities - Pool	492	500	(8)	1,032	1,000	32	6,000
16610 Electrical/Light Utility (PEC)	1,865	1,667	199	3,740	3,333	406	20,000
16611 Utilities - Pool Gas	0	1,000	(1,000)	1,055	2,000	(945)	12,000
16612 Supplies & Phone - Pool	2,570	2,083	486	5,042	4,167	875	25,000
16613 Fence Maintenance	22,475	8,333	14,142	36,125	16,667	19,458	100,000
16615 Park & Walker House Maintenance	4,945	4,167	778	9,092	8,333	758	50,000
16616 Park Administration/Cleaning	1,983	2,083	(100)	3,984	4,167	(183)	25,000
16617 Park Equipment Maintenance	0	1,417	(1,417)	0	2,833	(2,833)	17,000
16619 Pool Cleaning	0	2,917	(2,917)	0	5,833	(5,833)	35,000
16620 BMX Track Reconstruction	0	250	(250)	0	500	(500)	3,000
16622 Mgmt/Lifeguards	15,000	40,000	(25,000)	30,000	80,000	(50,000)	480,000

# Actual vs. Budget Comparison

Block House MUD - GOF



	November 2023			October 2023 - November 2023			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
<b>Expenditures</b>							
<b>Parks &amp; Recreation Service</b>							
16623 District Signage - Outdoor	0	208	(208)	120	417	(297)	2,500
<b>Total Parks &amp; Recreation Service</b>	<b>93,754</b>	<b>124,208</b>	<b>(30,455)</b>	<b>198,942</b>	<b>248,417</b>	<b>(49,475)</b>	<b>1,490,500</b>
<b>Administrative Service</b>							
16703 Legal Fees	0	18,458	(18,458)	19,245	36,917	(17,672)	221,500
16705 Auditing Fees	0	0	0	0	0	0	18,750
16706 Engineering Fees	387	1,833	(1,446)	1,896	3,667	(1,771)	22,000
16707 Engineering Fees - Special	1,908	1,250	658	7,296	2,500	4,796	15,000
16708 Financial Advisor Fees	0	3,000	(3,000)	0	3,000	(3,000)	3,000
16709 Election Expense	0	0	0	0	0	0	7,500
16710 Website Hosting	8,184	2,083	6,101	9,184	4,167	5,017	25,000
16712 Bookkeeping Fees	13,171	12,650	521	21,450	25,300	(3,850)	115,000
16714 Printing & Office Supplies	99	417	(318)	427	833	(406)	5,000
16715 Filing Fees	0	42	(42)	0	83	(83)	500
16716 Delivery Expense	32	833	(802)	304	1,667	(1,363)	10,000
16717 Postage	1,555	1,500	55	3,208	3,000	208	18,000
16718 Insurance & Surety Bond	(426)	0	(426)	25,479	23,863	1,616	25,000
16722 Bank Service Charge	298	417	(119)	610	833	(224)	5,000
16723 Travel Expense	0	104	(104)	179	208	(29)	1,250
16724 Publication Expense (SB 622)	0	0	0	0	0	0	2,500
16725 Tax Assessor/Appraisal	0	0	0	5,821	6,250	(430)	25,000
16726 Delinquent Tax Attorney Fee	0	167	(167)	906	333	573	2,000
16728 Record Storage Fees	96	208	(112)	270	417	(147)	2,500
16731 Arbitrage Analysis	0	0	0	0	0	0	500
16734 District Management Fees	22,000	22,000	0	44,000	44,000	0	264,000
16735 Telephone Expense (TC Tech)	0	67	(67)	0	133	(133)	800
16737 Legal Fees - PIRs	0	833	(833)	0	1,667	(1,667)	10,000
16738 Legal Fees - Restrictive Cov	0	1,333	(1,333)	1,078	2,667	(1,589)	16,000
16740 Seminar Expense	0	0	0	0	0	0	3,500
16741 Communications	0	833	(833)	383	1,667	(1,284)	10,000
16742 Printing & Publicity	0	208	(208)	0	417	(417)	2,500
16743 Restrictive Covenants	2,800	2,583	217	5,700	5,167	533	31,000
16744 IT Maintenance & Cyber Security	1,275	1,250	25	2,513	2,500	13	15,000
<b>Total Administrative Service</b>	<b>51,379</b>	<b>72,071</b>	<b>(20,691)</b>	<b>149,946</b>	<b>171,255</b>	<b>(21,309)</b>	<b>877,800</b>
<b>Security Service</b>							
16801 Patrol Service	9,821	11,250	(1,429)	17,381	22,500	(5,119)	135,000
16803 Surveillance/Security Maint.	192	3,333	(3,141)	1,483	6,667	(5,184)	40,000
16804 Surv/Security Mnth(Trinity)	1,293	1,250	43	2,587	2,500	87	15,000
<b>Total Security Service</b>	<b>11,307</b>	<b>15,833</b>	<b>(4,527)</b>	<b>21,451</b>	<b>31,667</b>	<b>(10,215)</b>	<b>190,000</b>

# Actual vs. Budget Comparison

Block House MUD - GOF



	November 2023			October 2023 - November 2023			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
<b>Expenditures</b>							
<b>Fire Service</b>							
16901 Fire Protection	0	27,443	(27,443)	6,932	32,912	(25,980)	794,628
<b>Total Fire Service</b>	<b>0</b>	<b>27,443</b>	<b>(27,443)</b>	<b>6,932</b>	<b>32,912</b>	<b>(25,980)</b>	<b>794,628</b>
<b>Payroll Expense</b>							
17101 Payroll Expenses	1,547	1,250	297	3,094	2,500	594	15,000
17102 Payroll Administration	150	0	150	250	0	250	0
17103 Payroll Tax Expense	731	667	64	1,429	1,333	96	8,000
<b>Total Payroll Expense</b>	<b>2,428</b>	<b>1,917</b>	<b>511</b>	<b>4,773</b>	<b>3,833</b>	<b>940</b>	<b>23,000</b>
<b>Other Expense</b>							
17805 Other Office Expenses	0	625	(625)	1,306	1,250	56	7,500
17806 District Functions	0	625	(625)	881	1,250	(369)	7,500
<b>Total Other Expense</b>	<b>0</b>	<b>1,250</b>	<b>(1,250)</b>	<b>2,187</b>	<b>2,500</b>	<b>(313)</b>	<b>15,000</b>
<b>Total Expenditures</b>	<b>208,257</b>	<b>420,280</b>	<b>(212,024)</b>	<b>644,672</b>	<b>853,700</b>	<b>(209,029)</b>	<b>5,650,128</b>
<b>Total Revenues (Expenditures)</b>	<b>(192,035)</b>	<b>(116,343)</b>	<b>(75,692)</b>	<b>(359,620)</b>	<b>(297,644)</b>	<b>(61,976)</b>	<b>(242,851)</b>
<b>Other Revenues</b>							
<b>Extra Ordinary Revenue</b>							
15901 Assigned Surplus	0	0	0	0	0	0	253,851
<b>Total Extra Ordinary Revenue</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>253,851</b>
<b>Total Other Revenues</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>253,851</b>
<b>Other Expenditures</b>							
<b>Capital Outlay</b>							
17912 Courts Resurfacing	0	0	0	0	0	0	1,000
17995 BGE Spyglass Asset Management	0	0	0	27,500	0	27,500	10,000
<b>Total Capital Outlay</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>27,500</b>	<b>0</b>	<b>27,500</b>	<b>11,000</b>
<b>Total Other Expenditures</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>27,500</b>	<b>0</b>	<b>27,500</b>	<b>11,000</b>
<b>Total Other Revenues (Expenditures)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(27,500)</b>	<b>0</b>	<b>(27,500)</b>	<b>242,851</b>
<b>Excess Revenues (Expenditures)</b>	<b>(192,035)</b>	<b>(116,343)</b>	<b>(75,692)</b>	<b>(387,120)</b>	<b>(297,644)</b>	<b>(89,476)</b>	<b>0</b>

# Balance Sheet as of 11/30/2023

Block House MUD - GOF



## Assets

### Bank

11101 Cash in Bank	\$264,332
11102 Lockbox	33,914
11104 Managers	15,292

### Total Bank

\$313,538

### Investments

11201 Time Deposits	\$4,868,810
---------------------	-------------

### Total Investments

\$4,868,810

### Receivables

11301 Accounts Receivable	\$187,168
11303 Maintenance Tax Receivable	2,659,089
11305 Accrued Interest	17,622

### Total Receivables

\$2,863,879

### Interfund Receivables

11402 Due From Debt Service	\$20,247
-----------------------------	----------

### Total Interfund Receivables

\$20,247

## Total Assets

**\$8,066,475**

## Liabilities & Equity

### Liabilities

#### Accounts Payable

12101 Accounts Payable	\$171,218
12102 Payroll Liabilities	291
12105 Payroll Liability - SUI	1
12107 Accrued Payroll	4,102

### Total Accounts Payable

\$175,613

#### Other Current Liabilities

12202 Due To TCEQ	\$10,793
12205 Due To Others	5,239

### Total Other Current Liabilities

\$16,032

#### Deferrals

12502 Deferred Inflows Property Tax	\$2,659,089
-------------------------------------	-------------

### Total Deferrals

\$2,659,089

#### Deposits

12601 Customer Meter Deposits	\$349,633
-------------------------------	-----------

### Total Deposits

\$349,633

## Total Liabilities

\$3,200,367

# Balance Sheet as of 11/30/2023

Block House MUD - GOF



## Liabilities & Equity

### Equity

Unassigned Fund Balance

13101 Unassigned Fund Balance

\$5,253,227

Total Unassigned Fund Balance

\$5,253,227

Net Income

(\$387,120)

**Total Equity**

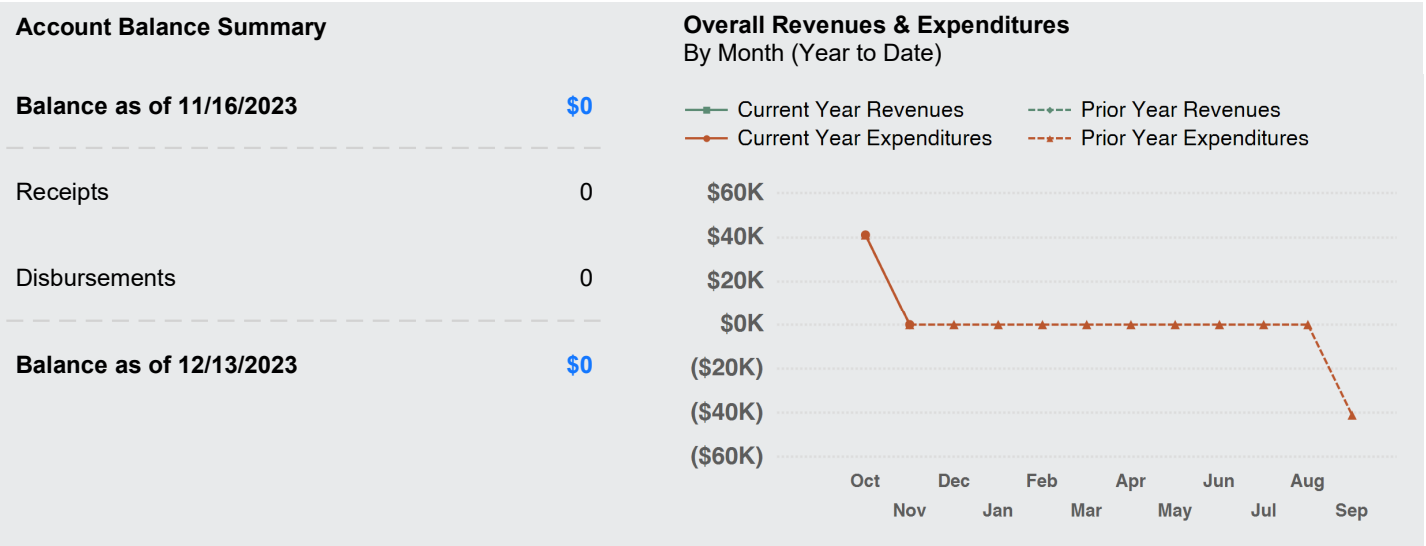
\$4,866,107

**Total Liabilities & Equity**

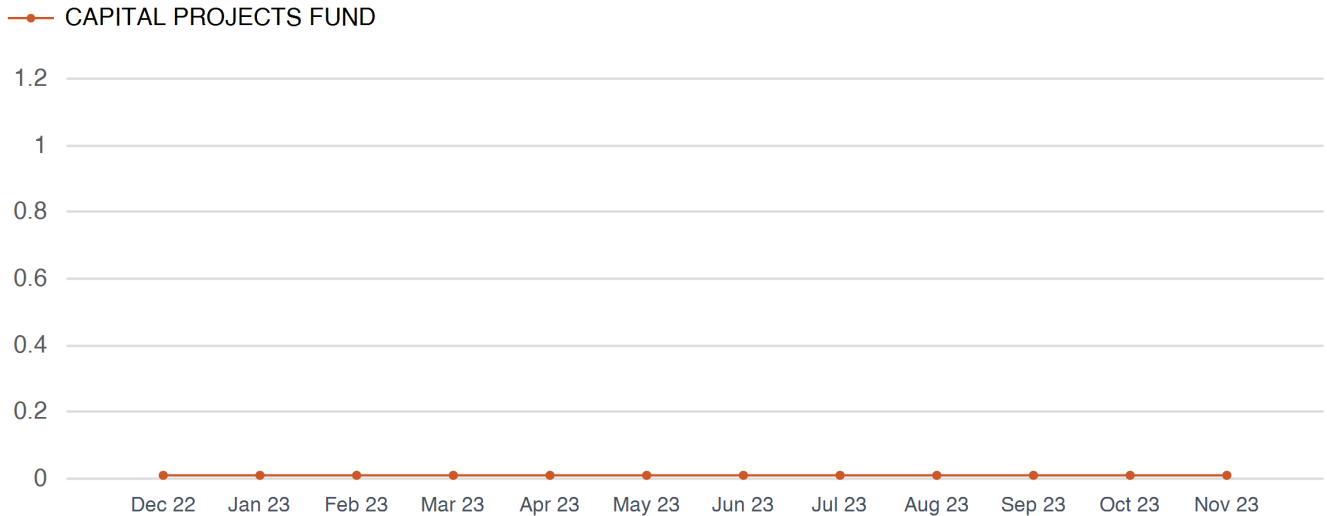
**\$8,066,475**

# Monthly Financial Summary - Capital Projects Fund

Block House MUD - CPF



## Account Balance By Month | December 2022 - November 2023



# Cash Flow Report - Checking Account

Block House MUD - CPF



Number	Name	Memo	Amount	Balance
<b>Balance as of 11/16/2023</b>				<b>\$0.01</b>
<b>Receipts</b>				
	No Receipts Activity		0.00	
<b>Total Receipts</b>				<b>\$0.00</b>
<b>Disbursements</b>				
	No Disbursements Activity		0.00	
<b>Total Disbursements</b>				<b>\$0.00</b>
<b>Balance as of 12/13/2023</b>				<b>\$0.01</b>



# District Debt Summary as of 12/13/2023

Block House MUD - DSF



		WATER, SEWER, DRAINAGE	PARK/ROAD/OTHER	REFUNDING
<b>Total \$ Authorized</b>		<b>Authorized</b>	<b>Authorized</b>	<b>Authorized</b>
\$37.48M		\$34.33M	\$3.15M	\$25.50M
<b>Total \$ Issued</b>		<b>Issued</b>	<b>Issued</b>	<b>Issued</b>
\$25.81M		\$25.81M	N/A	\$1.49M
<b>Yrs to Mat</b>	<b>Rating</b>	<b>\$ Available To Issue</b>	<b>\$ Available To Issue</b>	<b>\$ Available To Issue</b>
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
<b>Total</b>	<b>\$9,110,000</b>		<b>\$5,315,000</b>

# District Debt Schedule

Block House MUD - DSF



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
<b>Total Due 04/01/2024</b>		<b>\$1,220,000.00</b>	<b>\$96,275.00</b>	<b>\$1,316,275.00</b>

Paying Agent	Series	Principal	Interest	Total
UMB	2020 - Refunding	\$0.00	\$59,100.00	\$59,100.00
UMB	2016 - Refunding	\$0.00	\$17,100.00	\$17,100.00
<b>Total Due 10/01/2024</b>		<b>\$0.00</b>	<b>\$76,200.00</b>	<b>\$76,200.00</b>

# Investment Profile as of 12/13/2023

Block House MUD

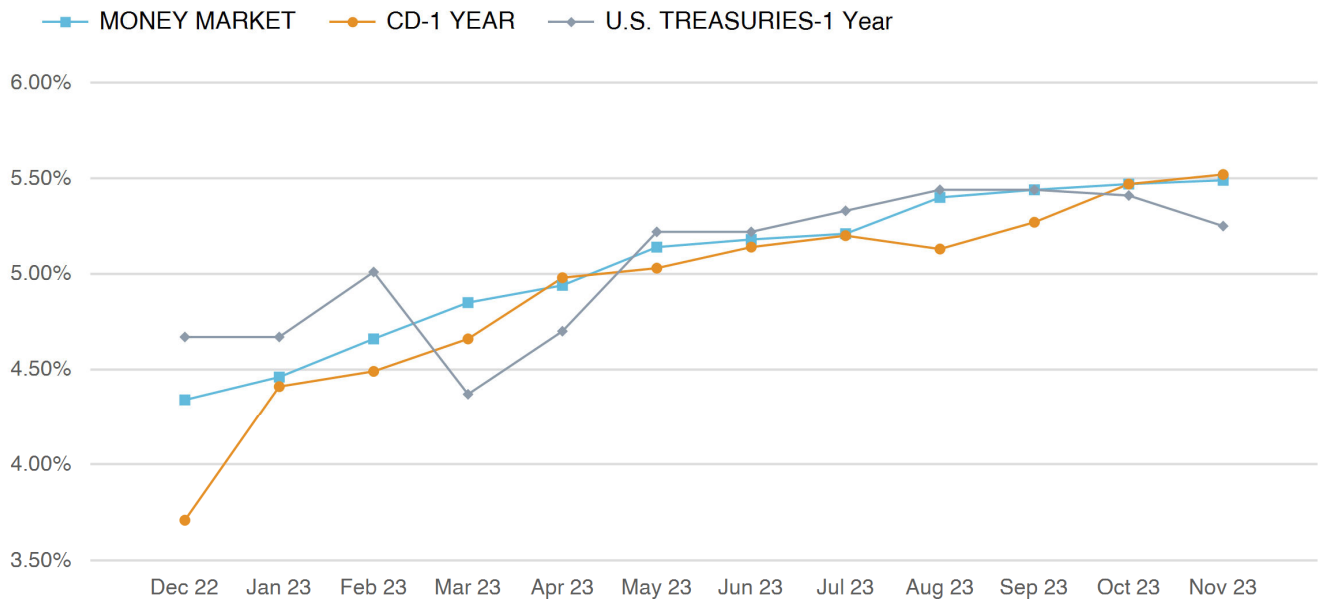


General Operating Fund	Capital Projects Fund	Debt Service Fund	Other Funds
<b>Funds Available to Invest</b> \$4,969,266	<b>Funds Available to Invest</b> \$0	<b>Funds Available to Invest</b> \$666,699	<b>Funds Available to Invest</b> N/A
<b>Funds Invested</b> \$4,889,058	<b>Funds Invested</b> \$0	<b>Funds Invested</b> \$666,699	<b>Funds Invested</b> N/A
<b>Percent Invested</b> 98 %	<b>Percent Invested</b> 0 %	<b>Percent Invested</b> 100 %	<b>Percent Invested</b> N/A

Term	Money Market	Term	Certificate of Deposit	Term	U.S. Treasuries
On Demand	5.48 %	180 Days	5.46 %	180 Days	5.36 %
		270 Days	5.42 %	270 Days	5.36 %
		1 Yr	5.52 %	1 Yr	5.07 %
		13 Mo	5.46 %	13 Mo	N/A
		18 Mo	3.99 %	18 Mo	5.07 %
		2 Yr	2.83 %	2 Yr	4.61 %

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

## Investment Rates Over Time (By Month) | December 2022 - November 2023



# Account Balance as of 12/13/2023

## Block House MUD - Investment Detail



### FUND: General Operating

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
<b>Certificates of Deposit</b>					
VERITEX COMMUNITY BANK (XXXX4324)	12/28/2022	12/28/2023	4.24 %	235,000.00	
INDEPENDENT BANK (XXXX4595)	10/19/2023	04/16/2024	5.50 %	235,000.00	
FRONTIER BANK (XXXX1888)	07/26/2023	07/24/2024	5.00 %	235,000.00	
<b>Money Market Funds</b>					
TEXPOOL (XXXX0001)	12/01/2008		5.36 %	3,803,109.58	
TEXPOOL (XXXX0005)	07/07/2017		5.36 %	380,947.98	Special Projects
<b>Checking Account(s)</b>					
FIRST CITIZENS BANK-CKING (XXXX1568)			0.05 %	30,000.00	Managers
FIRST CITIZENS BANK-CKING (XXXX1592)			0.10 %	16,294.47	Checking Account
PNC (XXXX5128)			0.00 %	33,913.55	Lockbox
<b>Totals for General Operating Fund</b>				<b>\$4,969,265.58</b>	

### FUND: Capital Projects

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

### FUND: Debt Service

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
<b>Money Market Funds</b>					
TEXPOOL (XXXX0002)	12/01/2008		5.36 %	171,230.44	Tax
TEXPOOL (XXXX0003)	12/01/2008		5.36 %	495,468.63	
<b>Totals for Debt Service Fund</b>				<b>\$666,699.07</b>	

### Grand Total for Block House MUD :

**\$5,635,964.66**

**TAX ANALYSIS FISCAL YEAR END 09/2024**

**BLOCK HOUSE MUD**

	TAX YEARS				GRAND TOTALS			
	2023				TOTAL	TOTAL	TOTAL	TOTAL
	DSF	M&O	FIRE	TOTAL	DSF	M&O	FIRE	TOTAL
PERCENTAGE	34.46%	45.32%	20.22%	100.00%				
TAX LEVY	1,391,140.59	1,829,332.78	816,226.96	4,036,700.33				
<b>Oct 2023</b>								
TAXES	10,346.96	13,606.13	6,070.90	30,023.99	11,940.62	16,191.91	6,932.31	35,064.84
PENALTY	0.00	0.00	0.00	0.00	316.45	513.45	171.06	1,000.96
					12,257.07	16,705.36	7,103.37	36,065.80
<b>Nov 2023</b>								
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
<b>Dec 2023</b>								
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
<b>Jan 2024</b>								
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
<b>Feb 2024</b>								
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
<b>Mar 2024</b>								
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
<b>Apr 2024</b>								
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
<b>May 2024</b>								
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
<b>June 2024</b>								
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
<b>July 2024</b>								
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
<b>Aug 2024</b>								
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
<b>Sept 2024</b>								
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
TOTALS	10,346.96	13,606.13	6,070.90	30,023.99				
TAXES	10,346.96	13,606.13	6,070.90	30,023.99	11,940.62	16,191.91	6,932.31	35,064.84
PENALTY	0.00	0.00	0.00	0.00	316.45	513.45	171.06	1,000.96
TOTALS	10,346.96	13,606.13	6,070.90	30,023.99	12,257.07	16,705.36	7,103.37	36,065.80
ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAX								
DUE @				0.74%	TOTAL DS A/R	TOTAL GOF AR	TOAL FIRE AR	TOTAL TAX DUE
10/31/2023	1,380,793.62	1,815,726.65	810,156.06	4,006,676.34	1,401,241.87	1,839,590.63	819,498.17	4,060,330.66
TAX RATES	0.2035	0.2676	0.1194	0.5905		Total M&O	2,659,088.80	

Updated 11/2023

# Cash Flow Forecast

## Block House MUD

	9/30/2024	9/30/2025	9/30/2026	9/30/2027	9/30/2028
Assessed Value	\$679,099,260	\$679,099,260	\$679,099,260	\$679,099,260	\$679,099,260
Maintenance Tax Rate	\$0.2676	\$0.2676	\$0.2676	\$0.2676	\$0.2676
Maintenance Tax	\$1,780,924	\$1,780,924	\$1,780,924	\$1,780,924	\$1,780,924
% Change in Revenue	3.00%	3.00%	3.00%	3.00%	3.00%
% Change in Expenses	5.00%	5.00%	5.00%	5.00%	5.00%
<b>Beginning Cash Balance 10-01-2023</b>	<b>\$5,596,753</b>	<b>\$5,331,902</b>	<b>\$4,915,335</b>	<b>\$4,314,191</b>	<b>\$3,517,000</b>
<b>Revenues</b>					
Maintenance Tax	\$1,780,924	\$1,780,924	\$1,780,924	\$1,780,924	\$1,780,924
Water Revenue	765,000	787,950	811,589	835,936	861,014
Sewer Revenue	408,000	420,240	432,847	445,833	459,208
Basic Service	1,120,000	1,153,600	1,188,208	1,223,854	1,260,570
Interest Earned	230,425	237,338	244,458	251,792	259,345
Additional Revenue	1,102,928	1,136,016	1,170,096	1,205,199	1,241,355
<b>Total Revenues</b>	<b>\$5,407,277</b>	<b>\$5,516,068</b>	<b>\$5,628,122</b>	<b>\$5,743,538</b>	<b>\$5,862,416</b>
<b>Expenses</b>					
Water Expenses	\$936,000	\$982,800	\$1,031,940	\$1,083,537	\$1,137,714
Wastewater Expenses	528,200	554,610	\$582,341	\$611,458	\$642,030
Park & Pool Expenses	1,015,500	1,066,275	\$1,119,589	\$1,175,568	\$1,234,347
Landscaping Expenses	475,000	498,750	\$523,688	\$549,872	\$577,365
Administrative Expenses	877,800	921,690	\$967,775	\$1,016,163	\$1,066,971
Solid Waste Expenses	770,000	808,500	\$848,925	\$891,371	\$935,940
Other Expenses	1,047,628	1,100,009	1,155,010	1,212,760	1,273,398
<b>Total Expenses</b>	<b>\$5,661,128</b>	<b>\$5,932,634</b>	<b>\$6,229,266</b>	<b>\$6,540,729</b>	<b>\$6,867,766</b>
<b>Net Surplus</b>	<b>(\$253,851)</b>	<b>(\$416,567)</b>	<b>(\$601,144)</b>	<b>(\$797,191)</b>	<b>(\$1,005,349)</b>
Special Projects					
BGE Spyglass Asset Management	10,000	0	0	0	0
Court Resurfacing	1,000	0	0	0	0
	\$11,000	\$0	\$0	\$0	\$0
<b>Ending Cash Balance</b>	<b>\$5,331,902</b>	<b>\$4,915,335</b>	<b>\$4,314,191</b>	<b>\$3,517,000</b>	<b>\$2,511,650</b>
<b>Operating Reserve % of Exp</b>	94.00%	82.85%	69.26%	53.77%	36.57%
(Ideal is at least 100%)					
Number of Months	11	10	8	6	4



# Block House Municipal Utility District Quarterly Investment Inventory Report Period Ending September 30, 2023

**BOARD OF DIRECTORS**

Block House Municipal  
Utility District

Attached is the Quarterly Investment Inventory Report for the period ending September 30, 2023.

This report and the District's investment portfolio are in compliance with the investment strategies expressed in the District's investment policy, and the Public Funds Investment Act.

I hereby certify that, pursuant to Senate Bill 253 and in connection with the preparation of the investment report, I have reviewed the divestment lists prepared and maintained by the Texas Comptroller of Public Accounts, and the District does not own direct or indirect holdings in any companies identified on such lists.

Mark M. Burton  
(Investment Officer)

Gia Lewis  
(Investment Officer)

COMPLIANCE TRAINING

HB 675 states the Investment Officer must attend at least one training seminar for (6) six hours within twelve months of taking office and requires at least (4) four hours training within each (2) two year period thereafter.

INVESTMENT OFFICERS

Mark M. Burton

Gia Lewis

CURRENT TRAINING

November 5, 2013 (Texpool Academy 10 Hours)  
November 27, 2015 (Texpool Academy 10 Hours)  
December 26, 2017 (Texpool Academy 10 Hours)  
January 9, 2020 (TexPool Academy 12 Hours)  
December 31, 2021 (Texpool Academy 10 Hours)

November 7, 2013 (Texpool Academy 10 Hours)  
November 5, 2015 (Texpool Academy 10 Hours)  
November 6, 2017 (Texpool Academy 10 Hours)  
November 5, 2019 (Texpool Academy 10 Hours)  
December 28, 2021 (Texpool Academy 10 Hours)

Block House MUD

Summary of Money Market Funds

07/01/2023 - 09/30/2023

Investment: <b>TEXPOOL</b>				Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Bal
Number: <b>XXXX0001</b> Date Opened: 12/01/2008 Current Interest Rate: 5.37%								
Date	Description							
07/01/2023				4,982,686.51				
07/06/2023	TRF TO CHECKING					(30,000.00)		
07/25/2023	WT FROM FRONT XXXX1888		5,000.00					
07/25/2023	FRONT CD XXXX1888 INTEREST		8,685.59					
07/26/2023	TAX TRF		9,564.01					
07/26/2023	TRF TO CHECKING				(100,000.00)		21,521.58	
07/31/2023								
08/02/2023	TRF TO CHECKING				(30,000.00)			
08/23/2023	TAX TRF		8,768.40					
08/23/2023	TRF TO CHECKING				(445,000.00)			
08/24/2023	TRF TO CHECKING				(5,000.00)			
08/31/2023	TRF TO CHECKING				(20,000.00)			
08/31/2023							20,908.32	
09/27/2023	TAX TRF		1,879.85					
09/27/2023	TRF TO CHECKING				(280,000.00)			
09/30/2023								
<b>Totals for Account XXXX0001:</b>				\$4,982,686.51	\$33,897.85	(\$910,000.00)	\$61,306.01	18,876.11
<b>Totals for Account XXXX0005:</b>				372,603.05				
07/01/2023								
07/31/2023								1,621.46
08/31/2023								1,686.06
09/30/2023								1,644.25
<b>Totals for Account XXXX0005:</b>				\$372,603.05			\$4,951.77	
<b>Totals for Operating Fund:</b>				\$5,355,289.56	\$33,897.85	(\$910,000.00)	\$66,257.78	

Reporting Market Values

is: Face Value Plus Accrued Interest  
 Market Value Quoted by the Seller of the Security and Confirmed in Writing  
 Balance = Book Value = Current Market



Block House MUD

Summary of Money Market Funds

07/01/2023 - 09/30/2023

Investment Service				Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Bal
Date	Description	Date Opened: 12/01/2008	Current Interest Rate: 5.37%					
07/01/2023				14,031.09				
07/26/2023	TRF TO GOF					(9,564.01)		
07/26/2023	TRF TO DSF					(4,467.08)		
07/31/2023							53.42	
07/31/2023	TAX 07/23			1,863.95				
07/31/2023	TAX 07/23 DIT			10,932.67				
08/23/2023	TRF TO GOF					(8,768.40)		
08/23/2023	TRF TO DSF					(4,081.64)		
08/31/2023							35.31	
08/31/2023	TAX 08/23			2,573.70				
09/27/2023	TRF TO GOF					(1,879.85)		
09/27/2023	TRF TO DSF					(729.16)		
09/30/2023							7.07	
09/30/2023	TAX 09/23			56.55				
<b>Totals for Account XXXX0002:</b>				\$14,031.09	\$15,426.87	(\$29,490.14)		\$95.80
Investment Service				Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Bal
Date	Description	Date Opened: 12/01/2008	Current Interest Rate: 5.37%					
07/01/2023				559,426.79				
07/26/2023	TAX TRF				4,467.08			
07/31/2023							2,437.69	
08/23/2023	TAX TRF				4,081.64			
08/31/2023							2,561.10	
09/14/2023	PAF UMB SERIES 2016					(400.00)		
09/26/2023	BOND PAYMENT UMB					(96,275.00)		
09/27/2023	TAX TRF			729.16				
09/30/2023							2,435.93	
<b>Totals for Account XXXX0003:</b>				\$559,426.79	\$9,277.88	(\$96,675.00)		\$7,434.72
<b>Totals for Debt Service Fund:</b>				\$573,457.88	\$24,704.75	(\$126,165.14)		\$7,530.52

Reporting Market Values

is: Face Value Plus Accrued Interest  
 Market Value Quoted by the Seller of the Security and Confirmed in Writing  
 Balance = Book Value = Current Market

Investment Obligations:  
 Investment Pool/MM Accounts:

Block House MUD

Summary of Certificates of Deposit with Money Market

07/01/2023 - 09/30/2023

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	
Bank of America	XXXXX1888	10/29/22	07/25/23	241,211.25	0.00	0.00	6,211.25	235,000.00	0.00	4.18%	6,767.78	7,474.34	0.00	7,474.34	
	\$6,211.25 CLOSED TO TXPL XXXX0001														
	XXXXX1888	07/26/23	07/24/24	0.00	0.00	235,000.00	0.00	0.00	235,000.00	5.00%	0.00	0.00	0.00	0.00	0.00
First National Bank	XXXXX1553	10/19/22	10/18/23	240,000.00	0.00	0.00	0.00	0.00	240,000.00	3.50%	5,868.49	0.00	0.00	0.00	
	\$5K CLOSED TO TXPL XXXX0001														
COMMUNITY BANK	XXXXX4324	12/28/22	12/28/23	235,000.00	0.00	0.00	0.00	0.00	235,000.00	4.24%	5,050.24	0.00	0.00	0.00	
<b>Totals for Operating Fund:</b>				716,211.25	0.00	235,000.00	6,211.25	235,000.00	710,000.00	N/A	17,686.51	7,474.34	0.00	7,474.34	
<b>Beginning Balance:</b>		\$716,211.25						<b>Interest Earned:</b>	\$7,474.34						
<b>Plus Principal From Cash:</b>		\$0.00						<b>Less Beg Accrued Interest:</b>	\$17,686.51						
<b>Plus Principal Withdrawn:</b>		\$6,211.25						<b>Plus End Accrued Interest:</b>	\$17,621.81						
<b>Plus Interest Reinvested:</b>		\$0.00						<b>Fixed Interest Earned:</b>	\$7,409.64						
<b>Fixed Balance:</b>		\$710,000.00						<b>MM Interest Earned:</b>	\$66,257.78						
<b>MM Balance:</b>		\$4,545,445.19						<b>Total Interest Earned:</b>	\$73,667.42						
<b>Total Balance:</b>		\$5,255,445.19													

Reporting Market Values

Face Value Plus Accrued Interest  
 Market Value Quoted by the Seller of the Security and Confirmed in Writing  
 Balance = Book Value = Current Market

Block House MUD  
**Summary of Certificates of Deposit with Money Market**  
 07/01/2023 - 09/30/2023

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn
<b>Projects</b>														
<b>Totals for Capital Projects Fund:</b>														
				0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00	0.00	0.00	0.00
Beginning Balance:	\$0.00							Interest Earned:	\$0.00					
Plus Principal From Cash:	\$0.00						Less Beg Accrued Interest:		\$0.00					
Plus Principal Withdrawn:	\$0.00						Plus End Accrued Interest:		\$0.00					
Plus Interest Reinvested:	\$0.00						Fixed Interest Earned:		\$0.00					
Fixed Balance:	\$0.00						MM Interest Earned:		\$0.00					
MM Balance:	\$0.00						Total Interest Earned:		\$0.00					
Total Balance:	\$0.00													

**Reporting Market Values**

Face Value Plus Accrued Interest  
 Market Value Quoted by the Seller of the Security and Confirmed in Writing  
 Balance = Book Value = Current Market

Block House MUD  
**Summary of Certificates of Deposit with Money Market**  
 07/01/2023 - 09/30/2023

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn
<b>Totals for Debt Service Fund:</b>														
				0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00	0.00	0.00	0.00
<b>Beginning Balance:</b>		\$0.00							\$0.00					
<b>Plus Principal From Cash:</b>		\$0.00							\$0.00					
<b>Less Principal Withdrawn:</b>		\$0.00							\$0.00					
<b>Plus Interest Reinvested:</b>		\$0.00							\$0.00					
<b>Fixed Balance:</b>		\$0.00							\$7,530.52					
<b>MM Balance:</b>		\$479,528.01							\$7,530.52					
<b>Total Balance:</b>		\$479,528.01							\$7,530.52					
<b>Totals for District:</b>														
				716,211.25	0.00	235,000.00	6,211.25	235,000.00	710,000.00	N/A	17,686.51	7,474.34	0.00	7,474.34

**Reporting Market Values**

Face Value Plus Accrued Interest  
 Market Value Quoted by the Seller of the Security and Confirmed in Writing  
 Balance = Book Value = Current Market

Block House MUD

Detail of Pledged Securities

07/01/2023 - 09/30/2023

Location: FIRST CITIZENS BANK-CKING

Par Value:	9,959.31	Maturity Date:	05/01/2028	Pledged:	07/01/2016	Released:	Amount Released:
3128MMQT3							
Date	Value						
07/31/2023	1,502.00						
08/31/2023	1,466.00						
09/30/2023	1,421.00						

Par Value:	744,854.00	Maturity Date:	10/16/2060	Pledged:	02/01/2022	Released:	Amount Released:
FHLMC 38382AR23							
Date	Value						
07/31/2023	614,502.00						
08/31/2023	612,535.00						
09/30/2023	582,517.00						

Par Value:	545,000.00	Maturity Date:	03/25/2041	Pledged:	02/29/2020	Released:	Amount Released:
FNMA 3136ALYX3							
Date	Value						
07/31/2023	5,700.00						
08/31/2023	5,003.00						
09/30/2023	4,836.00						

Par Value:	877,093.00	Maturity Date:	04/01/2030	Pledged:	02/01/2022	Released:	Amount Released:
FNMA 3138YJXP6							
Date	Value						
07/31/2023	136,505.00						
08/31/2023	133,871.00						
09/30/2023	130,784.00						

Reporting Market Values

Face Value Plus Accrued Interest  
 Market Value Quoted by the Seller of the Security and Confirmed in Writing  
 Balance = Book Value = Current Market



## Premier Recreation Management Services, LLC

1822 Lloydminister Way, Cedar Park, TX 78613

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

December 6, 2023

Ursela Logn

President

Blockhoue Creek M.U.D.

R.E. Pool Management Report

Dear Mrs. Logan,

### **Pool Report**

- No major injuries or accidents during October.
- Apache is open Monday, Wednesday Fridays 5-9pm. And Saturday and Sundays 12:00pm – 5:00pm.
- The pumps and heaters are working properly. We have had a few complaints from evening residents that would like the pool heated higher than the 82 degrees, however has it gets cooler in the evenings the water feels great at 82 and that is the preferred temperature for swim teams.
- Pool restroom locks have been fixed and are secured each evening.
- We did catch the chlorine high on November 17, but were able to control it before we needed to close the pool.
- Premier Recreation has staff scheduled and is ready for the Polar Plunge on December 30.
- Apache is fully staffed thru the end of the year. We will be closed on Christmas day and New Years day but will remain open on both Christmas Eve and New Years Eve.
- One of the tarps has ripped completely across, still held together by side wires, but it is difficult to pull tarp on at night.
- Premier Recreation is looking forward to the summer swim season and will meet with the pool committee early next year to discuss programming options such as swim lessons and water aerobics.

Marc

## Shift Reports

Location	Submitted	Employee Name	Content
Apache	11/08/23 @ 09:03PM	Cris Gallegos	Good shift as usual Tarped pool, cleaned pool and deck, locked up and clocked out
Apache	11/10/23 @ 09:04PM	Cris Gallegos	Good night, it was rainy so low patron count. Tarped up and clocked out
Apache	11/13/23 @ 09:01PM	Cris Gallegos	Good shift as usual Tarped pool, cleaned pool and deck, locked up and clocked out
Apache	11/14/23 @ 09:43PM	Marc Marroquin	I stoped by the Apache pool this evening to put in the vacuum and check on the heaters for the swim team. The pumps and heaters are running but the chlorine feeder was also feeding non-stop.. I was able to fix the issue and let Derek with Progressive know. I also contacted the swim team to make sure they double check the chlorine in the morning.
Apache	11/15/23 @ 09:04PM	Cris Gallegos	Good shift. Tarped pool, cleaned pool and deck, locked up and clocked out. Water fountain seems to not be working right still
Apache	11/16/23 @ 11:00PM	Marc Marroquin	I just finished putting the tarps back on at a Apache. The chlorine was still at 8ppm, but Progressive did bring chlorine neutralizer so I was able to add 7 pounds which should bring it down for about 3ppm by morning. The pool is at 81° and both heaters are working.
Apache	11/17/23 @ 09:03PM	Cris Gallegos	Good Friday shift. Tarped pool, cleaned pool and deck, locked up and clocked out.
Apache	11/19/23 @ 05:27PM	Daryl Vara	Easy shift. Chemicals normal. On my way of the tarps is literally hanging on by 2 threads. 2 patrons today. No issues. Left vacuum to run over night under the tarps. Cleaned up, locked out, clocked out.
Apache	11/20/23 @ 09:11PM	Cris Gallegos	Good monday shift. Tarped pool, cleaned pool and deck, locked up and clocked out. Tarp is ripping badly for covering the pool, and water fountain still is non functional.
Apache	11/22/23 @ 09:06PM	Cris Gallegos	Normal shift. Tarped pool, cleaned pool and deck, locked up and clocked out.
Apache	11/24/23 @ 08:58PM	Cris Gallegos	Good shift. Tarped pool, cleaned pool and deck, locked up and clocked out.
Apache	11/27/23 @ 09:01PM	Cris Gallegos	Normal shift. Tarped pool, cleaned pool and deck, locked up and clocked out
Apache	11/27/23 @ 09:01PM	Cris Gallegos	Normal shift. Tarped pool, cleaned pool and deck, locked up and clocked out
Apache	11/29/23 @ 09:07PM	Cris Gallegos	Good shift nothing to report
Apache	12/01/23 @ 08:57PM	Cris Gallegos	Normal shift. Tarped pool, cleaned pool and deck, locked up and clocked out
Apache	12/04/23 @ 09:04PM	Cris Gallegos	Good Monday shift. Tarped pool, cleaned pool and deck, locked up and clocked out

# Chemical Records

Location: Apache  
Pool

Date	Time	Submitted By	Free Chlorine (ppm)	pH	Patron Count
11/8/2023	05:12pm	Gallegos, Cris	3	7.4	6
11/8/2023	07:40pm	Gallegos, Cris	3	7.4	0
11/8/2023	08:52pm	Gallegos, Cris	3	7.4	0
11/10/2023	05:30pm	Gallegos, Cris	3	7.4	0
11/10/2023	06:32pm	Gallegos, Cris	3	7.4	1
11/10/2023	07:41pm	Gallegos, Cris	3	7.4	0
11/11/2023	12:02pm	Pepperell, Lorelei	2	7.4	0
11/12/2023	12:16pm	Vara, Daryl	1	7.4	0
11/12/2023	01:26pm	Vara, Daryl	2	7.4	0
11/12/2023	02:18pm	Vara, Daryl	1	7.4	0
11/12/2023	03:17pm	Vara, Daryl	1	7.4	0
11/12/2023	03:17pm	Vara, Daryl	1	7.4	0
11/12/2023	04:17pm	Vara, Daryl	1	7.4	1
11/13/2023	05:23pm	Gallegos, Cris	3	7.4	3
11/13/2023	06:58pm	Gallegos, Cris	3	7.4	1
11/13/2023	07:47pm	Gallegos, Cris	3	7.4	1
11/15/2023	05:47pm	Gallegos, Cris	8	7.4	6
11/15/2023	06:50pm	Gallegos, Cris	8	7.4	1
11/15/2023	08:02pm	Gallegos, Cris	8	7.4	1
11/17/2023	05:47pm	Gallegos, Cris	3	7.18	6
11/17/2023	06:57pm	Gallegos, Cris	3	7.4	3
11/17/2023	07:38pm	Gallegos, Cris	3	7.4	1
11/17/2023	08:13pm	Gallegos, Cris	3	7.4	0
11/18/2023	12:02pm	Vara, Daryl	2	7.2	0
11/18/2023	02:38pm	Vara, Daryl	2	7.2	1
11/18/2023	03:45pm	Vara, Daryl	2	7.2	0
11/20/2023	04:54pm	Gonzales, Reece	3	7.4	0
11/20/2023	05:44pm	Gallegos, Cris	3	7.4	7
11/20/2023	07:01pm	Gallegos, Cris	3	7.4	0
11/20/2023	08:35pm	Gallegos, Cris	3	7.4	2
11/22/2023	05:04pm	Vara, Daryl	2	7.4	2
11/22/2023	06:35pm	Gallegos, Cris	2	7.4	1
11/22/2023	07:51pm	Gallegos, Cris	2	7.4	1
11/24/2023	05:42pm	Gallegos, Cris	2	7.4	2
11/24/2023	06:45pm	Gallegos, Cris	2	7.4	2
11/24/2023	07:56pm	Gallegos, Cris	2	7.4	0
11/25/2023	12:10pm	Vara, Daryl	2	7.2	0
11/25/2023	12:10pm	Vara, Daryl	2	7.2	0
11/25/2023	01:48pm	Vara, Daryl	2	7.2	1



11/25/2023	03:14pm	Vara, Daryl	2	7.2	0
11/26/2023	03:11pm	Vara, Daryl	2	7.2	1
11/27/2023	05:33pm	Gallegos, Cris	3	7.2	4
11/27/2023	06:50pm	Gallegos, Cris	3	7.2	0
11/27/2023	08:41pm	Gallegos, Cris	3	7.2	1
11/29/2023	05:47pm	Gallegos, Cris	2	7.4	0
11/29/2023	06:45pm	Gallegos, Cris	2	7.4	1
11/29/2023	07:58pm	Gallegos, Cris	2	7.4	1
12/1/2023	05:24pm	Gallegos, Cris	3	7.4	1
12/1/2023	06:56pm	Gallegos, Cris	3	7.4	1
12/1/2023	08:04pm	Gallegos, Cris	3	7.4	0
12/3/2023	11:53am	Pepperell, Lorelei	2	7.2	0
12/3/2023	02:27pm	Vara, Daryl	2	7.2	1
12/4/2023	05:23pm	Gallegos, Cris	3	7.4	4
12/4/2023	07:52pm	Gallegos, Cris	3	7.4	2
12/4/2023	08:39pm	Gallegos, Cris	3	7.4	1



Monthly Report		Block House MUD
<b>Report Period: 12/4/23 - 12/31/23</b>		
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:		
<b>Week of December 4th</b>	Services to be preformed during maintenance visit	
Crews scheduled to complete the standard maintenance tasks such as mowing and string-trimming of the District as per the		
Blow leaves and debris from Luther Chance outfield deck		
Fall Leaf drop has started and removal is a main focus on each visit		
Maintained infield twice		
Firebreak access clearing started late November. As of 12/6 we have used approximately 280 hrs.		
<b>Week of December 11th</b>	Services to be preformed during maintenance visit	
Off Season - Regular Maintenance not scheduled		
Visit District for any unforeseen/necessary items needing resolution.		
<b>Week of December 18th</b>	Services to be preformed 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		
Continue fall leaf cleanup		
Rake playground mulch		
Lift low tree canopies.		
<b>Week of December 25th</b>	Services to be preformed during maintenance visit	
Off Season - Regular Maintenance not scheduled		
Priority Landscapes is closed this week for Christmas. Regular services will resume January 2nd, however we are on call for any emergencies.		
<b>Special Notes:</b>		
Pending Work To be completed early to mid December: Tree installations, Landscape repair where trees were removed, Disc Golf Boulder installation & the Walker House back porch landscape install.		



O 512.452.0371 : F 512.454.9933  
8834 North Capital of Texas Highway, Suite 140  
Austin, Texas 78759 : [www.grayengineeringinc.com](http://www.grayengineeringinc.com)

TBPELS 2946

## MEMORANDUM

**TO:** Block House MUD Board of Directors

**FROM:** David W. Gray, P.E.

**DATE:** December 5, 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 continued to follow up with the City of Cedar Park Engineering Division on this issue but have no update to report on currently.

**Block House \$3,150,000 Recreational Bond Issue** (GEI Job. No. 349-11515.38)

GEI has previously been authorized to start work on the District's anticipated \$3,150,000 Recreational Bond issue. Preparation of the bond report with attachments to include funding of the recreational improvements.

There has recently been some discussion about how to use the proceeds from this recreational bond issue to fund either new or repair existing recreational improvements within the District. Please note any improvements, either new or repair based, will have to have plans prepared for each, submitted to, and approved by all jurisdictions with review and approval authority (which includes the City of Cedar Park), to be submitted with the bond application for the TCEQ to review and approval the funding of those improvements for construction. Alternatively, the bond issue could be prepared and submitted without final approved construction plans, which would result in the TCEQ reviewing and approving the bond application but directing the bond proceeds to be placed in escrow and not available for funding of the improvements without final approved construction plans being submitted along with an application back to the TCEQ for review and



Block House MUD Board of Directors  
December 5, 2023  
Page 2

approval for the release the funds escrowed from the bond sale. This involves additional time to get the funding released for use by the District.

Also, please note that all projects, whether new construction or for repairs, must comply with the public bidding statues for either solicitation of at least three bids for projects between \$25,000 and \$150,000 and public advertising and bidding for all over \$150,000.

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

GEI is continuing to discuss 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.

The NFM engineer has filed the final plans for the project's Site Development Permit (SDP) with both the City of Cedar Park and GEI for review and consideration for approval. We are currently reviewing that filing to verify that the final design is consistent with the preliminary design information already submitted for the project and reviewed by GEI on behalf of the District.

Our office is also pursuing coordination and discussions with NFM representatives regarding the level and type of compensation to be made by NFM for use of the District's open space lot to facilitate their storm water runoff. As of the date of this report, this is still an on-going issue with no definitive information to pass along. We will continue to coordinate those efforts with the Board's subcommittee, general manager, and legal counsel.

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**



**December 20, 2023**

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

**GENERAL INFORMATION**

Occupied Single Family Connections	<u>2153</u>	x 3 =	<u>6459</u>	Estimated Population
Vacant Single Family Connections	<u>16</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>2207</u>			

**BACTERIOLOGICAL ANALYSES**

7 Water sample(s) taken on 11/21/23, 11/28/23 All bacterial samples were satisfactory.

**WATER ACCOUNTABILITY CHART**

<b>FROM:</b>	<b>TO:</b>	<b>MASTER METER READ (1000 GALS.)</b>	<b>BILLED &amp; ACCOUNTED TOTALS (1000 GALS)</b>	<b>METER READ ADJUSTMENTS (1000 GALS)</b>	<b>ADJUSTED BILLING TOTAL (1000 GALS)</b>	<b>FLUSHING OTHER (1000 GALS)</b>	<b>GALLONS UNACCT FOR (1000 GALS)</b>	<b>PERCENT GAIN/LOSS</b>	<b>WATER LOSS/GAIN AT \$2.15</b>
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
08/31/23	10/02/23	22,615.0	20,437.0	0	20,437.00	17.2	-2,160.8	-9.55%	-\$4,645.72
10/03/23	11/03/23	16,486.0	14,640.0	0	14,640.00	36.2	-1,809.8	-10.98%	-\$3,891.07
<b>2023 TOTAL</b>		202,924.6	180,436.0	0.0	180,132.0	362.1	-22,430.5	-125%	-48,225.7
<b>2023 MONTHLY AVG.</b>		18,447.7	16,403.3	0.0	16,375.6	32.9	-2,039.1	-11%	-4,384.2
<b>2022 TOTAL</b>		217,979.0	201,724.0	0.0	201,724.0	669.9	-15,561.1	-81%	-33,456.4
<b>2022 MONTHLY AVG.</b>		18,164.9	16,810.3	0.0	16,810.3	55.8	-1,296.8	-7%	-2,788.0
<b>2021 TOTAL</b>		231,107.4	217,642.0	-167.0	217,475.0	214.5	-13,417.9	-75%	-28,848.5
<b>2021 MONTHLY AVG.</b>		17,777.5	16,741.7	-12.8	16,728.8	16.5	-1,032.1	-6%	-2,219.1
<b>2020 TOTAL</b>		222,658.9	207,861.0	236.0	208,097.0	348.7	-14,213.2	-70%	-30,558.4
<b>2020 MONTHLY AVG.</b>		18,554.9	17,321.8	19.7	17,341.4	31.7	-1,184.4	-6%	-2,546.5
<b>2019 TOTAL</b>		200,740.7	188,671.0	-6.0	188,665.0	754.0	-11,321.7	-64%	-24,341.7
<b>2019 MONTHLY AVG.</b>		16,728.4	15,722.6	-0.5	15,722.1	62.8	-943.5	-5%	-2,028.5
<b>2018 TOTAL</b>		209,314.9	197,814.0	-486.0	197,328.0	1,066.0	-10,920.9	-71%	-23,479.9
<b>2018 MONTHLY AVG.</b>		17,442.9	16,484.5	-40.5	16,444.0	88.8	-910.1	-6%	-1,956.7
<b>2017 TOTAL</b>		217,191.0	192,922.0	-739.0	192,183.0	812.2	-24,195.8	-132%	-52,021.1
<b>2017 MONTHLY AVG.</b>		18,379.8	16,422.5	-64.5	16,358.0	69.0	-1,952.9	-10%	-4,198.7
<b>2016 TOTAL</b>		2,392,493.1	2,346,985.6			8,356.2	-18,506.7		-\$39,789.34
<b>2016 MONTHLY AVG.</b>		19,451.2	17,514.8			67.9	-1,542.2	-7.93%	-\$3,315.78
<b>2015 TOTAL</b>		2,594,671.2	2,346,985.6			7,164.5	-10,625.8		-\$22,845.42
<b>2015 MONTHLY AVG.</b>		19,363.2	17,514.8			64.5	-885.5	-4.57%	-\$1,903.78

CUSTOMER BILLING REPORT  
 BLKH - BLOCK HOUSE MUD  
 October 11, 2023 to November 10, 2023

Current Billing

Deposit	\$4,150.00	
Basic Service	115,064.79	
Water	66,925.61	
Sewer	36,673.14	
TCEQ	1,091.94	
Misc	\$370.00	
	-----	
Total Current Billing		\$224,275.48

Aged Receivables

Thirty (30) Days	\$1,924.77	
Sixty (60) Days	17,840.39	
Ninety (90) Days	399.27	
One hundred twenty (120) Days	83.48	
Billed Arrears	20,247.91	
Credit Bal Fwd	-5,144.96	
	-----	
Total Aged Receivables		\$15,102.95

Accounts Receivables

Deposit	\$5,150.00	
Penalty	\$3,357.54	
Basic Service	113,776.93	
Water	103,620.24	
Sewer	39,086.21	
TCEQ	1,236.21	
Miscellaneous	150.00	
	-----	
Total Accounts Receivables		\$266,377.13

Deposit Liability

Balance As Of	10/11/23	\$348,883.44
Collections		5,050.00
Deposits Applied		-4,300.00
		-----
Balance As Of	11/10/23	\$349,633.44



**BLOCKHOUSE MUNICIPAL UTILITY DISTRICT # 1**  
**Billing Report**  
*November 2023*

<b>Connections</b>	<b>October</b>	<b>November</b>
Active	2175	2174
Inactive	16	16
<b>Total</b>	<b>2191</b>	<b>2190</b>

**Billing Recap**

	<b>October</b>	<b>November</b>
Deposit	\$4,000.00	\$4,150.00
Basic Service	\$114,908.60	\$115,064.79
Water	\$95,544.44	\$66,925.61
Sewer	\$39,356.10	\$36,673.14
State Assessment	\$1,247.99	\$1,091.94
Miscellaneous	\$228.00	\$370.00
<b>Total Current Billing</b>	<b>\$255,285.13</b>	<b>\$224,275.48</b>
30 Days	-\$1,870.83	\$1,924.77
60 Day	\$21,899.71	\$17,840.39
90 Day	-\$144.27	\$399.27
120 Day	\$5,613.05	\$83.48
<b>Past Due</b>	<b>\$25,497.66</b>	<b>\$20,247.91</b>

**Collections**

	<b>October</b>	<b>November</b>
Letters	239	236
Terminations	18	20

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: **November 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	0.436	16	0.342	Total
2	0.409	17	0.438	Monthly
3	0.456	18	0.438	Purchase: 13.035
4	0.456	19	0.439	
5	0.456	20	0.589	Average
6	0.456	21	0.402	Daily: 0.435
7	0.497	22	0.421	
8	0.499	23	0.421	Maximum
9	0.385	24	0.421	Daily: 0.589
10	0.397	25	0.421	
11	0.397	26	0.421	Minimum
12	0.397	27	0.443	Daily: 0.342
13	0.461	28	0.491	
14	0.436	29	0.368	
15	0.476	30	0.366	

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	21,838,000	2,155	1,605,000	26	47,000	2	4,000	1	653,000	9	24,147,000	2,169	2,155	10.07
<b>BLKH FY 22-23 Totals</b>	<b>169,064,041</b>		<b>16,774,000</b>		<b>601,000</b>		<b>46,000</b>		<b>6,073,000</b>		<b>192,558,041</b>			
Oct-23	18,746,000	2,153	5,000	26	6,000	2	51,000	1	1,629,000	9	20,437,000	2,169	2,153	8.64
Nov-23	13,329,000	2,153	6,000	26	32,000	2	26,000	1	1,247,000	9	14,640,000	2,169	2,153	6.15
<b>BLKH FY 23-24 Totals</b>	<b>32,075,000</b>		<b>11,000</b>		<b>38,000</b>		<b>77,000</b>		<b>2,876,000</b>		<b>35,077,000</b>			

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT**

**GENERAL MANAGER'S REPORT**

**WRITE-OFF LIST**

**November 23**

Accounts to be sent to collections

<b>Finaled Date</b>	<b>Amount</b>	<b>Deposit Applied</b>
10/11/23	\$232.73	\$200.00
09/22/23	\$73.59	\$200.00
09/27/23	\$414.22	\$100.00
<b>Total</b>	<b>\$720.54</b>	

<b>Number of Accounts to collections</b>	<b>Total</b>
3	\$720.54

## Blockhouse MUD Write Offs Fiscal Year

	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>
<b>OCTOBER</b>				
WRITE-OFF	\$ -	\$ 303.96	\$ -	\$ -
COLLECTED	\$ -	\$ -	\$ -	\$ -
<b>NOVEMBER</b>				
WRITE-OFF	\$ 615.78	\$ -	\$ -	\$ 720.54
COLLECTED	\$ -	\$ -	\$ -	\$ -
<b>DECEMBER</b>				
WRITE-OFF	\$ -	\$ -	\$ -	
COLLECTED	\$ -	\$ -	\$ -	
<b>JANUARY</b>				
WRITE-OFF	\$ -	\$ 114.39	\$ -	
COLLECTED	\$ -	\$ -	\$ -	
<b>FEBRUARY</b>				
WRITE-OFF	\$ 604.06	\$ -	\$ -	
COLLECTED	\$ -	\$ -	\$ -	
<b>MARCH</b>				
WRITE-OFF	\$ -	\$ -	\$ -	\$ -
COLLECTED	\$ -	\$ -	\$ -	\$ -
<b>APRIL</b>				
WRITE-OFF	\$ -	\$ -	\$ -	
COLLECTED	\$ -	\$ -	\$ -	
<b>MAY</b>				
WRITE-OFF	\$ -	\$ -	\$ -	
COLLECTED	\$ -	\$ -	\$ -	
<b>JUNE</b>				
WRITE-OFF	\$ -	\$ -	\$ -	
COLLECTED	\$ -	\$ -	\$ -	
<b>JULY</b>				
WRITE-OFF	\$ 687.97	\$ -	\$ -	
COLLECTED	\$ -	\$ -	\$ -	
<b>AUGUST</b>				
WRITE-OFF	\$ -	\$ -	\$ -	
COLLECTED	\$ -	\$ -	\$ -	
<b>SEPTEMBER</b>				
WRITE-OFF	\$ -	\$ -	\$ -	\$ -
COLLECTED	\$ -	\$ -	\$ -	\$ -
<b>TOTAL COLLECTIONS:</b>	\$ 1,907.81	\$ 418.35	\$ -	\$ 720.54
<b>TOTAL COLLECTED:</b>	\$ -	\$ -	\$ -	\$ -



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**

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

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

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

<b>Fourth Quarter 2023</b>						
<b>Month</b>	<b>Bulky Pick Ups</b>	<b>Misses</b>	<b>Courtesy Clean Ups</b>	<b>Cart DEL</b>	<b>Cart Swaps</b>	<b>Cart TERMS</b>
October	28	2	1	1	70	3
November	35	3	1	1	38	3
December						
<b>Totals</b>	<b>63</b>	<b>5</b>	<b>2</b>	<b>2</b>	<b>108</b>	<b>6</b>

<b>2023 TOTALS</b>	<b>449</b>	<b>36</b>	<b>22</b>	<b>29</b>	<b>421</b>	<b>22</b>
--------------------	------------	-----------	-----------	-----------	------------	-----------

## Block House MUD- 2023 Operations Report November

### Courtesy Pick-ups

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
31843	FRENCH	2607	TURTLE RIVER	11/22/2023	96G TRASH CLEANUP	7577829

### Bulky Waste

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
29791	MARTINEZ	2504	ARMSTRONG	11/8/2023	BULKY WASTE SRVC	7554531
30074	BL	1503	CATALINA	11/15/2023	BULKY WASTE SRVC	7573321
30139	NELSON	1101	CHARDONNAY	11/15/2023	BULKY WASTE SRVC	7567020
30151	MUKHAMEDIYEV	1302	CHARDONNAY	11/15/2023	BULKY WASTE SRVC	7569307
30194	REMMELL	2413	CLAUDIA	11/1/2023	BULKY WASTE SRVC	7553807
30235	GLENNON	2617	CLAUDIA	11/15/2023	BULKY WASTE SRVC	7569243
30256	HABIGER	16209	COPPER LEAF	11/15/2023	BULKY WASTE SRVC	7569407
30287	DIAW	16812	CREE LAKE	11/15/2023	BULKY WASTE SRVC	7572597
30304	THOMAS	2513	CYNTHIA	11/29/2023	BULKY WASTE SRVC	7588690
30437	BRYFEL	1313	FAIRLAWN	11/1/2023	BULKY WASTE SRVC	7538164
30451	HULL	406	GABRIEL MILLS	11/15/2023	BULKY WASTE SRVC	7572851
30452	MOUNTS	407	GABRIEL MILLS	11/29/2023	BULKY WASTE SRVC	7584755
30475	WHITLOCK	2611	GREENLEE	11/29/2023	BULKY WASTE SRVC	7587805
30537	WARD	807	HOUSE CREEK	11/9/2023	BULKY WASTE SRVC	7563267
30537	WARD	807	HOUSE CREEK	11/10/2023	BULKY WASTE SRVC	7570191
30547	BOLING	901	HOUSE CREEK	11/29/2023	BULKY WASTE SRVC	7588473
30624	HARDING	16401	JADESTONE	11/15/2023	BULKY WASTE SRVC	7573524
30813	BELLIVEAU	3205	LAMBRUSCO	11/29/2023	BULKY WASTE SRVC	7587760
30898	BERMUDE	902	LUKE	11/1/2023	BULKY WASTE SRVC	7538919
30898	BERMUDE	902	LUKE	11/8/2023	BULKY WASTE SRVC	7566572
30955	ESPOSITO	3402	MERLOT	11/29/2023	BULKY WASTE SRVC	7587447
30979	EWING	1307	MOJAVE	11/8/2023	BULKY WASTE SRVC	7554911
31140	ALLOWAY	3206	PICTON	11/15/2023	BULKY WASTE SRVC	7574821
31253	KNOTHE	3218	PORT ANNE	11/8/2023	BULKY WASTE SRVC	7565955
31407	MULLEN	16602	SHIPSHAW RIVER	11/15/2023	BULKY WASTE SRVC	7573461
31480	RECK	14919	SNELLING	11/22/2023	BULKY WASTE SRVC	7575130
31579	EVENS	16412	SPOTTED EAGLE	11/8/2023	BULKY WASTE SRVC	7566066
31580	TUCKER	16413	SPOTTED EAGLE	11/1/2023	BULKY WASTE SRVC	7550552
31602	COOK	16607	SPOTTED EAGLE	11/15/2023	BULKY WASTE SRVC	7572263
31602	COOK	16607	SPOTTED EAGLE	11/22/2023	BULKY WASTE SRVC	7578286
31644	MCMULLEN	3306	SPUMANTI	11/29/2023	BULKY WASTE SRVC	7588362
31766	KEATON	2408	SUSAN	11/1/2023	BULKY WASTE SRVC	7539191
31772	GILL	2418	SUSAN	11/8/2023	BULKY WASTE SRVC	7557608
31818	SALAS	2702	TUMLINSON FORT	11/1/2023	BULKY WASTE SRVC	7552511
31818	SALAS	2702	TUMLINSON FORT	11/8/2023	BULKY WASTE SRVC	7564275

### Missed Pick-ups

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
30437	BRYFEL	1313	FAIRLAWN	11/30/2023	96G TRASH MISS	7602640
30918	RENFRO	1505	MCDOWELL	11/30/2023	96G TRASH MISS	7602597
31444	PHILLIPS	16302	SNELLING	11/15/2023	96G TRASH MISS	7575824

#### Cart Deliveries

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
31171	COBURN	1141	PINE PORTAGE	11/30/2023	96G RECYCLE CART DLVR	7601253

#### Cart Swaps

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
29772	THIESSEN	2712	ALEXANDER	11/1/2023	SWAP 9Y CART FOR SAME	7529593
29785	CONN	2806	ALEXANDER	11/1/2023	SWAP 9Y CART FOR SAME	7529598
29931	SHERMAN	15011	BIG FALLS	11/22/2023	SWAP 9T CART FOR SAME	7567233
29961	POLVADO	16700	BLACK KETTLE	11/1/2023	SWAP 9Y CART FOR SAME	7530120
30009	ARCHULETA	1100	BORDEAUX	11/29/2023	SWAP 9Y CART FOR SAME	7575810
30024	TAYLOR	17401	BOTTLE SPRINGS	11/1/2023	SWAP 9Y CART FOR SAME	7530108
30209	MCCLURE	2512	CLAUDIA	11/1/2023	SWAP 9T CART FOR SAME	7529586
30290	HUBBARD	16816	CREE LAKE	11/29/2023	SWAP 9T CART FOR SAME	7585285
30354	HAHN	1504	DILLON LAKE	11/1/2023	SWAP 9Y CART FOR SAME	7529544
30674	STUCKER	2509	JOHNATHAN	11/1/2023	SWAP 9T CART FOR SAME	7529558
30822	SCHULER	3304	LAMBRUSCO	11/29/2023	SWAP 9T CART FOR SAME	7587408
30849	CANALES	16405	LONE WOLF	11/1/2023	SWAP 9Y CART FOR SAME	7530124
30871	ANDREOLA	16510	LONE WOLF	11/8/2023	SWAP 9T CART FOR SAME	7555358
30886	STONE OAK PROPERTY	802	LUKE	11/1/2023	SWAP 9T CART FOR SAME	7529541
31017	MCDANIEL	1409	MOLSON LAKE	11/1/2023	SWAP 9T CART FOR SAME	7537950
31039	MCARTHUR	16205	MONES	11/1/2023	SWAP 9Y CART FOR SAME	7530111
31060	WHITE	1000	MOSER RIVER	11/1/2023	SWAP 9Y CART FOR SAME	7528435
31081	ROJAS	1028	MOSER RIVER	11/1/2023	SWAP 9Y CART FOR SAME	7529596
31244	WINDSOR	3203	PORT ANNE	11/29/2023	SWAP 9Y CART FOR SAME	7577580
31268	HUGHES	917	PORT DANIEL	11/29/2023	SWAP 9Y CART FOR SAME	7577599
31323	JONES	3005	RAINY RIVER	11/1/2023	SWAP 9T CART FOR SAME	7536801
31444	PHILLIPS	16302	SNELLING	11/22/2023	SWAP 9T CART FOR SAME	7575659
31448	JAMES	16305	SNELLING	11/22/2023	SWAP 9T CART FOR SAME	7567560
31448	JAMES	16305	SNELLING	11/22/2023	SWAP 9Y CART FOR SAME	7567560
31472	MCKINNEY	14911	SNELLING	11/1/2023	SWAP 9T CART FOR SAME	7529618
31479	LESLIE	14918	SNELLING	11/1/2023	SWAP 9T CART FOR SAME	7529590
31487	STEADMAN	15006	SNELLING	11/1/2023	SWAP 9T CART FOR SAME	7529639
31552	COX	16304	SPOTTED EAGLE	11/8/2023	SWAP 9T CART FOR SAME	7564559
31552	COX	16304	SPOTTED EAGLE	11/8/2023	SWAP 9Y CART FOR SAME	7564559
31555	THOMPSON	16308	SPOTTED EAGLE	11/1/2023	SWAP 9Y CART FOR SAME	7530128
31587	TENNANT	16501	SPOTTED EAGLE	11/22/2023	SWAP 9T CART FOR SAME	7567341
31601	BARTOW	16605	SPOTTED EAGLE	11/1/2023	SWAP 9Y CART FOR SAME	7530121
31655	SCHAIBLE	2601	SPY	11/29/2023	SWAP 9Y CART FOR SAME	7577601
31714	WHETSTONE	16806	STOCKTON	11/1/2023	SWAP 9T CART FOR SAME	7529556
31730	FULGHAM	704	STUART	11/22/2023	SWAP 9T CART FOR SAME	7575764
31786	DONACHY	403	TUMLINSON FORT	11/22/2023	SWAP 9T CART FOR SAME	7582090
31885	STEPHENSON	2610	WALKER	11/29/2023	SWAP 9Y CART FOR SAME	7577602
31912	GAMEZ	2610	WALKER	11/1/2023	SWAP 9Y CART FOR SAME	7529591



--	--	--	--	--	--	--

**Cart Terms**

<b>CUST #</b>	<b>CUSTOMER NAME</b>	<b>ADDRESS</b>		<b>DATE</b>	<b>ACTION</b>	<b>W/O#</b>
30680	PARKER	2601	JOHNATHAN	11/1/2023	CART 9T TERM	7529532
31756	SAMUEL	2311	SUSAN	11/8/2023	CART 9T TERM	7566770
31756	SAMUEL	2311	SUSAN	11/8/2023	CART 9Y TERM	7566770



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
<b>Total Tonnage for 1st Qtr</b>	<b>532.19</b>	<b>112.08</b>

### 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
<b>Total Tonnage for 2nd Qtr</b>	<b>471.18</b>	<b>146.04</b>

### 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
<b>Total Tonnage for 3rd Qtr</b>	<b>390.32</b>	<b>134.19</b>

### 4th Quarter 2023

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
October	133.40	43.33
November	187.48	57.58
December		
<b>Total Tonnage for 4th Qtr</b>	<b>320.88</b>	<b>100.91</b>

<b>Total Yearly Tonnage 2023</b>	<b>1714.57</b>	<b>493.22</b>
----------------------------------	----------------	---------------

## Block House MUD November 2023

### Estimated Trash Weights

Date	Truck #	Route	Ticket #	Tonnage on Route
11/1/2023	41102	F401	483793	9.69
11/1/2023	41110	F402	483806	17.49
11/1/2023	41102	F401	483836	6.09
11/1/2023	41104	F410	483843	16.02
11/3/2023	44061	F411	484091	8.12
11/6/2023	41109	F410	484329	17.21
11/8/2023	41102	F401	484566	11.91
11/8/2023	41110	F402	484589	15.75
11/8/2023	41102	F401	484615	5.84
11/8/2023	41104	F410	484642	17.14
11/10/2023	44061	F411	484885	8.54
11/13/2023	41109	F410	485049	13.91
11/15/2023	41102	F401	485276	9.17
11/15/2023	41110	F402	485307	16.93
11/15/2023	41104	F410	485339	15.35
11/15/2023	41102	F401	485342	6.99
11/17/2023	44061	F411	485596	8.49
11/20/2023	41109	F410	485800	15.77
11/22/2023	41110	F402	486067	15.66
11/22/2023	41102	F401	486097	15.69
11/22/2023	41104	F410	486135	14.92
11/24/2023	41101	F411	486203	13.96
11/24/2023	41101	F411	486224	6.06
11/27/2023	41109	F410	486406	15.32
11/27/2023	41109	F410	486458	3
11/29/2023	41104	F410	486666	15.03
11/29/2023	41102	F401	486667	11.29
11/29/2023	41110	F402	486698	17.35
11/29/2023	41102	F401	486722	7.53
11/29/2023	41104	F410	486738	5.98

**Total Trash Tonnage                    362.20**

Total Block House Containers	2262
/Total containers on all routes	4370
<hr/>	
% of Block House Containers in routes	51.76%
Total Tonnage	362.20
X % of Block House containers in routes	51.76%
<hr/>	
<b>Estimated trash tonnage</b>	<b>187.48</b>
<hr/>	

### Estimated Recycle Weights

Date	Truck #	Route	Ticket #	Tonnage on Route
11/1/2023	41101	F503	483814	7.85
11/1/2023	41101	F503	483852	0.5
11/2/2023	41111	F504	483866	8.01
11/15/2023	41101	F503	485309	7.68
11/15/2023	41111	F504	485346	3.72
11/15/2023	41110	F503	485347	4.69
11/15/2023	41147	F504	485348	7.18
11/22/2023	41101	F504	486063	3.03

Total Block House Containers	2195
/Total containers on all routes	2438
<hr/>	
% of Block House containers in routes	90.03%
Total Tonnage	63.96
X % of Block House containers in routes	90.03%
<hr/>	
<b>Estimated recycle tonnage</b>	<b>57.58</b>
<hr/>	

11/29/2023	41101	F503	486687	6.41
11/29/2023	41072	F503	486689	7.56
11/29/2023	41147	F504	486727	7.33

**Total Recycle Tonnage**

**63.96**

## Blockhouse Municipal Utility District Waste & Recycling Report November 2023

Date	Address	Customer Statement	Resolution/Response
11/29/2023	1313 Fairlawn Dr	Trash service missed	WO entered for cleanup
11/29/2023	1505 McDowell	Trash service missed	WO entered for cleanup
11/15/2023	16302 Snelling	Trash service missed	WO entered for cleanup

### Container Actions/Services:

Type Service	Number
Cart Exchanges/Swaps	38
Cart Deliveries	1
Carts Terminated	3
Bulky Pickup Service	35



3100 Alvin Devane Boulevard, Suite 150  
Austin, Texas 78741-7425  
Tel: 512.441.9493  
[www.quiddity.com](http://www.quiddity.com)

November 6, 2023

Block House Municipal Utility District  
c/o Armbrust & Brown, PLLC  
100 Congress Ave., Suite 1300  
Austin, TX 78701

Re: Proposal for MS4 Phase II Storm Water Management Program  
& Permit Year 1 Administration  
TPDES Permit No. TXR040432  
Block House Municipal Utility District

Dear Directors:

Quiddity Engineering, LLC dba Jones|Carter (the Engineer) appreciates the opportunity to continue working with Block House Municipal Utility District (the Client) and has prepared this proposal for general administrative services for the Client's upcoming 2024 Fiscal Year. This proposal will allow the Engineer to prepare the Client's Storm Water Management Program (SWMP) and perform Permit Year 1 administrative services related to the Municipal Separate Storm Sewer System (MS4) Permit from the effective dates of January 1, 2024, through December 31, 2024.

## **PROJECT UNDERSTANDING**

The Engineer will develop a new Storm Water Management Program (SWMP) based on the needs of the Client to adhere to the new requirements outlined in the renewed Texas Pollutant Discharge Elimination System (TPDES) General Permit No. TXR040000 (the General Permit) issued by the Texas Commission on Environmental Quality (TCEQ). The draft renewed TPDES General Permit was released by the TCEQ on August 18, 2023, for review and public comment. The TCEQ held a public meeting on September 18, 2023, and is currently addressing public comments. The Client will be required to adhere to the final renewed General Permit anticipated to be effective on January 24, 2024. The scope of services prepared for the Client is solely based on the draft renewed TPDES General Permit, subject to change. The Engineer will be responsible for developing Best Management Practices (BMPs) in the SWMP document as outlined in the final renewed TPDES General Permit. The SWMP will be submitted to the Client ahead of the deadline for consideration of approval. The Engineer will prepare the Notice of Intent (NOI) online through the website provided by TCEQ. The Engineer on behalf of the Client will be responsible for submitting the NOI and assisting the Client in implementing the BMPs outlined in the SWMP to maintain compliance with the TCEQ. The Engineer will be responsible for administering the BMPs in accordance with the SWMP, as approved or amended by the TCEQ during Permit Year 1.



The Client's upcoming fiscal year 2024 will coincide with Permit Year 1 of SWMP schedule. The Client's MS4 Permit Year 1 schedule outlined in the SWMP, is anticipated to occur from January 24, 2024, through December 31, 2024. The SWMP is required to be developed in 180 calendar days from the effective date issued by the renewed General Permit. The Engineer presents this proposal to perform administrative services for Permit Year 1 of the newly developed SWMP. These scheduled tasks will be administered monthly in accordance with the SWMP, pending acceptance by the TCEQ. This proposal also includes the compilation and development of the Annual Report for Permit Year 1 which is due to the TCEQ no later than March 30, 2025, which is 90-calendar days from the conclusion of Permit Year 1 ending December 31, 2024. A separate proposal will be provided to the Client for future permit years.

#### **ENGINEER SCOPE OF SERVICES**

- Storm Water Management Program (SWMP)
  - Identify all requirements in the final renewed General Permit and any revisions released by the TCEQ during the SWMP development period of 180 calendar days from the effective date issued of the renewed General Permit for permit coverage.
  - Develop a new Storm Water Management Program based on the needs of the Client, while adhering to the requirements outlined in the final renewed TPDES General Permit No. TXR040000.
  - Evaluate all "Best Management Practices Tables" listed in the renewed General Permit for compliance. Provide the Client a memorandum of recommended Best Management Practices.
  - Coordinate and/or hold one (1) virtual meeting with the appropriate Client representatives to select effective BMPs to be implemented in the new SWMP.
  - Structure and distribute tasks associated to the Minimum Control Measures (MCMs) evenly throughout the permit year or timeframes preferred by the Client.
  - Create a detailed schedule that aligns with the General Permit calendar year.
  - Define clear, specific, and measurable goals and objectives in the new SWMP as required by the General Permit.
  - Prepare and submit a draft SWMP electronically to the Client for review and comment. Address comments received from the Client to finalize the SWMP.
  
- Notice of Intent (NOI)
  - Prepare the Notice of Intent (NOI) and submit electronically to the Client for review. Upon acceptance from the Client, assist in submitting the NOI and pay the application fee (anticipate \$400) in accordance with the final renewed General Permit procedures to the appropriate regulatory agency.
  - The Client is responsible for setting up any online accounts permitting compliance services needed to submit the NOI or other regulatory documents such as the Annual Report.
  - Provide limited correspondence with the TCEQ on the submitted NOI, maximum of four (4) hours if necessary.
  - Provide documentation control on all items related to the development of the SWMP and submission of the NOI.



Block House Municipal Utility District

Page 3

November 6, 2023

- Permit Year 1 Administrative Service
  - Monitor all requirements outlined in the final renewed MS4 General Permit and Client-specific SWMP.
  - Administer all Best Management Practices (BMPs) outlined in the SWMP for Permit Year 1 (January 24, 2024 – December 31, 2024).
  - Provide one (1) virtual MS4 Training session for Client staff who assist in implementing the SWMP.
  - Evaluate the BMPs and seek areas of improvement, as necessary.
  - Review the SWMP and General Permit requirements annually for any modifications which require a Notice of Change (NOC) to the TCEQ. If NOC is necessary, this shall be considered Additional Service.
  - Document all BMPs monthly and action items performed during Permit Year 1.
  - Provide monthly correspondence via email to the Client's Engineer (or other representatives) on work previously performed and upcoming BMPs or information pertaining to the MS4 permit for the Client.
  - Maintain documentation control as required by the final renewed TPDES General Permit.
  - Perform (1) annual stormwater quality visual inspection at the four (4) major facilities owned and operated by the Client. The Engineer will prepare and provide the Client with a summary report of the facilities visually inspected.
  - Project Management to include invoicing, monthly email status updates, and maintenance of schedule through the estimated permit coordination period outline in the project schedule for Permit Year 1.
  
- Permit Year 1 Annual Report
  - Compile all documentation electronically and develop a draft Annual Report for Permit Year 1 in accordance with the TCEQ guidance document and the final renewed General Permit requirements.
  - Prepare and submit electronically the draft Annual Report for Permit Year 1 to the Client for review and comment at least 30 calendar days prior to submittal date. Address comments received from the Client.
  - Finalize the Permit Year 1 Annual Report and provide electronically to the Client.
    - The Engineer will seek Client's approval and signature on the Annual Report and aim to submit the final report to the appropriate regulatory agency by the submittal deadline of March 30, 2025.
    - The Client is responsible for setting up online accounts for permitting compliance services as needed to submit regulatory documents such as the Annual Report.
  
- Reimbursable Expenses
  - Reimbursable expenses under this contract will include items such as the NOI application fee, reproduction costs, delivery charges, and all related project expenses.

## DELIVERABLES

- One (1) Electronic memorandum of recommended Best Management Practices in the Client's SWMP.
- One (1) Electronic Draft Storm Water Management Program (SWMP) & Notice of Intent (NOI).
- One (1) Electronic Final Storm Water Management Program (SWMP) & Notice of Intent (NOI).
- One (1) Virtual Annual MS4 Training Session.
- One (1) Electronic Summary of Inspections Report.
- One (1) Electronic Draft Permit Year 1 Annual Report.
- One (1) Electronic Final Permit Year 1 Annual Report.





Block House Municipal Utility District

Page 4

November 6, 2023

## **COMPENSATION**

Compensation for Services described will be performed on hourly basis in the total amount of \$50,000 as shown in the Attached Exhibit A – Engineering Services Breakdown.

## **EXCLUSIONS**

Stormwater program administration or additional support services are not exclusively included in this proposal, but services the Client requests or needs may be performed as Additional Service. A separate work authorization request may be provided to the Client at a later date. Specific services may include but shall not be limited to the following:

- Public meeting attendance or assistance as part of the SWMP implementation
- In-depth inspections for illicit discharges and/or illegal dumping (including analytical or sampling services)
- Coordination with TCEQ regarding their request for a comprehensive compliance investigation, or illicit discharge investigations and visual inspections
- Other services deemed necessary by the Client or TCEQ related to their MS4 Authorization or the General Permit.
- Engineer will not be responsible for creating an online account for the Client or representatives of the Client to fulfill any requirements under the General Permit (such as NOI and Annual Report submittal).



Block House Municipal Utility District  
Page 5  
November 6, 2023

## PROJECT SCHEDULE

The Engineer will complete the scope of services defined herein according to the following schedule. Note that dates shown are based on the SWMP compliance schedule, and contingent upon receipt of authorization from the Client. If approved, the effective start date is seven (7) calendar days from the date of authorization.

TCEQ Phase II MS4 General Permit Effective Date ( <i>tentative</i> )	January 24, 2024
Development of SWMP & Submittal of NOI	<i>180 calendar day from effective date</i>
Permit Year 1 Administrative Services	January 1, 2024 – December 31, 2024
Permit Year 1 Annual Report	December 1, 2024 – March 30, 2025

This contract will run for the length of Permit Year 1 including development and submittal of the Permit Year 1 Annual Report. The Engineer will present future proposals for the effort needed to administer the SWMP following Permit Year 1, which may include an interim period until the new TPDES General Permit is issued by the TCEQ.

## SPECIAL CONSIDERATIONS

This proposal is based on the following Special Considerations:

1. Reimbursable expenses including outside services not performed by the Engineer shall be provided in accordance with the enclosed Schedule of Reimbursable Expenses. This schedule is subject to revision each year. These services typically include application fees, reproduction, mailings, and deliveries.
2. Services requested by the Client that are outside the scope of this proposal will be performed for additional compensation under a separate work authorization.
3. The Engineer will not be liable for any non-compliance related issues if the Client is unable to fulfill the requirements outlined in the proposal.
4. This proposal does not include extraordinary activities that may arise such as public meetings, significant public input/comments, high level inspections that include sampling services or laboratory analysis, TCEQ-requested meetings, inspections, or investigations, etc. In any of these events, the Engineer will communicate to the Client when additional effort may be warranted prior to proceeding.



Block House Municipal Utility District  
Page 6  
November 6, 2023

**AUTHORIZATION**

We thank you for the opportunity to submit this proposal and look forward to working with you on this project. The proposed compensation amounts shall be considered in their entirety for the scope of services. Should the Client wish to contract with the Engineer for only a portion of the work, the Engineer reserves the right to negotiate individual scope items on their own merits. This proposal shall be valid for sixty (60) calendar days from this date and may be extended upon written approval by the Engineer.

Sincerely,

*Michael P Gurka*  
Michael P Gurka, PE  
Division Manager

Sincerely,

*Joshua P. Lee*  
Joshua P. Lee, PE  
Vice President

MPG/JPL

V:\Practice Workspace\Water\Permitting\MS4\Proposals 2024\MUD Proposals 2024\Block House MUD - SWMP Dev and PY1 Admin 2024.docx

Enclosures

**APPROVED BY:**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name and Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name and Title

\_\_\_\_\_  
Date

**EXHIBIT A  
ENGINEERING SERVICES BREAKDOWN  
STORMWATER MANAGEMENT PROGRAM  
PERMIT YEAR 1 TASKS  
BLOCK HOUSE MUNICIPAL UTILITY DISTRICT**

---

**SWMP Permit Year 1:**

<u>Task Description</u>	<u>Compensation Method</u>	<u>Fee</u>
Storm Water Management Program	Lump Sum	\$20,000
Notice of Intent (NOI)	Lump Sum	\$5,000
Permit Year 1 Administration	Hourly	\$22,000
Permit Year 1 Annual Report	Hourly	\$2,500
Reimbursable Expenses	Cost + 10%	\$500
<b>Total</b>		<b>\$50,000</b>

## **BLOCK HOUSE MUNICIPAL UTILITY DISTRICT 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 they may, from time to time, be specifically delegated by the Board. Otherwise, committees 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. For the sake of clarity, unless specifically delegated by the Board, such oversight responsibility will be retained by the full Board and the District General Manager. In the event that a question regarding a committee's authority or a directive to a committee arises, the District General Manager or a member of the committee will request the Board to clarify the issue at the next Board meeting.

In accordance with Section 49.064, Texas Water Code, a committee meeting at which 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 upon 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 member(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 a committee without the consent of the committee.

**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.

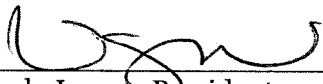
7.04. Consideration by the Board. To consider a complaint, the Board may convene in executive session as permitted by the Texas Open Meetings Act. The Board member implicated by the complaint will have the right to a full and complete hearing, with the right to call witnesses and present evidence. Any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

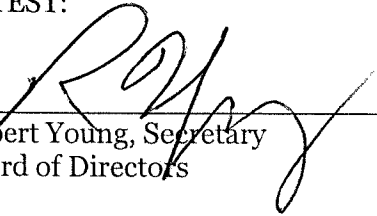
*[Signature Page Follows]*

ADOPTED this 27<sup>th</sup> 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	September 18, 2023	September 30, 2028
Agreement with Leander ISD Regarding Use of Apache Pool	Leander ISD	June 1, 2022	May 31, 2025
Pool Use Agreement	Tidal Waves at BHC	_____, 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, 2023	October 31, 2024
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... Amendment No. 4...	Texas Disposal Systems, Inc.	June 1, 2018  June 1, 2020 March 1, 2022 October 1, 2022 December 1, 2022	September 30, 2030
Restrictive Covenant Enforcement Services Agreement	Community Association Management, Inc.	October 1, 2023	September 30, 2025
Information Technology Consultant Agreement	Chris Stanfield	October 25, 2023	November 1, 2024
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