

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

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

FACSIMILE 512-435-2360

NANCY PHAN
(512) 435-2379
nphan@abaustin.com

MEMORANDUM

TO: Board of Directors -
Block House Municipal Utility District

FROM: Nancy Phan
Legal Assistant

DATE: September 19, 2024

RE: Block House Municipal Utility District -
September 25, 2024 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, September 25, 2024, 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)
Andrew Hunt (Crossroads Utility Services, LLC)*
Ben Ingallina (Crossroads Utility Services, LLC)*
Taylor Kolmodin (Municipal Accounts & Consulting, L.P.)*
Nur Labardini (Municipal Accounts & Consulting, L.P.)*
Antonio Lovato (Williamson County Sheriff's Dept.)*
Cheryl Allen (Public Finance Group LLC)*
Lauren Smith (Public Finance Group LLC)*
Carol Pumbo (McCall, Parkhurst & Horton L.L.P.)*
David Gray (Gray Engineering, Inc.)*
Tripp Hamby (Priority Landscapes, LLC)*
Jack Baker - Community Association Management

Jay Howard (Texas Disposal Systems, Inc.)*
Ja-Mar Prince (Texas Disposal Systems, Inc.)*
Casey Clough (Texas Disposal Systems, Inc.)*
Marc Marroquin (Premier Recreation Management)*
Mike McKelvey (Trinity AV Solutions)*
Chris Swedlund (McCall Gibson Swedlund Barfoot PLLC)*
Brian Toldan (McCall Gibson Swedlund Barfoot PLLC)*
Jan Gibson (McCall Gibson Swedlund Barfoot PLLC)*
Ashlee Martin (McCall Gibson Swedlund Barfoot PLLC)*
Sandy Martin (BHC Owners Association)*
Amanda Stanfield (Tidal Waves Swim Team)*

*AGENDA ONLY (via email)

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

September 25, 2024

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, September 25, 2024**, 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/ISdHrZXx4s?feature=share>.

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

<u>AGENDA</u>	<u>ANTICIPATED ACTION</u>
GENERAL	
1. Citizens' communications;	Informational
CONSENT ITEMS <i>(These items may be approved collectively or individually. Any of these items may be pulled for discussion upon the request of any Board member.)</i>	
2. Minutes of August 28, 2024 meeting;	Decision
3. Proposal from McCall Gibson Swedlund Barfoot PLLC for audit services for fiscal year ending September 30, 2024;	Decision
BHC OWNERS ASSOCIATION	
4. Report from BHC Owners Association;	Informational
WILLIAMSON COUNTY SHERIFF'S OFFICE	
5. Report from Williamson County Sheriff's Office;	Informational

AMENITIES		
6.	Report from and directives to Premier Recreation Management Services LLC;	Informational
7.	Report from and directives to Priority Landscapes, LLC;	Informational
8.	Overnight parking at District Parks;	Informational
9.	Blue Ribbon Cooling, Heating, Plumbing, & Electric Estimate No. 64936423 for repair of Jumano Community Center HVAC system;	Decision
10.	Report from Amenities Subcommittee;	Informational
PR/COMMUNICATIONS		
11.	Report from PR/Communications Subcommittee, including:	Informational
	(a) Special events;	Informational
	(b) Newsletter;	Decision
	(c) Youtube #tags for recorded meetings;	Informational
RESTRICTIVE COVENANTS		
12.	Report from and directives to Community Association Management, Inc., including:	Informational
	(a) Use of Smartwebs software;	Decision
13.	Pending or contemplated litigation, including:	Informational
	(a) 15006 Snelling Drive;	Decision
14.	Report from Restrictive Covenants Subcommittee;	Informational
FINANCE/AUDIT		
15.	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
16.	Credit card payments for facility rentals;	Decision
17.	Bank account for market days at community garden;	Decision
18.	Report from Finance/Audit Subcommittee;	Informational
SERVICES		
19.	Report from and directives to Gray Engineering, Inc., including:	Informational
	(a) Nebraska Furniture Mart tract;	Informational
20.	Report from and directives to Crossroads Utility Services, LLC,	Informational

including:	
(a) System maintenance and repairs;	Informational
(b) Write-offs;	Decision
(c) AT&T Fiber installation in the District, including outstanding invoices and estimated water loss due to subcontractors cutting into utility lines;	Decision
21. Report from Texas Disposal Systems, Inc.;	Informational
22. Storm Water Management Program (SWMP) under TPDES General Permit TXRo40000;	Informational
23. Report from Services Subcommittee and related action;	Informational
GENERAL MANAGER REPORT / ITEMS	
24. Report from and directives to General Manager;	Informational
25. Neighborhood watch, including:	Informational
(a) National Night Out event on October 1 st ;	Decision
LEGAL	
26. Report from and directives to Armbrust & Brown, PLLC;	Informational
27. Utility Easement with Pedernales Electric Cooperative;	Decision
28. Renewal of Pool Services Agreement with Premier Recreation Management Services, LLC;	Decision
OTHER DISCUSSION / ACTION ITEMS	
29. Code of Ethics, Travel, and Professional Services Policy;	Informational
30. Miscellaneous and Board/Subcommittee directives;	Informational
31. 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
MINUTES OF BOARD OF DIRECTORS' MEETING**

August 28, 2024

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

A meeting of the Board of Directors of Block House Municipal Utility District (the "District") was held on August 28, 2024 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 Sandoval of Crossroads Utility Services, LLC ("Crossroads"); Deputy Antonio Lovato of the Williamson County Sheriff's Office ("WCSO"); Sandy Martin of the BHC Owners Association ("OA"); Clint Welch and Tripp Hamby of Priority Landscapes, LLC ("Priority"); Chris Stanfield, District IT Consultant; Marc Marroquin of Premier Recreation Management ("Premier"); Jim Cicchini of Violet Crown Management; David Gray of Gray Engineering, PLLC; and Sean Abbott of Armbrust & Brown, PLLC ("A&B"). Directors Shoemaker and Johnson and Tyler Wilson 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 July 24, 2024 regular Board meeting. After discussion, upon motion by Director Shoemaker and second by Director Young, the Board voted unanimously to approve the minutes.

Director Logan stated that the Board would next discuss the development of the Nebraska Furniture Mart ("NFM") tract and recognized Mr. Cicchini. Mr. Cicchini then provided an update to the Board on the course of development on the tract. He noted that he wanted to ensure that NFM were good community partners with residents of the District. He then offered an update relating to the development of the District, including the anticipated schedule of the various

portions of the development. Upon question from Director Roberts, he noted that the construction crews on the tract had been doing extensive watering in an attempt to minimize dust disturbances.

Director Logan then stated that the Board would receive a report from the OA and recognized Ms. Martin, who stated that the “back to school bash” had gone well. She then requested the approval for a dog walk during the Lantern Festival on September 21st. After discussion, the Board approved the dog walk without a formal vote.

Director Logan stated that the Board would next receive a report from the WCSO and recognized Deputy Lovato, who provided a brief overview of recent patrols in the District. He noted that there had been car burglaries in the area and reminded residents to lock their car doors.

Director Logan then stated that the Board would discuss the neighborhood watch and Block Watch Program. Director Lovato confirmed that the WCSO would be present in the District on national night out. Director Logan confirmed that District representatives would meet with WCSO to receive advice on beginning a neighborhood Block Watch Program and would eventually communicate with residents via the appropriate social media outlets.

Director Logan stated that the Board would next receive a report from Premier and recognized Mr. Marroquin. Mr. Marroquin reviewed the report from Premier, attached as **Exhibit “B”**, with the Board and noted that operations continued to run smoothly. He noted that Premier was transitioning the Tumlinson Pool into the off season.

Director Logan then stated that the Board would receive a report from Priority and recognized Mr. Welch, who reviewed the report from Priority, attached as **Exhibit “C”**. Mr. Welch noted that operations continued to run smoothly and that Fall mulching efforts would begin soon.

Director Logan stated that the Board would next discuss planting of trees at the food forest in the Community Garden. She stated that volunteers in the Community Garden desired to plant native fruit trees in the Community Garden area, noting that the plantings would occur at no cost to the District. She noted that water barrels would initially be used for irrigation, but that the District may eventually want to consider the installation of irrigation to assist with watering efforts. After discussion, upon motion by Director Roberts and second by Director Young, the Board voted unanimously to approve the planting of trees in the Community Garden by volunteers.

Director Logan then stated that the Board would discuss the market day at the Community Garden on October 5th and stated that various vendors had been invited to participate. Discussion ensued relating to participation in the event by vendors that did not live in the District. Director Young noted that District parks were not typically open to non-residents. Director Logan noted that the presence of non-residents would be beneficial to District residents in the context of the market day.

Director Logan stated that the Board would next consider the Spooky Night at the Community Garden and Night Disc Golf events in Jumano Park on October 26th. The Board approved the use of Jumano Park for the Spooky Night at the Community Garden and Night Disc Golf events and directed Ms. Sandoval to assist in the coordination of the events, as needed.

Director Logan then stated that the Board would discuss changing park hours. Director Shoemaker expressed an interest in making park hours longer in the summer. Director Johnson noted that certain amenities in the District had different hours than the general park hours. Director Roberts noted that utilizing the current “dawn to dusk” hours allowed for season flexibility with park hours. Director Logan noted that it was important to take a practical approach to setting park hours around when residents could safely make use of the District parks. Director Roberts noted that if a change was made to park hours that several signs would need to be replaced, which would be an added expense for the District. Discussion ensued. Upon motion by Director Roberts and second by Director Johnson, the Board voted 1-4, with Director Roberts voting “yes”, to keep the current park hours. Further discussion ensued and upon motion by Director Logan and second by Director Young, the Board voted 4-1, with Director Roberts voting “no”, to change the closing time for all District parks to 10:00 p.m. for a year, to lock park gates at 10:00 p.m., to undertake public communication relating to same, and to defer the replacement of signs until the end of the one-year period.

Director Logan stated that the Board would next receive a report from the Amenities Subcommittee. Director Young stated that it would be beneficial for volunteers to assist with some remediation of the disc golf course. Director Logan noted that a written proposal would be beneficial and instructed that any such efforts should be coordinated with Ms. Sandoval.

Director Logan then stated that the Board would receive a report from the PR/Communications Subcommittee and recognized Director Roberts who stated that the District newsletter would be released soon.

Director Logan then stated that the Board would receive a report from and directives to Community Association Management, Inc. (“CAM”). Ms. Sandoval reviewed the report from CAM with the Board.

Director Logan stated that the Board would next receive a report from MAC and recognized Mr. Wilson. Mr. Wilson presented the check register, attached as **Exhibit “D”**, and the supplemental check register, attached as **Exhibit “E”**. He then reviewed payments made since the last Board meeting as well as the three proposed fund transfers, and recommended approval. 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, as presented.

Director Logan then stated that the Board would discuss credit card payments for facility rentals. Mr. Wilson stated he continued to vet viable proposals for the Board’s consideration.

Director Logan stated that the Board would next receive the engineer’s report and recognized Mr. Gray. Mr. Gray reviewed his report, attached as **Exhibit “F”**, with the Board. He confirmed that his firm had submitted a bond application to the Texas Commission on Environmental Quality (“TCEQ”) for park improvements and that the application was still pending, but that he expected the final approval to be issued in November 2024.

Director Logan then stated that the Board would receive a report from Crossroads and recognized Mr. Ingallina. Mr. Ingallina reviewed the Operations Report, attached as **Exhibit “G”**. He stated that all lab results were satisfactory. He stated that the District’s water loss was down again from last month. He noted that he had two write-offs to present, as noted in his report. Upon motion by Director Roberts and second by Director Johnson, the Board voted unanimously to approve the write-offs.

Mr. Ingallina stated that AT&T Fiber's installation in the District had paused. Mr. Abbott confirmed that his firm continued to follow-up on the outstanding invoices and estimated water loss due to subcontractors cutting into utility lines.

Director Logan then stated that the Board would receive a report from Texas Disposal Services ("TDS"). Ms. Logan noted that she had reached out to TDS to confirm the costs included in the District's current agreement relating to bulk pickups. She stated that she expected a response soon and that it may be economically favorable to amend its agreement with TDS.

Director Logan stated that the Board would next discuss the Storm Water Management Program (SWMP) under TPDES General Permit TXR040000 and the potential installation of a chicken coop. Director Logan stated that residents of the District would eventually be willing to pay for any fiscal impact of a chicken coop relating to the District's SWMP. She then stated that the item would be tabled until further communication was received from District residents on the issue.

Director Logan stated that the Board would next receive a report from the general manager and recognized Ms. Sandoval, who reviewed her report, attached as **Exhibit "H"** and discussed the necessity of repair or replacement of the District's ATV Ranger. She noted that the motor on the ATV needed attention and that she had received an estimate of \$5,000 to replace the motor. After discussion, upon motion by Director Roberts and second by Director Young, the Board voted unanimously to approve the replacement of the ATV's motor.

Director Logan stated that the Board would next receive the attorney's report and recognized Mr. Abbott. Mr. Abbott reviewed the attorney directives, noting that all directives had been completed or were in process. He then reviewed the Amended and Restated Order Establishing Revised Water Conservation and Drought Contingency Plan, attached as **Exhibit "I"** (the "Amended Order"). He confirmed to the Board that the Amended Order would ensure that the District's Water Conservation and Drought Contingency Plan was consistent with the contractual standards required by the City of Cedar Park. After discussion, upon motion by Director Roberts and second by Director Young, the Board voted unanimously to approve the Amended Order.

Director Logan then stated that the Board would review the District's insurance coverage limits and deductibles. Mr. Abbott reviewed the Texas Municipal League Intergovernmental Risk Pool ("TMLIRP") renewals and rates, attached as **Exhibit "J"**, and recommended that the Board maintain the same coverages and deductible amounts.

Director Logan stated that the Board would next discuss TMLIRP's Cyber Liability and Data Breach Response Coverage update and related Interlocal Agreement, attached as **Exhibit "K"**. Mr. Abbott recommended approval of the Cyber Liability and Data Breach Response Interlocal Agreement with a deductible of \$1,250. After discussion, upon motion by Director Roberts and second by Director Johnson, the Board voted 3-2, with Directors Young and Logan voting "no", to approve the Interlocal Agreement.

Director Logan stated that the Board would next discuss miscellaneous and Board/Subcommittee directives. The Board then briefly discussed subcommittee considerations. Mr. Abbott noted that subcommittees were free to meet without the presence of the General Manager. Director Young then suggested that the General Manager should be held to the same ethical standards as Directors, as defined by the District's Code of Ethics. He then reiterated that any anonymous communications should be directed to Mr. Abbott for review.

Director Logan confirmed that a special meeting of the Board was scheduled for September 11, 2024 and that the next regular meeting of the Board was scheduled for September 25, 2024.

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

* * *

[SIGNATURE PAGE TO AUGUST 28, 2024 MINUTES]

(SEAL)

Robert Young, Secretary
Board of Directors

Date: _____

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
E-Mail: mgsb@mgsbpllc.com

September 25, 2024

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

We are pleased to confirm our understanding of the services we are to provide Blockhouse Municipal Utility District (the "District").

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, each major fund, and the disclosures, which collectively comprise the basic financial statements of the District as of and for the year ended September 30, 2024. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board (GASB) 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. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding 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 will 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. The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis, and
- 2) Schedule of Revenues, Expenditures and Changes in Fund Balance –
Budget and Actual – General Fund

The document we submit to you will include various supplementary schedules as required by the Texas Commission on Environmental Quality (the "Commission") as published in the *Water District Financial Management Guide* and Other Supplementary Information. This information is presented for purposes of additional analysis and will not be subjected to the auditing procedures applied in our audit of the financial statements. We will apply certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America; however, our report will not provide an opinion or any assurance on this information.

Member of
American Institute of Certified Public Accountants
Texas Society of Certified Public Accountants

Agenda Item #3

Audit Scope and Objectives (Continued)

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with generally accepted accounting principles (GAAP); and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. 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 (GAAS) will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the District or to acts by management or employees acting on behalf of the District.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, 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 a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected individuals, creditors, and financial institutions. If we determine it is necessary, we may request written representations from your attorneys as part of the engagement.

As part of our audit planning, we have identified capital assets, long-term debt, management override of controls, and improper revenue recognition as audit areas with significant risks of material misstatement. We will design and perform audit procedures whose nature, timing and extent are responsive to the assessed risks of material misstatement.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures – Internal Control

We will obtain an understanding of the District and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. 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, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures – Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatements, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Other Services

We will prepare the financial statements and the appropriate capital asset schedules including calculation of depreciation on the capital assets in conformity with U.S. generally accepted accounting principles based on information provided by you. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America.

Management is responsible for making drafts of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

Responsibilities of Management for the Financial Statements (Continued)

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, consultants, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the District complies with applicable laws and regulations.

With regard to using the auditor's report, you understand that you must obtain our prior written consent to reproduce or use our report in bond offering official statements or other documents.

You are responsible for the preparation of the supplementary information in conformity with the Commission's requirements as well as the other supplementary information. You agree to include our report on the supplementary information and the other supplementary information in any document that contains such information and indicate that we have reported on all supplementary information and other supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information and other supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for the presentation of the supplementary information in accordance with the Commission's requirements and the other supplementary information; (2) you believe the supplementary information and the other supplementary information, including its form and content, are fairly presented in accordance with applicable requirements; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information and the other supplementary information.

You agree to assume all management responsibilities for our preparation of the financial statements and our preparation of the capital asset schedule, including calculation of depreciation on the capital assets; oversee the services by designating the bookkeeper, who has the suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Engagement Administration, Fees and Other

We are aware of the State statute requiring the audit to be completed within 120 days and filed with the Texas Commission on Environmental Quality within 135 days from the closing date of the audit and barring any unforeseen circumstances every effort will be made to comply with this rule. We will also comply with the Rules of Professional Conduct of the Texas State Board of Public Accountancy and retain our records for five years.

We expect to present a draft of the audit report within 45 days of the availability of the District's accounting records. Chris Swedlund is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign the report. We estimate the fees for the audit of the District's financial statements and for the other services to be provided for the year ended September 30, 2024, at a cost not to exceed \$19,750.

Engagement Administration, Fees and Other (Continued)

The above fee is based on anticipated cooperation from your consultants and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Not included in the fees above are out-of-pocket costs such as printing, postage, and other charges incidental to the completion of our audit. If circumstances occur related to the condition of your records, the availability of sufficient, appropriate audit evidence, or the existence of a significant risk of material misstatement of the financial statements caused by error, fraudulent financial reporting, or misappropriation of assets, which in our professional judgment prevent us from completing the audit or forming an opinion on the financial statements, we retain the right to take any course of action permitted by professional standards, including declining to express an opinion or issue a report, or withdrawing from the engagement. The District will be obligated to compensate us for our time expended through the date of withdrawal or termination.

Reporting

We will issue a written report upon completion of our audit of the District's financial statements, which will also address the supplementary information required by the Commission in accordance with *AU-C 725, Supplementary Information in Relation to the Financial Statements as a Whole* and the other supplementary information in accordance with *AU-C 720, The Auditor's Responsibilities Relating to Other Information Included in Annual Reports*. Our report will be addressed to the Board of Directors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

GENERAL TERMS AND CONDITIONS

You may request that we perform additional services not contemplated by this engagement letter. If this occurs, we will communicate with you regarding the scope of the additional services and the estimated fees. We also may issue a separate engagement letter covering the additional services. In the absence of any other written documentation from us documenting such additional services, our services will continue to be governed by the terms of this engagement letter.

The agreement may be terminated by either party, with or without cause, upon 30 days written notice.

You agree that any dispute regarding this engagement will, prior to resorting to litigation, be submitted to mediation upon written request by either party. Both parties agree to try in good faith to settle the dispute in mediation. The American Arbitration Association will administer any such mediation in accordance with its Commercial Mediation Rules. The results of the mediation proceeding shall be binding only if each of us agrees to be bound. We will share any costs of mediation proceedings equally.

Fossil Fuels Boycott Verification

As required by 2276.002, Texas Government Code, as amended, McCall Gibson Swedlund Barfoot PLLC hereby verifies that McCall Gibson Swedlund Barfoot PLLC, including any wholly-owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, does not boycott energy companies, and will not boycott energy companies during the term of this Agreement. As used in the foregoing verification, "boycott energy companies" shall have the meaning assigned to the term "boycott energy company" in Section 809.001, Texas Government Code, as amended.

Firearms Discrimination Verification

As required by Section 2274.002, Texas Government Code, as amended, McCall Gibson Swedlund Barfoot PLLC hereby verifies that McCall Gibson Swedlund Barfoot PLLC, including any wholly-owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, (i) does not have a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association, and (ii) will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. As used in the foregoing verification, "discriminate against a firearm entity or trade association" shall have the meaning assigned to such term in Section 2274.001(3), Texas Government Code, as amended.

Israel Boycott Verification

As required by Chapter 2271, Texas Government Code, as amended, McCall Gibson Swedlund Barfoot PLLC hereby verifies that McCall Gibson Swedlund Barfoot PLLC, including any wholly-owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, does not boycott Israel and will not boycott Israel through the term of this Agreement. As used in the foregoing verification, the term "boycott Israel" has the meaning assigned to such term in Section 808.001, Texas Government Code, as amended.

Anti-Terrorism Representation

Pursuant to Chapter 2252, Texas Government Code, McCall Gibson Swedlund Barfoot PLLC represents and certifies that, at the time of execution of this letter neither McCall Gibson Swedlund Barfoot PLLC, nor any wholly-owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same: (i) engages in business with Iran, Sudan, or any foreign terrorist organization pursuant to Subchapter F of Chapter 2252 of the Texas Government Code; or (ii) is a company listed by the Texas Comptroller pursuant to Section 2252.153 of the Texas Government Code. The term "foreign terrorist organization" has the meaning assigned to such term pursuant to Section 2252.151 of the Texas Government Code.

We appreciate the confidence you have placed in our firm and we look forward to serving the District again this coming year.

Sincerely,

McCall Gibson Swedlund Barfoot PLLC

McCall Gibson Swedlund Barfoot PLLC
Certified Public Accountants
Houston, Texas

This letter correctly sets forth the understanding of the District.

_____ Signature	_____ Title	_____ Date
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Engagement Letter

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, Texas 78755-5126
(512) 610-2209
www.mgsbpllc.com
E-Mail: mgsb@mgsbpllc.com

September 25, 2024

Dear Board Member:

We will soon begin the audit field work for the audit of **Block House Municipal Utility District** for the fiscal year ending **September 30, 2024**.

Auditing standards state that an auditor conducting an audit in accordance with auditing standards generally accepted in the United States of America (GAAS) is responsible for obtaining reasonable assurance that the financial statements as a whole are free from material misstatement, whether caused by fraud or error. Due to the inherent limitations of an audit, an unavoidable risk exists that some material misstatements of the financial statements may not be detected, even though the audit is properly planned and performed in accordance with GAAS. The primary responsibility for the prevention and detection of fraud rests with both those charged with governance of the entity and management. It is important that management, with the oversight of those charged with governance, places a strong emphasis on fraud prevention, which may reduce opportunities for fraud to take place, and fraud deterrence, which could persuade individuals not to commit fraud because of the likelihood of detection and punishment. This involves a commitment to creating a culture of honesty and ethical behavior, which can be reinforced by active oversight by those charged with governance.

In addition, auditing standards state that an auditor conducting an audit in accordance with auditing standards generally accepted in the United States of America (GAAS) is responsible for obtaining an understanding of related party relationships and transactions as well as sufficient appropriate audit evidence about whether the related party relationships and transactions have been appropriately identified, accounted for, and disclosed in the financial statements. Related parties may include members of the governing body; administrative officials; immediate families of administrative officials, board members and members of the governing body; and component units, joint ventures, and affiliated or related organizations that are not included as part of the financial reporting entity.

The distribution of the attached two questionnaires to you will be documented in our planning process of this audit. Please answer the questions with a **yes** or **no** answer. **In relation to the fraud questionnaire, we are not requiring that your responses be returned to us, however, should your answer to any of the questions warrant a call to the auditor, please contact our offices at the number referred to above. As it relates to the related party questionnaire, if any of the answers are yes, please explain in the space provided and return your questionnaire to the person noted below.** Your responses should include matters that existed up to the fiscal year end and through the date of the auditor's report. Your call and the information provided will be kept confidential.

Sincerely,



Ashlee Martin

AMM:jg

Member of
American Institute of Certified Public Accountants
Texas Society of Certified Public Accountants

FRAUD QUESTIONNAIRE

Do you understand that there are risks of fraud within the District's Records, as there are within the records of any organization?

From your position as a Director of the District are you aware of any fraud or suspected fraud affecting the District? (if yes, call the auditor)

From your position as a Director of the District are you aware of any allegations of fraud or suspected fraud affecting the District from sources outside of the District's Management? (if yes, call the auditor)

To your knowledge, has the District's Management including consultants expressed an understanding of the risk of fraud in the District, including any specific fraud risks the entity has identified or account balances or classes of transactions for which a risk of fraud may be likely to exist?

To your knowledge, has the District's Management including consultants taken steps to mitigate the fraud risk or otherwise helped to prevent, deter, and detect fraud? (if no, call the auditor)

To your knowledge, is the District in compliance with the laws and regulations to which it is subject? (if no, call the auditor)

Do you from time to time communicate to the other Directors of the District and respective consultants of the District the importance of ethical behavior and the importance of following appropriate business practices? If no, would you agree that it is important for the District to follow ethical behavior in its business practices? (if no to the second question, please call the auditor)

RELATED PARTY QUESTIONNAIRE

Please answer all questions. If the answer to any question is "Yes," please explain.

1. Have you or any related party of yours had any interest, direct or indirect, in any of the following transactions or pending or incomplete transactions during the fiscal year currently being audited to which the District was, or is to be, a party?

	YES	NO
Sale, purchase, exchange, or leasing of property?	_____	_____
Receiving or furnishing of goods, services, or facilities?	_____	_____
Transfer or receipt of income or assets?	_____	_____
Maintenance of bank balances as compensating balances for the benefit of another?	_____	_____
Other transactions, including side agreements, implicit or informal understandings, or other arrangements (whether oral or written)?	_____	_____

2. Have you or any related party of yours been indebted to or had a receivable from the District at any time during the fiscal year currently being audited? Please exclude amounts due for ordinary travel and expense advances.

____ Yes ____ No

3. Are you aware of any other related party transactions, including side agreements, implicit or informal understandings, or other arrangements (whether oral or written), involving the District, or its related parties other than yourself?

____ Yes ____ No

Block House Creek M.U.D.

Daily Patrol Report

Name: Deputy Hector G. Hernandez Jr.	Date: 08/01/2024	
Time Start: 1540hrs Beginning Mileage: 66640	Time Ended: 2110 Ending Mileage: 66658	Total Time: 5 hours 30 mins Total Mileage: 18 miles

Location	Violation	Violation	Violation

Comments:

1540hrs: Beginning of Tour of Duty, I conducted a neighborhood check beginning on Mcdowell Bend, Nothing suspicious observed.

1727hrs: I conducted a neighborhood check beginning at Jacqueline Dr., nothing suspicious observed.

1909hrs: I conducted a neighborhood check starting at Tumlinson Fort Dr. Nothing suspicious observed.

2037hrs: I closed and locked the bike trail gate, everything secured.

2041hrs: I checked the walker house doors, everything secured.

2044hrs: I closed and locked the Tumlinson park gates, everything secured.

2050hrs: I checked the Tonkawa Park and spoke to a few residents who said they were done for the night and left without incident. I closed and locked the gates, all secured.

2109hrs: I secured the disc golf gates, all secured.

2110 hrs: End of tour of Duty

Hector G. Hernandez Jr #16244

Block House Creek M.U.D.

Daily Patrol Report

Name: Deputy Case Winkler #15527	Date:08/02/2024	
Time Start: 2350 Beginning Mileage: 76013	Time Ended: 0350 Ending Mileage: 76045	Total Time: 0400 Total Mileage: 45

Location	Violation	Violation	Violation

Comments:

2350hrs Begin Tour of Duty

2355hrs Security Check Tumlinson Park. No vehicles parked in the parking lot. No one playing on the playground or on the baseball field. No one observed walking around on the trails. The gate was closed and locked upon my exit. No issues observed.

0000hrs Security Check Bike Trail Park. No vehicles parked in the parking lot. No one riding on the track. The gate was closed and locked upon my exit. No issues observed.

0005hrs 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.

0010hrs Security Check Jumano Park. No vehicles parked in the parking area in front of the gate. No one parked in the park area. No one seen playing on the disc golf course. Utility workers working at utility bay. The gate to the park was locked and secured. No issues observed.

0140hrs Security Check Apache Park. Vehicles were parked in the parking lot. No one playing on the playground. There were no People at the pool area. No issues observed.

0310hrs Security Check Security Check Walker House. All doors at Walker house secured. No issues observed.

0350hrs End Tour of Duty

Case Winkler #15527

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

NAME: Detective John Bartlett #15235		DATE: 08-02-2024
TIME START: 0600 hours BEGINNING MILEAGE: 109637	TIME ENDED: 1200 hrs ENDING MILEAGE: 109689	TOTAL TIME: 6 hrs 00 min TOTAL MILEAGE: 52 MILES

Location	Violation	Violation	Violation

COMMENTS:

06:00 AM: Begin Tour of Duty Blockhouse MUD

06:01 AM: Neighborhood Check of Greenlee Dr and surrounding neighborhoods.

06:24 AM: Neighborhood Check of Mones Ln and surrounding neighborhoods.

06:38 AM: Neighborhood Check of Mixtli Cv and surrounding neighborhoods.

06:59 AM: Security Check of Walkerhouse, Pavilion, Courts and Trails – Walkerhouse and courts secure || All Okay.

- Also checked Tumlinson Park, pool, playground area, and baseball field. No issues observed.

07:36 AM: Neighborhood Check of Cynthia Ct and surrounding neighborhoods.

08:00 AM: Neighborhood Check of Milton Cv and surrounding neighborhoods.

08:16 AM: Neighborhood Check of Chardonnay Crossing and surrounding neighborhoods.

08:40 AM: Security Check of Jumano Park and back building || All okay.

09:13 AM: Neighborhood Check of Rainy River Dr and surrounding neighborhoods.

09:35 AM: Neighborhood Check of Black Kettle In and surrounding neighborhoods

09:57 AM: Security Check of Walkerhouse, Pavilion, Courts and Trails – Walkerhouse and courts secure || All Okay.

- Also checked Tumlinson Park, pool, playground area, and baseball field. No issues observed.

10:35 AM: Neighborhood Check of Claudia Dr and surrounding neighborhoods.

10:52 AM: Neighborhood Check of Pine Portage Lp and surrounding neighborhoods.

11:19 AM: Monitored Traffic on Blockhouse Dr/Scottsdale Dr || All Okay.

11:45 AM: Security Check of Blockhouse Dr and surrounding areas.

12:00 PM: End Tour of duty.

John S. Bartlett #15235

OFFICER'S SIGNATURE

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

Block House Creek M.U.D.

Daily Patrol Report

Name: Deputy James Polk #15343	Date:08/03/2024	
Time Start: 1830 Beginning Mileage: 119906	Time Ended: 2230 Ending Mileage: 119938	Total Time: 4 Total Mileage: 32

Location	Violation	Violation	Violation
15111 Creek Run Dr	Expired Registration		Warning
902 Block House Dr	Speeding 38 in a 30		Warning

Comments:

1830: Being Tour of Duty @ BlockHouse MUD

1840: Checked Jumano Park

1915: Checked Tonkawa Park

1940: Checked Tumlinson Park and Bike Trail Park

1943: Traffic Stop Event #2024233561

2016: Checked Jumano Park

2025: Checked Tonkawa Park – Park was cleared and the gate was secured.

2030: Checked Tumlinson Park – Park was cleared and the gate was secured.

2034: Checked Bike Trail Park – Park was cleared and the gate was secured.

2048: Checked Jumano Park – Park was cleared and the gate was secured.

2111: Checked Tonkawa Park – Park was cleared and the gate was still secured.

2121: Checked Tumlinson Park – Park was cleared and the gate was still secured.

2142: Checked Jumano Park – Park was cleared and the gate was still secured.

2205: Checked Tonkawa Park – Park was cleared and the gate was still secured.

2211: Traffic Stop Event #2024233668

2227: Checked Tumlinson Park and Pool – Park was cleared and the gate was still secured.

2230: End Tour of Duty @ BlockHouse MUD

James Polk #15343

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

NAME: Deputy Derrick Johnson #13763		DATE: 08/04/2024
TIME START: 18:00 Begin Mileage:34005	TIME ENDED: 00:00 Ending Mileage: 34026	TOTAL TIME: 6 Total Mileage:21

Location	Violation	Location	Violation

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

18:00hrs 10-41 patrol Blockhouse MUD.

18:10hrs Security check 16000 blk of Black Kettle Dr

18:24hrs Security check 4200 blk of Blockhouse Dr.

21:06hrs Security check at Jumano park and the area was clear. The gates were closed and locked. No sign of trespassers or criminal mischief.

21:28hrs Security check Tonkawa park. No sign of criminal mischief. Gates were closed and locked.

21:32hrs Security check in Tumlinson park pool. The gates were closed and locked. No sign of criminal mischief.

21:45hrs Security check at the bike park. Parking lot was clear. Gates were closed and locked.

22:11hrs Security check 2500 blk of Phillip Cv.

22:45hrs Security check 400 blk of Tumlinson Fort Dr

23:55hrs Security check 2200 blk of Blockhouse Dr.

00:00hrs 10-42 Blockhouse patrol.

Derrick Johnson #13763

OFFICER'S SIGNATURE

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

NAME: Detective John Bartlett #15235		DATE: 08-05-2024
TIME START: 1700 hours BEGINNING MILEAGE: 109979	TIME ENDED: 2130 hrs ENDING MILEAGE: 110023	TOTAL TIME: 4 hrs 30 min TOTAL MILEAGE: 44 MILES

Location	Violation	Violation	Violation

COMMENTS:

17:00 PM: Begin Tour of Duty Blockhouse MUD

17:01 PM: Monitored Traffic on Scottsdale Dr and Blockhouse Dr || All Okay.

17:24 PM: Neighborhood Check of Charley Harley Dr and surrounding neighborhoods.

17:46 PM: Neighborhood Check of Kicking Bird Dr and surrounding neighborhoods.

18:03 PM: Security Check of Walkerhouse, Pavilion, Courts and Trails – Walkerhouse and courts secure || All Okay.

- Also checked Tumlinson Park, pool, playground area, and baseball field. No issues observed.

18:37 PM: Neighborhood Check of Tracy Cv and surrounding neighborhoods.

18:59 PM: Neighborhood Check of Faustino Cv and surrounding neighborhoods.

19:17 PM: Neighborhood Check of Catalina Dr and surrounding neighborhoods.

19:36 PM: Neighborhood Check of Moser River Dr and surrounding neighborhoods.

19:51 PM: Security Check of Apache Park and Pool || All Okay.

20:08 PM: Security Check of the Bike Park. All clear and gates locked || All Okay

20:13 PM: Security Check of Tumlinson Park and pool. Gates Locked. || All Okay

20:20 PM: Security Check of Tonkawa Park. Gates Locked || All Okay.

20:27 PM: Security Check of Jumano Park, back building. Gates Locked || All Okay.

20:42 PM: Neighborhood Check of Black Kettle Dr and surrounding neighborhoods.

21:00 PM: Security Check of Walkerhouse, Pavilion, Courts and Trails – Walkerhouse and courts secure || All Okay.

- Also checked Tumlinson Park, pool, playground area, and baseball field. No issues observed.

21:24 PM: Neighborhood Check of Blockhouse Dr and surrounding areas.

21:30 PM: End Tour of duty.

John S. Bartlett #15235

OFFICER'S SIGNATURE

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

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

NAME: Deputy Billy R. Boggs # 4308		DATE: 08-07-2024
TIME START: 16:15PM	TIME ENDED: 21:15PM	TOTAL TIME: 5 HRS
BEGINNING MILEAGE: 48064	ENDING MILEAGE: 48090	TOTAL MILEAGE: 26

Location	Violation	Violation	Violation

COMMENTS: ***OUT FOR FUEL - NEW HOPE / 183A***

16:15PM: BEGIN TOUR OF DUTY @ BLOCKHOUSE MUD

16:25PM: CHECKED BH ELEM SCHOOL & PORTABLE BUILDING - SCHOOL STAFF WAS ONSITE @ MAIN BUILDING; PORTABLE WAS SECURE

16:50PM: CHECKED JUMANO PARK - INTERIOR CHAIN LINK GATE TO FACILITY WAS OPEN - PRIORITY LANDSCAPE CREW WAS ONSITE, BUT LEFT & SECURED THE GATE; COUPLE CARS WERE ONSITE IN THE PARKING AREA INSIDE - PEOPLE PLAYING DISC GOLF; GARDEN GATE WAS SECURE - ALL ELSE WAS OK

17:05PM: CHECKED APACHE PARK & POOL - PLAYGROUND WAS UNOCCUPIED; POOL AREA WAS OPEN W/ STAFF ONSITE ONLY / NO SWIMMERS

17:10PM: CHECKED TONKAWA PARK - PARK WAS CLEAR / UNOCCUPIED

17:30PM: CHECKED TUMLINSON PARK & POOL - PARK BASEBALL FIELD WAS IN USE FOR A GAME; POOL WAS IN USE W/ STAFF ONSITE

17:39PM: CHECKED BIKE TRAIL PARK - PARK WAS CLEAR / UNOCCUPIED

18:40PM: CHECKED WALKERHOUSE, PAVILLION & COURTS - WALKERHOUSE WAS SECURED; PAVILLION & COURTS WERE ALL CLEAR / UNOCCUPIED

20:32PM: RECHECKED & SECURED BIKE TRAIL PARK GATE - PARK WAS CLEAR / UNOCCUPIED

20:41PM: RECHECKED & SECURED TONKAWA PARK GATE - PARK WAS CLEAR / UNOCCUPIED

20:46PM: RECHECKED & SECURED TUMLINSON PARK GATE - ONE VEHICLE WAS LEAVING AS I PULLED IN - NO OTHER VEHICLES ON PREMISES; POOL AREA WAS CLOSED & SECURED

20:55PM: RECHECKED APACHE PARK & POOL - PARK WAS CLEAR / UNOCCUPIED; POOL WAS CLOSED & SECURED

21:01PM: RECHECKED & SECURED JUMANO PARK GATE - PARK WAS CLEAR; ALL INTERIOR GATES WERE CLOSED & SECURED

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 Bryson Mora #16249	Date: 08/08/2024	
Time Start: 16:45 Beginning Mileage: 97090	Time Ended: 22:45 Ending Mileage: 97124	Total Time: 6.0 hours Total Mileage: 34.0 miles

Location	Violation	Violation	Violation

Comments:

16:45 – Begin Tour of Duty

17:00 – Check by Block House Dr. leading to HEB Center, all clear.

17:20 – Walker House check by, all clear.

17:25 – Tumlinson Park check by, all clear.

17:30 – Tonkawa Park check by, all clear.

17:45 – Jumano Park check by, all clear.

18:00 – Elementary school check by, all clear.

18:30 – Bike Trail check by, all clear.

19:00 – Tonkawa Park check by, all clear.

19:05 – Apache Park check by, all clear.

19:35 – Jumano Park check by, all clear.

20:00 – Apache Park check by, all clear.

20:05 – Bike Trail Park check by, all clear.

20:20 – Stepping Stone School check by, all clear.

20:30 – Event #: 2024239042 - w/m crossed RR tracks as crossing arms were going down. Male warned about railroad crossings.

20:45 – Check by Block House Dr. leading to HEB Center, all clear.

21:05 – Bike Trail Park check by, gate locked, all clear.

21:10 – Walker House check by, all clear.

22:15 – Jumano Park check by, gate locked, all clear.

21:20 – Tonkawa Park check by, gate locked, all clear.

21:35 – Jumano Park check by, gate locked, all clear.

22:10 – Elementary school check by, all clear.

22:45– End tour of duty.

Bryson Mora #16249

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

NAME: Deputy Derrick Johnson #13763		DATE: 08/09/2024
TIME START: 09:00 Begin Mileage:34105	TIME ENDED: 14:00 Ending Mileage: 34122	TOTAL TIME: 5 Total Mileage:17

Location	Violation	Location	Violation
500 blk of block house dr	Speeding		

COMMENTS:

09:00hrs 10-41 patrol Blockhouse MUD.

09:04hrs Security check 4200 blk of Blockhouse Dr.

09:26hrs Security check at Jumano park and the area was clear. No sign of criminal mischief.

10:10hrs Security check 16000 blk of Black Kettle Dr

11:28hrs Security check Tonkawa park. No sign of criminal mischief.

12:32hrs Security check 2800 block of S Walker Dr.

12:45hrs Security check at the bike park. Parking lot was clear.

13:22hrs Conducted traffic stop 500 blk of Block House dr. Speeding.

13:45hrs Security check 2500 blk of Autry Dr.

13:55hrs Security check 3000 blk of Blockhouse Dr.

14:00hrs 10-42 Blockhouse patrol.

Derrick Johnson #13763

OFFICER'S SIGNATURE

Block House Creek M.U.D.

Daily Patrol Report

Name: Deputy Hector G. Hernandez Jr.	Date: 08/09/2024	
Time Start: 1550 Beginning Mileage: 67189	Time Ended: 2050 hrs Ending Mileage: 67209	Total Time: 5 hours Total Mileage: 20 miles

Location	Violation	Violation	Violation

Comments:

1550hrs: Beginning of Tour of Duty,

1559hrs: I conducted a neighborhood check beginning on Winslow Dr., Nothing suspicious observed.

1739hrs: Conducted a neighborhood check beginning on Claudia Dr., Nothing suspicious observed.

1914hrs: I conducted a neighborhood check beginning on Luke Dr., during the neighborhood check, I conducted a traffic stop on a silver BMW for speeding.

2016hrs: I close the gate to the bike trail. No one on the trail was observed.

2022hrs: I checked the Walker House Doors. Everything locked and secured.

2026hrs: I went to close Tumlinson park gates but the pool was having an event. I closed the Tonkawa park gates to give the pool enough time to clear.

2033hrs: I made my way back to tumlinson park and spoke to Chris (employee at the pool) who stated they were having a private from 2000 hrs to 2200 hrs. Chris stated he would close the gate when they were done.

2050hrs: I checked the disc golf trail and locked the gates that lead to the garden and disc golf trail. No one observed.

Hector G. Hernandez Jr #16244

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

NAME: Minh Nguyen		DATE: 08/11/2024
TIME START: 1800	TIME ENDED: 2200	TOTAL TIME: 4 hrs
BEGINNING MILEAGE: 132813	ENDING MILEAGE: 132863	TOTAL MILEAGE: 50miles

Location	Violation	Violation	Violation

COMMENTS:

At 1805 hours Deputy conducted a security check at Tumlinson Park there a few people in the park there was nothing suspicious. Cleared at 1810 hours

At 1900 hours Deputy conducted security check at the Walker House deputy did not see anything suspicious. Cleared at 1905 hours

At 1958 hours Deputy conducted a security check at Tonkawa Park. Deputy did not see anything suspicious. Cleared at 2003 hours

At 2030 hours, Deputy conducted a security check at Tumlinson Park. Deputy walked around the the Walker House and made sure all the doors were locked. There was one vehicle in the parking lot, Deputy looked for the driver and asked him to move the car. Deputy locked the gate. Deputy drove over to the bike trail and locked the gate. Cleared at 2045 hours.

At 2046 hours, Deputy conducted a security check at Tonkawa Park. There was no vehicle in the parking lot. Deputy locked the gate Cleared at 2050 hours.

At 2051 hours, Deputy conducted a security check at Jumano trail. There was no vehicle in the parking lot. Deputy locked the gate cleared at 2100 hours.

OFFICER'S SIGNATURE *Minh Nguyen #14660*

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

NAME: Detective John Bartlett #15235		DATE: 08-11-2024
TIME START: 0700 hours BEGINNING MILEAGE: 110364	TIME ENDED: 1200 hrs ENDING MILEAGE: 110402	TOTAL TIME: 5 hrs 00 min TOTAL MILEAGE: 38 MILES

Location	Violation	Violation	Violation
16508 Black Kettle Dr	Obscure LP	Exp LP	Ran Stop Sign
	Fail to signal Intent	Fail to stop at designated point – Stop Line	

COMMENTS:

07:00 AM: Begin Tour of Duty Blockhouse MUD

07:01 AM: Neighborhood Check of McDowell Bend and surrounding neighborhoods.

07:19 AM: Neighborhood Check of Leisha Lee Ln and surrounding neighborhoods.

07:43 AM: Security Check of Walkerhouse, Pavilion, Courts and Trails – Walkerhouse and courts secure || All Okay.

- Also checked Tumlinson Park, pool, playground area, and baseball field. No issues observed.

08:28 AM: Neighborhood Check of Tumlinson Fort Dr and surrounding neighborhoods.

08:43 AM: Neighborhood Check of Moser River Dr and surrounding neighborhoods.

09:08 AM: Neighborhood Check of Chardonnay Crossing and surrounding neighborhoods.

09:33 AM: Security Check of Jumano Park and back building || All okay.

10:00 AM: Conducted a traffic stop in the 16500 blk of Black Kettle Dr for multiple traffic infractions. A narcotics probable cause search was conducted and released afterwards.

10:38 AM: Assisted patrol on an accident in the 14900 Big Falls Dr. EMS was requested by deputies. All parties Ok and a crash report taken by district deputy.

11:37 AM: Neighborhood Check of Charley Harley Dr and surrounding neighborhoods.

12:00 PM: End Tour of duty.

John S. Bartlett #15235

OFFICER'S SIGNATURE

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

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

NAME: Deputy Derrick Johnson #13763		DATE: 08/12/2024
TIME START: 09:00 Begin Mileage: 34135	TIME ENDED: 14:00 Ending Mileage: 34154	TOTAL TIME: 5 Total Mileage: 19

Location	Violation	Location	Violation

COMMENTS:

09:00hrs 10-41 patrol Blockhouse MUD.

09:01hrs Security check Apache park. No sign of criminal mischief.

09:16hrs Security check at Jumano park and the area was clear. No sign of criminal mischief

10:30hrs Security check 16000 blk of Black Kettle Dr

11:08hrs Security check Tonkawa park. No sign of criminal mischief.

11:32hrs Security check 2500 blk of Phillip Ln.

12:15hrs Security check at the bike park. Parking lot was clear.

12:22hrs Security check 2500 blk of Armstrong Dr.

13:45hrs Security check 1200 blk of Pine portage Loop.

13:55hrs Security check 3000 blk of Blockhouse Dr.

14:00hrs 10-42 Blockhouse patrol.

Derrick Johnson #13763

OFFICER'S SIGNATURE

Block House Creek M.U.D.

Daily Patrol Report

Name: Deputy James Polk #15343	Date:08/12/2024	
Time Start: 1830	Time Ended: 2230	Total Time: 4
Beginning Mileage: 120756	Ending Mileage: 120784	Total Mileage: 28

Location	Violation	Violation	Violation
3219 Port Annie Way	Speeding 40 in a 30		Warning

Comments:

1830: Being Tour of Duty @ BlockHouse MUD
1847: Checked Tonkawa Park
1911: Checked Tumlinson Park and Pool
1934: Checked Jumano Park
1937: Traffic Hazard Event Number #2024242838
1956: Checked Tonkawa Park
2012: Checked Jumano Park
2032: Checked Tumlinson Park and Pool
2039: Checked Bike Trail Park – Park was cleared and the gate was secured.
2042: Checked Tumlinson Park and Pool – Park was cleared and the gate was secured.
2046: Checked Tonkawa Park – Park was cleared and the gate was secured.
2053: Checked Jumano Park – Park was cleared and the gate was secured.
2120: Checked Tumlinson Park and Bike Park – Park was cleared and the gate was still secured.
2148: Checked Tonkawa Park – Park was cleared and the gate was secured.
2204: Traffic Stop Event Number #2024242956
2221: Checked Jumano Park – Park was cleared and the gate was still secured.
2230: End Tour of Duty @ BlockHouse MUD

James Polk #15343

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

NAME: Deputy Derrick Johnson #13763		DATE: 08/13/2024
TIME START: 23:00 Begin Mileage:34245	TIME ENDED: 04:00 Ending Mileage: 34262	TOTAL TIME: 5 Total Mileage:17

Location	Violation	Location	Violation

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

23:00hrs 10-41 patrol Blockhouse MUD.

23:00hrs Security check at Jumano park and the area was clear. The gates were closed and locked. No sign of trespassers or criminal mischief.

23:01hrs Security check Tonkawa park. No sign of criminal mischief. Gates were closed and locked.

23:03hrs Security check in Tumlinson park pool. The gates were closed and locked. No sign of criminal mischief.

23:04hrs Security check at the bike park. Parking lot was clear. Gates were closed and locked.

23:34hrs Security check 4200 blk of Blockhouse Dr.

00:45hrs Security check 400 blk of Tumlinson Fort Dr

01:11hrs Security check 2500 blk of Phillip Cv.

01:20hrs Security check 16000 blk of Black Kettle Dr

02:55hrs Security check 2200 blk of Blockhouse Dr.

03:30hrs Security check 3000 blk of Blockhouse Dr.

04:00hrs 10-42 Blockhouse patrol.

Derrick Johnson #13763

OFFICER'S SIGNATURE

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

NAME: Deputy Billy R. Boggs # 4308		DATE: 08-14-2024
TIME START: 16:00PM	TIME ENDED: 21:00PM	TOTAL TIME: 5 HRS
BEGINNING MILEAGE: 48456	ENDING MILEAGE: 48485	TOTAL MILEAGE: 29

Location	Violation	Violation	Violation
3400 BLOCKHOUSE DR	SPEEDING - WARN		

COMMENTS: ***OUT FOR FUEL - NEW HOPE / 183A***

16:00PM: BEGAN TOUR OF DUTY @ BLOCKHOUSE MUD

16:17PM: CHECKED BH ELEM SCHOOL & PORTABLE BUILDING - FACULTY & KIDS STILL ONSITE

16:34PM: CHECKED JUMANO PARK - ONE GRAY PK ONSITE @ GARDEN - WAS LOCKING GARDEN GATE & LEAVING; INTERIOR GATE TO FACILITY WAS CLOSED & SECURED; NO OTHER VEHICLES WERE ONSITE; FOUND 4 YOUNG BOYS (9-12YOA) PLAYING AROUND ENTRANCE TO THE STORM TUNNEL - I EDUCATED THEM ABOUT SAFETY / DANGERS / LEGALITY OF ENTERING INTO / PLAYING IN UTILITY STRUCTURES (STORM DRAINAGE TUNNELS) - THEY WERE ALL RECEPTIVE AND COMPLIANT AND THEN LEFT THE AREA - NO OTHER ISSUES

16:48PM: CHECKED APACHE PARK & POOL - STAFF / SWIMMERS WERE ONSITE

16:58PM: TRAFFIC STOP - 3400-BLK BLOCKHOUSE DR - SPEEDING - WARNING

17:21PM: CHECKED TONKAWA PARK - PARK, PLAYGROUND & FIELDS WERE CLEAR / UNOCCUPIED; PEC WAS ONSITE @ FACILITY

17:43PM: CHECKED TUMLINSON PARK & POOL - BASEBALL FIELD WAS OCCUPIED; POOL STAFF & SWIMMERS WERE ONSITE

17:50PM: CHECKED BIKE TRAIL PARK - PARK WAS UNOCCUPIED

17:52PM: CHECKED WALKERHOUSE, COURTS & PAVILLION - WALKERHOUSE SECURED; PAVILLION & COURTS WERE CLEAR / UNOCCUPIED; ON THE STONE WALL TO THE RIGHT OF THE BACK DOUBLE DOOR THERE IS A YELLOW-JACKET NEST THAT NEEDS TO BE SPRAYED BEFORE SOMEONE GETS STUNG

20:30PM: RECHECKED & SECURED BIKE TRAIL PARK GATE - PARK WAS CLEAR / UNOCCUPIED / NO VEHICLES ON PREMISES

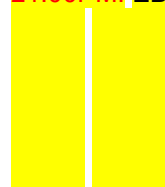
20:34PM: RECHECKED & SECURED TUMLINSON PARK GATE - PARK WAS CLEAR / NO VEHICLES ON PREMISES; POOL AREA WAS CLOSED & SECURED, HOWEVER, I FOUND THE FRONT SLIDING WINDOW UNLOCKED - I WAS ABLE TO LOCK THE WINDOW

20:42PM: RECHECKED & SECURED TONKAWA PARK GATE - PARK WAS CLEAR / UNOCCUPIED / NO VEHICLES ON PREMISES

20:47PM: RECHECKED APACHE PARK & POOL - PARK & PLAYGROUND WERE CLEAR; POOL AREA WAS CLOSED & SECURED

20:51PM: RECHECKED & SECURED JUMANO PARK GATE - ALL INTERIOR GATES WERE CLOSED & SECURED; NO VEHICLES ON PREMISES

21:00PM: EBDDED TOUR OF DUTY @ BLOCKHOUSE MUD



Billy Ray Boggs

OFFICER'S SIGNATURE

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

NAME: Deputy Derrick Johnson #13763		DATE: 08/15/2024
TIME START: 09:00 Begin Mileage: 34860	TIME ENDED: 14:00 Ending Mileage: 34882	TOTAL TIME: 5 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.

09:00hrs 10-41 patrol Blockhouse MUD.

09:05hrs Security check at the bike park. Parking lot was clear.

09:22hrs Security check 2500 blk of Phillip Ln.

10:15hrs Security check 2500 blk of Armstrong Dr.

11:08hrs Security check Tonkawa park. No sign of criminal mischief.

11:46hrs Security check at Jumano park and the area was clear. No sign of criminal mischief

12:10hrs Security check 16000 blk of Black Kettle Dr

13:01hrs Security check Apache park. No sign of criminal mischief.

13:45hrs Security check 3000 blk of Blockhouse Dr.

14:00hrs 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: 08-15-2024
TIME START: 1700 BEGINNING MILEAGE:	TIME ENDED: 1930 ENDING MILEAGE:	TOTAL TIME: 2.5 TOTAL MILEAGE:

Location	Violation	Violation	Violation

COMMENTS:

1700hrs Begin Tour of Duty.

1730hrs MUD Meeting at Walker House.

1930hrs End Tour of Duty.

Antonio L. Lovato #11316

OFFICER'S SIGNATURE

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

NAME: Detective John Bartlett #15235		DATE: 08-15-2024
TIME START: 1715 hours BEGINNING MILEAGE: 110820	TIME ENDED: 2145 hrs ENDING MILEAGE: 110859	TOTAL TIME: 4 hrs 30 min TOTAL MILEAGE: 39 MILES

Location	Violation	Violation	Violation

COMMENTS:

17:15 PM: Begin Tour of Duty Blockhouse MUD

17:15 PM: Neighborhood Check of McDowell Bend and surrounding neighborhoods.

17:28 PM: Checked a vehicle at the corner of Blockhouse Dr and Port Hood Dr as requested by the MUD. The vehicle is parked legally and the registration is up to date. Vehicle does not look abandoned or as if it broke down. No enforcement action was taken.

17:53 PM: Neighborhood Check of Port Hood Dr and surrounding neighborhoods.

18:19 PM: Neighborhood Check of Claudia Dr and surrounding neighborhoods.

18:36 PM: Neighborhood Check of Beverly Ln and surrounding neighborhoods.

18:54 PM: Security Check of Apache Park and Pool || All Okay

19:14 PM: Neighborhood Check of Chardonnay Crossing and surrounding neighborhoods.

19:40 PM: Neighborhood Check of Pine Portage Lp and surrounding neighborhoods.

19:58 PM: Neighborhood Check of Spotted Eagle Dr and surrounding neighborhoods.

20:12 PM: Neighborhood Check of Tonquin Dr and surrounding neighborhoods.

20:19 PM: Security Check of Jumano Park, back building. Gates Locked || All Okay

20:25 PM: Security Check of Tonkawa Park. Still in use. Informed residents I needed to lock the gates and would come back in a few minutes.

20:28 PM: Security Check of the Bike Park. All clear and gates locked || All Okay

20:30 PM: Security Check of Tonkawa Park. Gates Locked || All Okay.

20:32 PM: Security Check of Tumlinson Park and pool. Event staff still setting up, told them I would be back in a short while after I checked walker house.

20:34 PM: Security Check of Walkerhouse, Pavilion, Courts and Trails – Walkerhouse and courts secure || All Okay.

- Also checked Tumlinson Park, pool, playground area, and baseball field. No issues observed.

20:59 PM: Security Check of Tumlinson Park and pool. Gates Locked. || All Okay

21:10 PM: Neighborhood Check of Tumlinson Fort Dr and surrounding neighborhoods.

21:27 PM: Neighborhood Check of Luke Ln and surrounding neighborhoods.

21:40 PM: Neighborhood Check of Blockhouse Dr and surrounding areas.

21:45 PM: End Tour of duty.

John S. Bartlett #15235

OFFICER'S SIGNATURE

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

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

NAME: Deputy Derrick Johnson #13763		DATE: 08/17/2024
TIME START: 21:00 Begin Mileage: 35101	TIME ENDED: 04:00 Ending Mileage: 35129	TOTAL TIME: 7 Total Mileage: 28

Location	Violation	Location	Violation
Susan Rd	Driving without lights		

COMMENTS:

21:00hrs 10-41 patrol Blockhouse MUD.

21:00hrs Security check at Jumano park and the area was clear. The gates were closed and locked. No sign of trespassers or criminal mischief.

21:01hrs Security check Tonkawa park. No sign of criminal mischief. Gates were closed and locked.

21:02hrs Conducted a traffic stop Susan Rd, for driving with out lights.

21:12hrs Security check at the walker house, lots of vehicles in the parking lot due to event at the Tumlinson park.

22:14hrs Security check at the bike park. Parking lot had one vehicle, unable to locate owner. Gates were closed and locked with vehicle left in parking lot.

22:41hrs Security check Apache park. No sign of criminal mischief.

23:33hrs Security check in Tumlinson park pool. The gates were closed and locked. No sign of criminal mischief. Carnival rides and equipment in the park and parking lot area.

00:08hrs Security check 3300 blk of Bardolino LN.

01:22hrs Security check 2500 blk of Phillip Ln.

02:10hrs Security check 16000 blk of Black Kettle Dr

03:45hrs Security check 3000 blk of Blockhouse Dr.

04:00hrs 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:08/17/2024	
Time Start: 0000	Time Ended: 0400	Total Time: 0400
Beginning Mileage: 77070	Ending Mileage: 77103	Total Mileage: 33

Location	Violation	Violation	Violation

Comments:

0000hrs Begin Tour of Duty

0010hrs Security Check Jumano Park. No vehicles parked in the parking area in front of the gate. No one parked in the park area. No one seen playing on the disc golf course. The gate to the park was locked and secured. No issues observed.

0020hrs 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.

0025hrs Security Check Tumlinson Park. No vehicles parked in the parking lot. No one playing on the playground or on the baseball field. No one observed walking around on the trails. The gate was closed and locked upon my exit. No issues observed.

0033hrs Security Check Bike Trail Park. No vehicles parked in the parking lot. No one riding on the track. The gate was closed and locked upon my exit. No issues observed.

0054hrs Suspicious vehicle Hutton Ln. Made contact with owner of vehicle who advised he was not feeling good. Refuses EMS already had a friend in-route to take him home. Event #2024247655.

0155hrs Security Check Apache Park. No vehicles were parked in the parking lot. No one playing on the playground. There were no People at the pool area. No issues observed.

0310hrs Security Check Security Check Walker House. All doors at Walker house secured. No issues observed.

0400hrs End Tour of Duty

Case Winkler #15527

Block House Creek M.U.D.

Daily Patrol Report

Name: Deputy James Polk #15343	Date:08/18/2024	
Time Start: 1900	Time Ended: 2300	Total Time: 4
Beginning Mileage: 121085	Ending Mileage: 121117	Total Mileage: 32

Location	Violation	Violation	Violation
1401 Scottsdale Dr	Didn't stop at stop sign/ no turn signal		Warning

Comments:

1900: Being Tour of Duty @ BlockHouse MUD

1902: Checked Tumlinson Park and Pool

1935: Checked Tonkawa Park

1952: Checked Jumano Park

2025: Checked Tumlinson Park and Pool – Park was cleared and the gate was secured.

2029: Checked Bike Park – Park was cleared and the gate was secured.

2040: Checked Tonkawa Park – a vehicle was in the park that returned to a resident of Block house, will check by in a few minutes.

2113: Checked Jumano Park – Players had a late night game advised they will be done at 2200 hours.

2132: Checked Tonkawa Park – Park was cleared and the gate was secured.

2205: Checked Jumano Park – Park was cleared and the gate was secured.

2230: Checked Tumlinson Park and Pool – Park was cleared and the gate was still secured.

2252: Traffic stop Event #2024249224

2255: Checked Jumano Park – Park was cleared and the gate was secured.

2300: End Tour of Duty @ BlockHouse MUD

James Polk #15343

Block House Creek M.U.D.

Daily Patrol Report

Name: Deputy Hector G. Hernandez Jr.	Date: 08/19/2024	
Time Start: 1600 hrs Beginning Mileage: 67905	Time Ended: 2100 hrs Ending Mileage: 67923	Total Time: 5 hours Total Mileage: 18 miles

Location	Violation	Violation	Violation

Comments:

1600hrs: Beginning of Tour of Duty,

1600hrs: I conducted a security check beginning on McDowell Dr., Nothing suspicious observed.

1709hrs: I conducted a security check beginning on Spotted Eagle and Jadestone. Nothing suspicious observed.

1917hrs: I conducted a security check beginning on at Tumlinson Fort. I checked the area and observed nothing suspicious.

2015hrs: I closed the gates to the bike trail.

2020hrs: I checked the Walker House. All secured.

2025hrs: I closed the Tumlinson Park Gates.

2033hrs: I closed the Tonkawa park gates.

2058hrs: I checked the Jumano Park. I found a vehicle that was parked and attempted to locate the RO. After a while I located him and let him know the park closed at sunset. After he left I was able to close the gate.

Hector G. Hernandez Jr #16244

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

NAME: Deputy Derrick Johnson #13763		DATE: 08/19/2024
TIME START: 09:00 Begin Mileage: 35201	TIME ENDED: 14:00 Ending Mileage: 35219	TOTAL TIME: 5 Total Mileage: 18

Location	Violation	Location	Violation

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

09:00hrs 10-41 patrol Blockhouse MUD.

09:10hrs Security check Apache park. No sign of criminal mischief.

09:34hrs Security check 16000 blk of Black Kettle Dr

10:15hrs Security check Tonkawa park. No sign of criminal mischief.

10:20hrs Security check at Jumano park and the area was clear. No sign of trespassers or criminal mischief.

11:14hrs Security check at the bike park.

11:45hrs Security check 3000 blk of Blockhouse Dr.

12:30hrs Security check in Tumlinson park pool. No sign of criminal mischief.

13:15hrs Security check 2500 blk of Claudia Dr.

13:28hrs Security check Tonkawa park. No sign of criminal mischief.

13:22hrs Security check 2500 blk of Phillip Ln.

14:00hrs 10-42 Blockhouse patrol.

Derrick Johnson #13763

OFFICER'S SIGNATURE

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

NAME: Deputy Derrick Johnson #13763		DATE: 08/20/2024
TIME START: 08:30 Begin Mileage: 35302	TIME ENDED: 13:30 Ending Mileage: 35323	TOTAL TIME: 5 Total Mileage: 22

Location	Violation	Location	Violation
3300 Block House Dr	Speeding		

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.

08:30hrs 10-41 patrol Blockhouse MUD.

09:15hrs Security check Tonkawa park. No sign of criminal mischief.

09:22hrs Security check 2500 blk of Phillip Ln.

09:39hrs Conducted a traffic stop 3300 blk of block house Dr. Speeding

10:00hrs Security check at Jumano park and the area was clear. No sign of trespassers or criminal mischief.

10:14hrs Security check at the bike park. Parking lot had one vehicle, unable to locate owner.

11:30hrs Security check Apache park. No sign of criminal mischief.

11:54hrs Security check 16000 blk of Black Kettle Dr

12:15hrs Security check 3000 blk of Blockhouse Dr.

12:30hrs Security check in Tumlinson park pool. No sign of criminal mischief.

13:15hrs Security check at the bike park. Parking lot was clear

13:28hrs Security check Tonkawa park. No sign of criminal mischief.

13:30hrs 10-42 Blockhouse patrol.

Derrick Johnson #13763

OFFICER'S SIGNATURE

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

NAME: Deputy Billy R. Boggs # 4308		DATE: 08-21-2024
TIME START: 16:00PM	TIME ENDED: 21:00PM	TOTAL TIME: 5 HRS
BEGINNING MILEAGE: 48740	ENDING MILEAGE: 48760	TOTAL MILEAGE: 20

Location	Violation	Violation	Violation

COMMENTS: ***OUT FOR FUEL - NEW HOPE / 183A***

16:00PM: BEGAN TOUR OF DUTY @ BLOCKHOUSE MUD

16:13PM: CHECKED BH ELEM SCHOOL & PORTABLE BUILDING - FACULTY WAS STILL ONSITE; PORTABLE BUILDING WAS SECURED

16:32PM: CHECKED JUMANO PARK - PRIORITY LANDSCAPE WAS ONSITE; GARDEN GATE & FACILITY GATE WAS CLOSED & SECURED

16:44PM: CHECKED APACHE PARK & POOL - PLAYGROUND WAS UNOCCUPIED; POOL STAFF WAS ONSITE @ POOL

16:52PM: CHECKED TONKAWA PARK - PARK AND BOTH FIELDS WERE CLEAR & UNOCCUPIED

17:02PM: CHECKED TUMLINSON PARK & POOL - PARK WAS CLEAR; BASEBALL FIELD WAS IN USE FOR PRACTICE; POOL WAS CLOSED & SECURED

17:10PM: CHECKED BIKE TRAIL PARK - PARK WAS CLEAR / UNOCCUPIED & NO VEHICLES ON PREMISES

17:12PM - 20:05PM: OUT AT WALKERHOUSE FOR BUDGET MEETING (17:30P); COURTS & PAVILLION WERE CLEAR / UNOCCUPIED

20:18PM: RECHECKED BH ELEM SCHOOL - MAINT. STAFF ONSITE, BUT IN THE PROCESS OF LEAVING FOR THE EVENING

20:24PM: RECHECKED & SECURED BIKE TRAIL PARK GATE - PARK WAS CLEAR & UNOCCUPIED; NO VEHICLES ON PREMISES

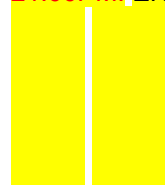
20:27PM: RECHECKED & SECURED TUMLINSON PARK GATE - PARK WAS CLEAR - NO VEHICLES ON PREMISES; POOL SECURED

20:36PM: RECHECKED & SECURED TONKAWA PARK GATE - PARK & FIELDS WERE CLEAR / UNOCCUPIED & NO VEHICLES WERE ON PREMISES

20:43PM: RECHECKED APACHE PARK & POOL - PARK PLAYGROUND WAS CLEAR / UNOCCUPIED; POOL STAFF ONSITE & IN USE

20:47PM: RECHECKED & SECURED JUMANO PARK GATE - TWO PICKUPS WERE STILL ONSITE (DISC-GOLF PLAYERS) - PARTIES COMPLIED IMMEDIATELY AND LEFT THE PARK WITHOUT ISSUE; ALL INTERIOR GATES WERE SECURED

21:00PM: ENDED TOUR OF DUTY @ BLOCKHOUSE MUD



Billy Ray Boggs
OFFICER'S SIGNATURE

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

NAME: Deputy Derrick Johnson #13763		DATE: 08/22/2024
TIME START: 09:00 Begin Mileage: 35382	TIME ENDED: 14:00 Ending Mileage: 35399	TOTAL TIME: 5 Total Mileage: 17

Location	Violation	Location	Violation

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

09:00hrs 10-41 patrol Blockhouse MUD.

09:02hrs Security check in Tumlinson park pool. No sign of criminal mischief

09:12hrs Security check 2500 blk of Phillip Ln.

09:39hrs Security check 700 blk of Luke Ln.

10:30hrs Security check at Jumano park and the area was clear. No sign of trespassers or criminal mischief.

10:44hrs Security check at the bike park.

11:20hrs Security check Apache park. No sign of criminal mischief.

11:54hrs Security check 15000 blk of Big Falls Dr.

12:25hrs Security check 16000 blk of Lone Wolf Dr.

13:05hrs Security check Tonkawa park. No sign of criminal mischief.

13:45hrs Security check at the bike park. Parking lot was clear

14:00hrs 10-42 Blockhouse patrol.

Derrick Johnson #13763

OFFICER'S SIGNATURE

Block House Creek M.U.D.

Daily Patrol Report

Name: Deputy Hector G. Hernandez Jr.	Date: 08/23/2024	
Time Start: 1555hrs Beginning Mileage: 68211	Time Ended: 2055hrs Ending Mileage: 68229 miles	Total Time: 5 hours Total Mileage: 18 miles

Location	Violation	Violation	Violation

Comments:

1555hrs: Beginning of Tour of Duty, I conducted a security check beginning on McDowell Dr., Nothing suspicious observed.

1714hrs: I conducted a security check through the neighborhood beginning on Port Anne Way. Nothing suspicious observed.

1846hrs: I conducted a security check throughout the neighborhood, nothing suspicious observed.

2015hrs: I closed the bike trail gate. All clear.

2020hrs: I checked the walker house, Everything secured.

2025hrs: I closed the Tumlinson Fort parking lot. All clear.

2030hrs: I closed the Tonkawa Park parking lot. All clear.

2055hrs: I checked the park and closed the gates at the Jumano park. All clear.

Hector G. Hernandez Jr #16244

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

NAME: Deputy Antonio Lovato #11316		DATE: 08-23-2024
TIME START: 0655	TIME ENDED: 1225	TOTAL TIME: 5.5
BEGINNING MILEAGE: 118950	ENDING MILEAGE: 118998	TOTAL MILEAGE: 48

Location	Violation	Violation	Violation

COMMENTS:

0655hrs Begin Tour of Duty.

0700hrs Traffic Control on Creek Run (school zone).

0804hrs Security Check Tumlinson Park. No vehicles parked in the parking lot. No one playing in the park or in the pool area. There were some people walking around on the trails. No issues observed.

0837hrs Security Check Tonkawa Park. No vehicles parked in the parking lot. No one playing on the playground or soccer field. There were a couple of people running and biking around on the track. No issues observed.

0853hrs Security Check Apache Park. There were a few vehicles parked in the parking lot. Leander Swim Team was just finishing up practice. No one playing on the playground. No issues observed.

0918hrs Security Check Bike Trail Park. No vehicles parked in the parking lot. No one riding on the track. No issues observed.

1014hrs Security Check Jumano Park. There were a few vehicles parked in the parking lot. There were some people walking around on the trails, and playing disc golf. No issues observed.

1107hrs Security Check Apache Park. No vehicles parked in the parking lot. No one playing on the playground or in the pool area. No issues observed.

1119hrs Security Check Tonkawa Park. One vehicle parked in the parking lot. There was a family on the swing set. No one playing on the soccer field or walking around on the track. No issues observed.

1137hrs Security Check Tumlinson Park. There was one vehicle parked in the parking lot. No one playing on the playground or in the pool area. There was a lady walking around on the trails. No issues observed.

1218hrs Security Check Bike Trail Park. No vehicles parked in the parking lot. No one riding on the trails. No issues observed.

1225hrs End Tour of Duty.

Antonio L. Lovato #11316

OFFICER'S SIGNATURE

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

NAME: Detective John Bartlett #15235		DATE: 08-25-2024
TIME START: 1600 hours BEGINNING MILEAGE: 111024	TIME ENDED: 2130 hrs ENDING MILEAGE: 111071	TOTAL TIME: 5 hrs 30 min TOTAL MILEAGE: 47 MILES

Location	Violation	Violation	Violation

COMMENTS:

16:00 PM: Begin Tour of Duty Blockhouse MUD

16:01 PM: Monitored Traffic on Scottsdale Dr and Blockhouse Dr || All Okay.

16:28 PM: Neighborhood Check of Catalina Dr and surrounding neighborhoods.

16:52 PM: Neighborhood Check of Chardonnay Dr and surrounding neighborhoods.

17:00 PM: Neighborhood Check of Beverly Ln and surrounding neighborhoods.

17:17 PM: Neighborhood Check of Alexaner Dr and surrounding neighborhoods.

17:33 PM: Security Check of Tumlinson Park and Pool || All okay.

17:56 PM: Security Check of Walkerhouse, Pavilion, Courts and Trails – Walkerhouse and courts secure || All Okay.

- Also checked Tumlinson Park, pool, playground area, and baseball field. No issues observed.

18:15 PM: Neighborhood Check of Johnathan Way and surrounding neighborhoods.

18:32 PM: Neighborhood Check of Lone Wolf Dr and surrounding neighborhoods.

18:51 PM: Neighborhood Check of Jadestone Dr and surrounding neighborhoods.

19:05 PM: Neighborhood Check of Molson Lake Dr and surrounding neighborhoods.

19:28 PM: Neighborhood Check of Black Kettle Ln and surrounding neighborhoods.

19:41 PM: Neighborhood Check of Pine Portage Loop and surrounding neighborhoods.

20:00 PM: Security Check of the Bike Park. All clear and gates locked || All Okay

20:04 PM: Security Check of Tumlinson Park and pool. Gates Locked. || All Okay

20:13 PM: Security Check of Tonkawa Park. Gates Locked || All Okay.

20:32 PM: Security Check of Jumano Park, back building.

- Had to wait for residents to vacate. Gates Locked || All Okay

20:46 PM: Neighborhood Check of Lambrusco Ln and surrounding neighborhoods.

21:04 PM: Security Check of Walkerhouse, Pavilion, Courts and Trails – Walkerhouse and courts secure || All Okay.

- Also checked Tumlinson Park, pool, playground area, and baseball field. No issues observed.

21:23 PM: Neighborhood Check of Blockhouse Dr and surrounding areas.

21:30 PM: End Tour of duty.

John S. Bartlett #15235

OFFICER'S SIGNATURE

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

Block House Creek M.U.D.

Daily Patrol Report

Name: Deputy Case Winkler #15527	Date:08/26/2024	
Time Start: 2100	Time Ended: 0100	Total Time: 0400
Beginning Mileage: 77994	Ending Mileage: 78033	Total Mileage: 39

Location	Violation	Violation	Violation

Comments:

2100hrs Begin Tour of Duty

2105hrs Security Check Tumlinson Park. No vehicles parked in the parking lot. No one playing on the playground or on the baseball field. No one observed walking around on the trails. The gate was closed and locked upon my exit. No issues observed.

2105hrs Security Check Bike Trail Park. No vehicles parked in the parking lot. No one riding on the track. The gate was closed and locked upon my exit. No issues observed.

2115hrs Security Check Jumano Park. No vehicles parked in the parking area in front of the gate. No one parked in the park area. No one seen playing on the disc golf course. The gate to the park was locked and secured. No issues observed.

2125hrs 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.

2300hrs Security Check Apache Park. No vehicles were parked in the parking lot. No one playing on the playground. There were no People at the pool area. No issues observed.

0000hrs Security Check Security Check Walker House. All doors at Walker house secured. No issues observed.

0100hrs End Tour of Duty

Case Winkler #15527

Block House Creek M.U.D.

Daily Patrol Report

Name: Deputy Bryson Mora #16249	Date: 08/27/2024	
Time Start: 19:00 Beginning Mileage: 98400	Time Ended: 01:00 Ending Mileage: 98426	Total Time: 6.0 hours Total Mileage: 26 miles

Location	Violation	Violation	Violation
Blockhouse Dr. / Tumlinson Fort Dr.	Exp. Registration		

Comments:

19:00 – Begin Tour of Duty

19:01 – Traffic Stop.

19:25 – Bike Trail Park check by, all clear.

19:53 – Assist another Deputy on a traffic stop Block House Dr. / Jacqueline Dr.

20:00 – Tonkawa Park check by, all clear.

20:43 – Tonkawa Park check by, all clear.

20:53 – Apache Park check by, all clear.

21:06 – Tumlinson Park check by, all clear.

21:25 – Bike Trail Park check by, all clear.

21:45 – Elementary school check by, all clear.

22:40 – Stepping Stone School check by, all clear.

23:04 – Walker House check by, all clear.

23:25 – Tonkawa Park check by, all clear.

00:30 - Tonkawa Park check by, gate locked, all clear.

00:43 – Jumano Park check by, gate locked, all clear.

00:49 – Tumlinson Park check by, gate locked, all clear.

00:53 – Bike Trail Park check by, gate locked, all clear.

01:00 – End tour of duty.

Bryson Mora #16249

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

NAME: Deputy Billy R. Boggs # 4308		DATE: 08-28-2024	
TIME START: 16:05PM	TIME ENDED: 21:05PM	TOTAL TIME: 5 HRS	
BEGINNING MILEAGE: 49192	ENDING MILEAGE: 49221	TOTAL MILEAGE: 29	

Location	Violation	Violation	Violation

COMMENTS: ***OUT FOR FUEL @ NEW HOPE / 183A***

16:20PM: CHECKED BH ELEM SCHOOL & PORTABLE BUILDING - SOME STAFF / FACULTY STILL ONSITE - ALL APPEARED OKAY

16:48PM: CHECKED BY WITH WCSO PATROL UNIT 1415 ON CYNTHIA CT. REF A FOLLOWUP CALL - NR / ASST ONLY

17:00PM: CHECKED TONKAWA PARK - DEPUTY LOVATO WAS ONSITE AND ADVISED HE HAD ALREADY CHECKED TONKAWA PARK AND BIKE TRAIL PARK

18:10PM: CHECKED APACHE PARK & POOL - PLAYGROUND WAS UNOCCUPIED; POOL WAS IN USE W/ STAFF ONSITE

18:18PM: CHECKED JUMANO PARK - COMMUNITY GARGEN MEMBERS WERE ONSITE @ THE GARDEN; INTERIOR GATE TO SCOUT FACILITY WAS CLOSED & SECURED; SEVERAL OTHER VEHICLES WERE PARKED ONSITE FOR DISC GOLF

18:40PM: CHECKED TUMLINSON PARK & POOL - BASEBALL FIELD WAS IN USE FOR PRACTICE; POOL WAS CLOSED & SECURED

20:00PM: RECHECKED & SECURED BIKE TRAIL PARK GATE - PARK WAS CLEAR & UNOCCUPIED

20:04PM: RECHECKED & SECURED TUMLINSON PARK GATE - PARK WAS CLEAR & UNOCCUPIED

20:12PM: RECHECKED APACHE PARK & POOL - PARK WAS CLEAR & UNOCCUPIED AND POOL AREA WAS CLOSED / SECURED & STAFF GONE

20:17PM: RECHECKED & SECURED JUMANO PARK GATE - PARK WAS CLEAR & UNOCCUPIED

20:30PM: RECHECKED TONKAWA PARK - DEPUTY LOVATO WAS THERE TO SECURE THE GATES AND THE LAST OF THE VEHICLES FROM BASEBALL PRACTICE WERE LEAVING / CLEARING THE PARK

21:05PM: ENDED 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: 08-28-2024
TIME START: 1620	TIME ENDED: 2050	TOTAL TIME: 4.5
BEGINNING MILEAGE: 119234	ENDING MILEAGE: 119261	TOTAL MILEAGE: 27

Location	Violation	Violation	Violation

COMMENTS:

1620hrs Begin Tour of Duty.

1644hrs Security Check Bike Trail Park. No vehicles parked in the parking lot. No vehicles parked in the parking lot and no one riding around on the track. No issues observed.

1701hrs Security Check Tonkawa Park. One vehicle parked in the parking lot. There was a mother and son on the playground playing. No one on the soccer field. There was one person walking around on the track. No issues observed.

1800hrs Walker House for Board Meeting.

2024hrs Security Check Tonkawa Park. Parking lot full of vehicles. Baseball players finishing up practice. No one on the playground, soccer field, or walking around on the track. The gates were closed and locked once all the baseball players had exited. No issues observed.

2050hrs End Tour of Duty.

Antonio L. Lovato #11316

OFFICER'S SIGNATURE

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

NAME: Deputy Antonio Lovato #11316		DATE: 08-30-2024
TIME START: 1520	TIME ENDED: 2050	TOTAL TIME: 5.5
BEGINNING MILEAGE: 30639	ENDING MILEAGE: 30692	TOTAL MILEAGE: 53

Location	Violation	Violation	Violation

COMMENTS:

1520hrs Begin Tour of Duty.

1531hrs Security Check Jumano Park. There were a couple of vehicles parked in the park. There was someone playing on the disc golf course and someone in the garden area. No issues observed.

1558hrs SecurityCheck Tonkawa Park. No vehicles parked in the parking lot. No one playing on the playground, soccer field, or walking around on the track. No issues observed.

1643hrs Security Check Tumlinson Park. There were a few vehicles parked in the parking lot. No one seen walking around in the park. No one in the pool area swimming. No issues observed.

1732hrs Security Check Apache Park. There were a few vehicles parked in the parking lot. No one playing on the playground. There were several people in the pool swimming. No issues observed.

1818hrs Security Check Bike Trail Park. No vehicles parked in the parking lot. No one riding on the track. No issues observed.

1901hrs Security Check Tonkawa Park. There was one vehicle parked in the parking lot. There were some people playing with their dogs on the soccer field and a man running around on the track. No one on the playground. No issues observed.

1928hrs Security Check Bike Trail Park. No vehicles parked in the parking lot. No one riding around on the track. No issues observed.

2009hrs Security Check Tonkawa Park. No vehicles parked in the parking lot. No one seen in the park. The gate to the park was locked and secured upon my exit. No issues observed.

2016hrs Security Check Jumano Park. There was one vehicle parked in the park. They were playing disc golf. I advised them the park was closed and I had to lock the gates. They were polite and gathered their things and exited the park. The gate was closed and locked upon my exit. No issues observed.

2029hrs Security Check Tumlinson Park. No vehicles parked in the parking lot. There was a group of people playing on the sand volleyball court. When they saw me drive in they started packing up their stuff. The gate was closed and locked upon my exit. No issues observed.

2034hrs Security Check Bike Trail Park. No vehicles parked in the parking lot. No one riding around on the track. The gate was closed and locked upon my exit. No issues observed.

2050hrs 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:08/31/2024	
Time Start: 1950 Beginning Mileage: 78520	Time Ended: 2350 Ending Mileage: 78553	Total Time: 0400 Total Mileage: 33

Location	Violation	Violation	Violation

Comments:

1950hrs Begin Tour of Duty

2200hrs Security Check Jumano Park. No vehicles parked in the parking area in front of the gate. No one parked in the park area. No one seen playing on the disc golf course. The gate to the park was locked and secured. No issues observed.

2210hrs 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.

2225hrs Security Check Tumlinson Park. No vehicles parked in the parking lot. No one playing on the playground or on the baseball field. No one observed walking around on the trails. The gate was closed and locked upon my exit. No issues observed.

2235hrs Security Check Bike Trail Park. No vehicles parked in the parking lot. No one riding on the track. The gate was closed and locked upon my exit. No issues observed.

2300hrs Security Check Apache Park. No vehicles were parked in the parking lot. No one playing on the playground. There were no People at the pool area. No issues observed.

2330hrs Security Check Security Check Walker House. All doors at Walker house secured. No issues observed.

2350hrs End Tour of Duty

Case Winkler #15527



Premier Recreation Management Services, LLC

1822 Lloydminster Way, Cedar Park, TX 78613

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

September 18, 2024

Ursula Logn

President

Block House Creek M.U.D.

R.E. Pool Management Report

Dear Mrs. Logan,

Pool Report

- No major injuries or accidents during July.
- Leander ISD is now using Apache pool on weekday mornings. Premier Recreation will be supplying lifeguards anytime dive blocks are in use.
- Apache pool is now open 12pm – 5pm on Saturday and Sunday and 5:00pm – 9:00pm Monday, Wednesday and Friday. Tumlinson is open Saturday and Sunday from 12:00 noon to 6:00 pm through the end of September.
- No issues with pumps or chemical feeders.
- All water features at Tumlinson are open and working properly.
- Heaters at Apache have been tested and are ready for winter.
- Chemical Logs for Apache can be found at <https://app.poolsharkh2o.com/logbook/6t12ya7q>



- Chemical Logs for Tumlinson can be found at <https://app.poolsharkh2o.com/logbook/1df4t134>



Marc

Shift Reports

2024/08/01 8:02:55 PM EST	Apache	No	Normal day, all was good. Power was on when I arrived, swim lessons went just fine.
2024/08/04 8:02:43 PM EST	Apache	No	Normal afternoon, only a few people and 2 kids
2024/08/06 7:59:37 PM EST	Apache	No	Normal relatively slow. Water level was low.
2024/08/08 7:42:20 PM EST	Apache	No	Normal, slow day. Less than 10 people total for the afternoon shift
2024/08/11 8:07:38 PM EST	Apache	No	Average of 10 patrons in the pool at a time, weather was clear all day.
2024/08/25 5:11:53 PM EST	Apache	No	Hot but chill
2024/08/28 7:53:57 PM EST	Apache	No	Good day minus early close for weather @ 7:45pm
2024/08/30 9:15:21 PM EST	Apache	No	Good day. Slightly slower with Tumlinson open
2024/09/01 5:06:05 PM EST	Apache	No	The day was easy, around 20-30 people total, sunny all day
2024/09/02 9:20:20 PM EST	Apache	No	Weather was a little rainy but our normal lap swimmers were all here
2024/09/04 9:07:42 PM EST	Apache	No	Great day. Weather was perfect and all the regular lap swimmers came.
2024/09/06 9:13:01 PM EST	Apache	No	Great weather again, many patrons came to enjoy it.
2024/09/07 5:03:49 PM EST	Apache	No	Windy, 20 patrons
2024/09/08 5:03:56 PM EST	Apache	No	Windy but good and easy

2024/09/09 9:02:02 PM EST	Apache	No	Best day of weather I think we have had in months. Lots of returning off season lap swimmers.
2024/09/11 9:06:44 PM EST	Apache	No	Great day, lots of patrons today, even more than usual.
2024/09/13 9:18:56 PM EST	Apache	No	Most patrons at one time: 9, moderate heat but not for long, easy shift
2024/09/16 9:03:58 PM EST	Apache	No	Great day. Full pool of lap swimmers most of the day. Chemicals balanced all day

2024/08/01 7:55:26 PM EST	Tumlinson	No	Sunny hot slow super slow
2024/08/01 8:42:19 PM EST	Tumlinson	No	Hot day, slow, no more than 6 patrons entire shift,
2024/08/04 8:30:03 PM EST	Tumlinson	No	Weather was stormy, max patrons we had was 10
2024/08/06 7:45:29 PM EST	Tumlinson	No	Slow easy >15
2024/08/10 7:48:36 PM EST	Tumlinson	No	Stormy easy
2024/08/11 8:09:17 PM EST	Tumlinson	No	about 45 patrons, good day everybody worked hard
2024/08/18 6:18:33 PM EST	Tumlinson	No	Day was pretty good, about 52 patrons and extremely hot weather
2024/08/30 9:05:11 PM EST	Tumlinson	No	Very calm, there was one lady upset about "blood in the bathroom" when there wasn't any, she was talking about two stains on the door that had been there for a very long time.
2024/09/01 10:38:55 PM EST	Tumlinson	No	It was clear and sunny, we had most around 38 people, and two birthday parties happen.

2024/09/01 11:45:51 AM EST	Tumlinson	No	Sunny weather, maximum 20 patrons
2024/09/02 10:49:23 PM EST	Tumlinson	No	Very rainy and cloudy all day, most people we had was 12, nothing eventful went down.
2024/09/07 6:08:53 PM EST	Tumlinson	No	Day was smooth, low occupancy, good weather
2024/09/08 8:23:26 PM EST	Tumlinson	No	Less than 20 patrons all day at any given time, mild temps in the low 80s, lots of wind, water felt cold but was very clean and chems were normal through the entire shift.
2024/09/15 6:15:38 PM EST	Tumlinson	No	High patron count

Monthly Report		Block House MUD
Report Period: 9/2/24 - 9/27/24		
Common Area Maintenance		
The park areas, entrances, medians, and/or easements received regular maintenance (including weed control, litter control, mowing, string trimming, tree trimming and shrub pruning) on the following dates:		
Week of September 2nd	Services performed during maintenance visit	
Crews completed the standard maintenance tasks such as mowing and string-trimming of the District as per the contract.		
Luther Chance Infield care and weed control.		
Blow leaves and debris from Luther Chance outfield deck.		
Crews completed the level 2 (blue) mowing areas.		
Week of September 9th	Services to be performed during maintenance visit	
Crews completed the standard maintenance tasks such as mowing and string-trimming of the District as per the contract.		
Luther Chance Infield care and weed control.		
Blow leaves and debris from Luther Chance outfield deck.		
Crews completed the level 3 (pink) mowing areas.		
Week of September 16th	Services to be performed during maintenance visit	
Crews scheduled to complete the standard maintenance tasks such as mowing and string-trimming of the District as per the contract.		
Luther Chance Infield care and weed control.		
Blow leaves and debris from Luther Chance outfield deck.		
Crews scheduled to complete the level 2 (blue) mowing areas.		
Week of September 23rd	Services to be performed during maintenance visit	
Crews scheduled to complete the standard maintenance tasks such as mowing and string-trimming of the District as per the contract.		
Luther Chance Infield care and weed control.		
Blow leaves and debris from Luther Chance outfield deck.		
Crews scheduled to complete Jumano Disc Golf Course maintenance.		



Blue Ribbon Cooling, Heating, Plumbing, &
Electrical
3121 Eagles Nest St #150
Round Rock, TX 78665
TACLB117200E
www.blueribbonsservices.com
512-308-3515

Estimate 64936423
Job 64842329
Estimate Date 9/17/2024
Technician Gerardo Tovar
Customer PO

Billing Address

Blockhouse Mud/Walker House
2600 Block House Drive
Leander, TX 78641 USA

Job Address

Blockhouse Mud- Jumano house
1301 Black Kettle Drive
Leander, TX 78641 USA

Estimate Details

5 Star Option : These repairs will allow the system to go back to normal cooling operations.

Service #	Description	Quantity	Your Price	Your Total
Replace OEM R-410A Evaporator Coil	Recover all refrigerant from the system. Remove existing evaporator coil and install new OEM coil. Install new liquid line filter drier. Properly evacuate and charge system with up to 6 lb of R-410A refrigerant.	1.00	\$3,235.79	\$3,235.79
TS-111 1	Remove existing thermostat and install a new Honeywell T4 thermostat. Test all system operations.	1.00	\$322.41	\$322.41
CAP-260	Install a hard start kit with a potential relay.	1.00	\$480.00	\$480.00
CAP-160	Replace dual run capacitor - 20 - 50 mfd.	1.00	\$414.80	\$414.80
Remove and Clean Blower Assembly	Remove, clean, and reinstall the indoor fan assembly to ensure proper airflow and air quality in the HVAC system.	1.00	\$918.31	\$918.31
Potential Savings				\$554.89
Sub-Total				\$5,371.31
Tax				\$0.00
Total				\$5,371.31
Est. Financing				\$68.76

Thank you for choosing Blue Ribbon Cooling, Heating, Plumbing, and Electrical.
Regulated by The Texas Department of Licensing and Regulation
P.O. Box 12517 Austin, Texas 7811 www.tdlr.texas.gov 1-800-803-9202 512-463-6597

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Blue Ribbon Cooling, Heating, Plumbing, & Electrical as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed. This estimate has a price guarantee of 30-days from the date the estimate is written.

Condenser Coils

Check condition and cleanliness



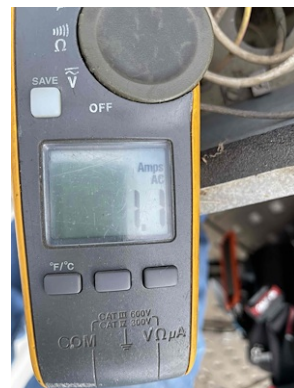
Condenser Fan Motor

Amp Draw

Motor housing - Check for rust and oil

Picture of both

High amps



Capacitor

Capacitor label
Herm mfd readings
Fan mfd readings
photos of both



Compressor

Amp Draw

Inrush Amps

photos of both

High amps

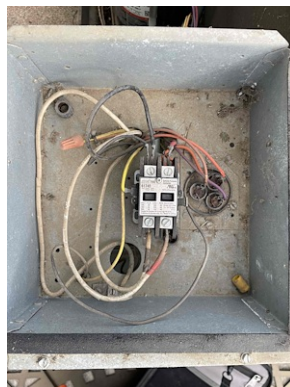


Hard start recommended

☒ Yes, LRA is above manufacture specs

Contactor and Wiring

Correct



MQ - Refrigerant Charge

system to be running in cooling for 15 minutes before taking screenshots

MQ of subcool + superheat

Very low due to refrigerant leak

Condenser Notes

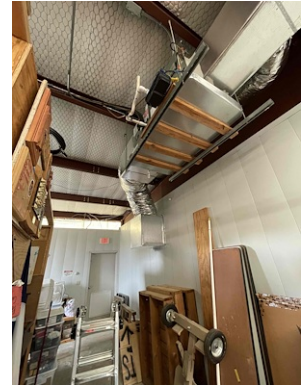
Optional

No additional notes

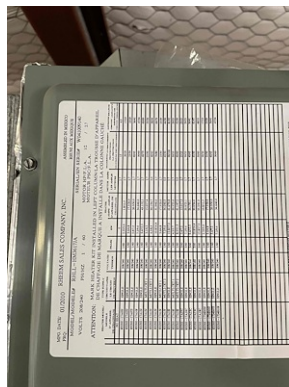
Indoor Unit

Indoor Unit

Location of indoor unit



Nomenclature of indoor unit and coil



Age of unit

10-15

Temp Split

MQ Pic



Evaporator Coil Condition

Photo of evaporator coils, pan and TXV if possible

Leaking refrigerant



Blower Wheel Condition

Offer cleaning if dust is more than 1/16" buildup

Dirty



Blower motor and capacitor

Inspect motor for oil leakage, amp draw and capacitor readings

No oil leakage

Correct amp draw

No capacitor installed



Airflow settings

Verify airflow setting via DIP switches, board display or speed tap.

Correct airflow settings

Static Pressure

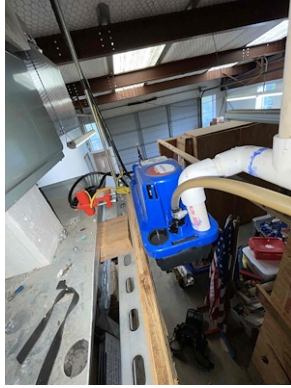
Measure TESP of equipment.

Static above .5" W/C, check supply and return sizes and recommend corrective action

Within manufacturer specifications

Drain Condition

Photo of drain and inside the cleanout.



Check P Trap

Physically clear P trap using drain tool to inspect for debris.

Clear

Safety Switch

☒ No

Indoor Equip Notes

Optional

Failed thermostat



AMENITIES SUBCOMMITTEE REPORT

Items for consideration:

- Jumano Building Electricity Overhaul
- Two additional outlets for Community Garden - Conduit/Copper/Outlets
- Lumber Project - board flipping / local high school involvement, waste wood pile (free firewood?)
- Disc golf course: volunteer routine maintenance guide, benches (both relocation and telephone pole benches), erosion control (trenches and recovered Tumlinson Playscape bridges), shade trees for tees, tee numbers for boulders, and dead wood walls on baskets 3, 5, 8, empty sign post removal.
- Tree project - Pecans and Walnut for green space and disc golf course
- Erosion Control on Jumano Disc Golf Course
- Footbridges from playscape

Security:

- Park Hours - open time and begin date for new hours
- Parking lot gates, which ones to continue locking
- Padlock audit
- Security Camera Audit

Disc Golf Volunteer Maintenance Guide

All residents and players are expected to help keep the disc golf course free from litter. Waste bins can be found on the course.

For all additional maintenance, please begin by signing the liability waiver that can be found at the Walker House.

All vines and weeds throughout the course can be removed.

All dead branches within reach can be trimmed.

Spent concrete, bricks, and blacktop can be piled up outside of the gated water pump, near the parking area.

Dirt and gravel can be restored to washed out tee pads.

Larger projects like erosion control, steps near the creek, and tree planting/trimming can be organized through the MUD, email discgolf@blockhousemudtx.gov and visit/post to Facebook Group, Jumano Disc Golf Community

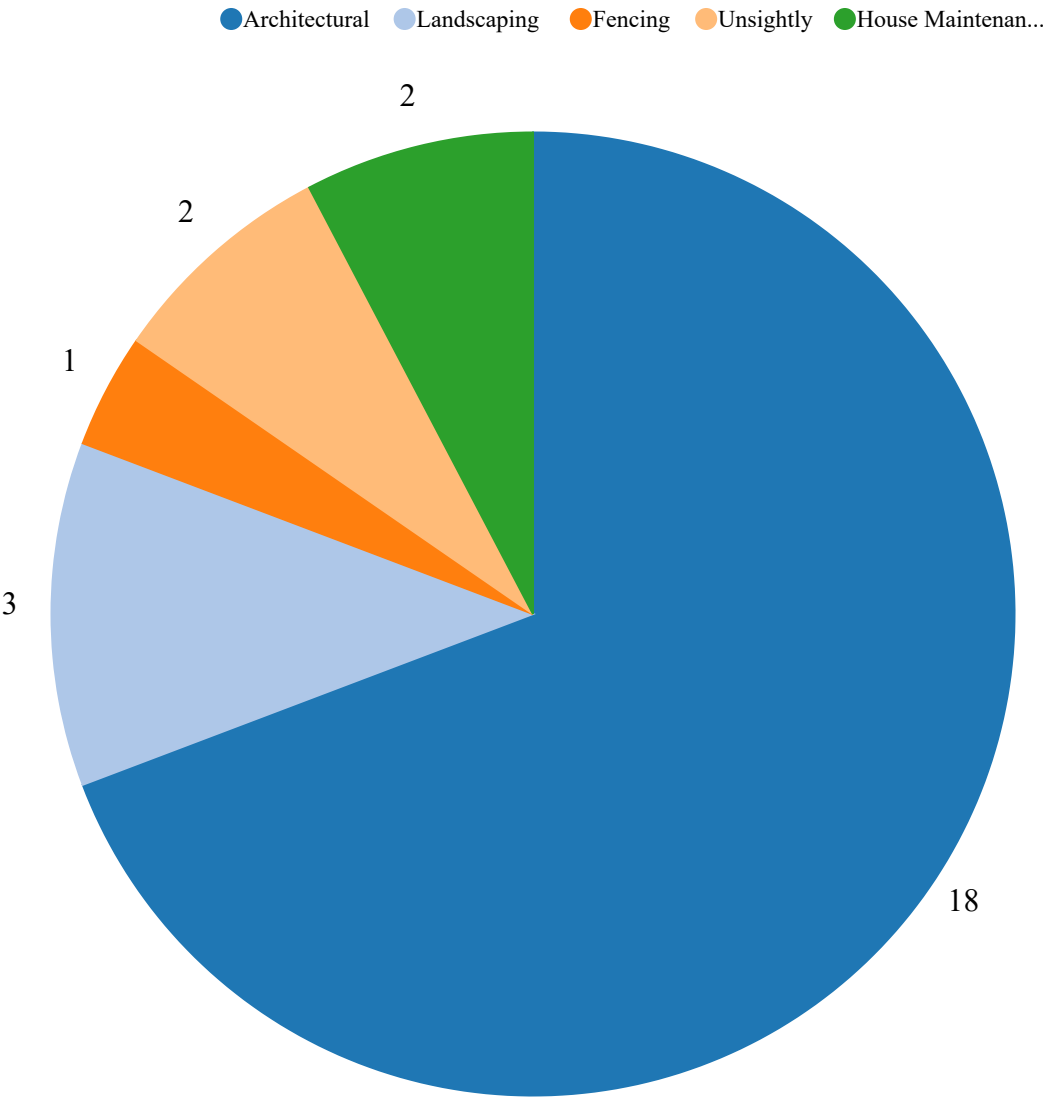
Block House MUD Compliance Report 9-18-24

Address	Created	Category	SubCategory	Stage	Status	CureDate
2805 ALEXANDER DR	9/6/2024 12:07	Landscaping	General Yard Maintenance	Stage 1	Open	9/17/2024 0:00
2510 ARMSTRONG DR	9/6/2024 12:11	Unightly	Items at Side of House	Stage 1	Open	9/17/2024 0:00
2510 ARMSTRONG DR	9/6/2024 12:11	Unightly	Items on Driveway	Stage 1	Open	9/17/2024 0:00
606 BEVERLY LN	9/12/2024 14:31	Landscaping	Mowing and Weeding	Stage 1	Open	9/23/2024 0:00
14907 BIG FALLS DR	9/12/2024 13:29	Landscaping	Mowing	Stage 1	Open	9/23/2024 0:00
14914 BIG FALLS DR	9/12/2024 13:30	Landscaping	General Yard Maintenance	Stage 1	Open	9/23/2024 0:00
14915 BIG FALLS DR	9/12/2024 13:30	Landscaping	Mowing	Stage 1	Open	9/23/2024 0:00
16610 BLACK KETTLE DR	9/6/2024 11:37	Trash Cans	Trash Can	Stage 1	Open	9/17/2024 0:00
16617 BLACK KETTLE DR	9/6/2024 11:37	Trash Cans	Trash Can & Recycle Bin	Stage 1	Open	9/17/2024 0:00
16700 BLACK KETTLE DR	9/6/2024 11:36	Trash Cans	Trash Can & Recycle Bin	Stage 1	Open	9/17/2024 0:00
16702 BLACK KETTLE DR	8/21/2024 14:15	Fencing	Missing Panel(s)	Stage 2	Open	9/21/2024 0:00
16702 BLACK KETTLE DR	8/21/2024 14:15	Unightly	Items on Driveway	Stage 2	Open	9/21/2024 0:00
16704 BLACK KETTLE DR	9/6/2024 11:36	Trash Cans	Trash Can	Stage 1	Open	9/17/2024 0:00
16813 BLACK KETTLE DR	9/6/2024 11:34	Trash Cans	Trash Can	Stage 2	Open	10/7/2024 0:00
16821 BLACK KETTLE DR	9/12/2024 13:38	Landscaping	Weeds/Grass in Driveway Expansion Joints	Stage 1	Open	9/23/2024 0:00
16821 BLACK KETTLE DR	9/6/2024 11:33	Trash Cans	Trash Can	Stage 2	Open	10/7/2024 0:00
16823 BLACK KETTLE DR	8/14/2024 12:46	Vehicle Parking	Inoperable Vehicle	Stage 2	Open	9/14/2024 0:00
16910 BLACK KETTLE DR	8/14/2024 12:45	House Maintenance	Garage Door(s)	Stage 2	Open	9/14/2024 0:00
15204 ENGLISH RIVER LOOP	8/14/2024 12:57	Landscaping	Weeds in Lawn	Stage 2	Open	9/14/2024 0:00
15205 ENGLISH RIVER LOOP	8/14/2024 12:58	Landscaping	General Yard Maintenance	Stage 2	Open	9/14/2024 0:00
15339 ENGLISH RIVER LOOP	9/6/2024 11:46	Unightly	Items on Driveway	Stage 1	Open	9/17/2024 0:00
15343 ENGLISH RIVER LOOP	9/6/2024 11:46	Unightly	Items on Driveway	Stage 1	Open	9/17/2024 0:00
407 GABRIEL MILLS DR	8/30/2024 16:13	Architectural	Remove Unapproved Improvement(s) or Alteration(s)	Stage 1	Open	9/10/2024 0:00
508 GABRIEL MILLS DR	8/28/2024 11:51	Vehicle Parking	Trailer	Stage 1	Open	9/8/2024 0:00
2515 JACQUELINE DR	9/12/2024 14:25	Vehicle Parking	Inoperable Vehicle	Stage 1	Open	9/23/2024 0:00
16407 JADESTONE DR	9/6/2024 11:20	Trash Cans	Trash Can & Recycle Bin	Stage 2	Open	10/7/2024 0:00
16409 JADESTONE DR	9/6/2024 11:20	Trash Cans	Trash Can	Stage 2	Open	10/7/2024 0:00
16603 JADESTONE DR	8/21/2024 14:01	Rubbish and Debris	Branches	Stage 1	Open	9/1/2024 0:00
16603 JADESTONE DR	8/21/2024 14:01	Unightly	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 1	Open	9/1/2024 0:00
2508 KATHLEEN CV	8/14/2024 13:30	Architectural	Unapproved Improvement - Apply for ARC Approval	Stage 2	Open	9/14/2024 0:00
16316 KICKING BIRD DR	9/6/2024 11:25	Unightly	Items at Side of House	Stage 1	Open	9/17/2024 0:00
16503 LONE WOLF DR	8/21/2024 14:31	Unightly	Items at Side of House	Stage 2	Open	9/21/2024 0:00
16516 LONE WOLF DR	9/12/2024 13:54	Landscaping	General Yard Maintenance	Stage 1	Open	9/23/2024 0:00
2701 N WALKER DR	8/28/2024 11:59	Landscaping	Mowing	Stage 1	Open	9/8/2024 0:00
2701 N WALKER DR	9/12/2024 14:09	Landscaping	Mowing and Edging	Stage 1	Open	9/23/2024 0:00
2500 PHILLIP CV	9/12/2024 14:29	Vehicle Parking	Inoperable Vehicle	Stage 1	Open	9/23/2024 0:00
2504 PHILLIP CV	9/12/2024 14:28	Vehicle Parking	Inoperable Vehicle	Stage 2	Open	10/13/2024 0:00
2510 PHILLIP CV	9/12/2024 14:29	Vehicle Parking	Trailer	Stage 1	Open	9/23/2024 0:00
15001 RED HERON DR	9/12/2024 13:28	Landscaping	Mowing	Stage 1	Open	9/23/2024 0:00
2600 S WALKER DR	9/12/2024 14:07	Landscaping	Mowing and Edging	Stage 1	Open	9/23/2024 0:00
2601 S WALKER DR	9/12/2024 14:06	Landscaping	Mowing	Stage 1	Open	9/23/2024 0:00
2603 S WALKER DR	9/12/2024 14:07	Landscaping	Mowing and Edging	Stage 1	Open	9/23/2024 0:00
16703 SHIPSHAW RIVER CV	9/12/2024 13:52	Landscaping	General Yard Maintenance	Stage 1	Open	9/23/2024 0:00
14905 SNELLING DR	8/14/2024 12:41	Landscaping	General Yard Maintenance	Stage 2	Open	9/14/2024 0:00
14914 SNELLING DR	9/6/2024 11:29	Trash Cans	Trash Can	Stage 1	Open	9/17/2024 0:00
14916 SNELLING DR	9/6/2024 11:29	Trash Cans	Trash Can	Stage 1	Open	9/17/2024 0:00
14923 SNELLING DR	9/6/2024 11:28	Trash Cans	Trash Can & Recycle Bin	Stage 1	Open	9/17/2024 0:00
16611 SPOTTED EAGLE DR	8/14/2024 12:51	Vehicle Parking	Trailer	Stage 2	Open	9/14/2024 0:00
16737 SPOTTED EAGLE DR	9/6/2024 11:44	Trash Cans	Trash Can & Recycle Bin	Stage 1	Open	9/17/2024 0:00
2315 SUSAN LN	9/12/2024 14:16	Vehicle Parking	Inoperable Vehicle	Stage 1	Open	9/23/2024 0:00
2702 TUMLINSON FORT DR	9/12/2024 14:00	Unightly	Items at Side of House	Stage 1	Open	9/23/2024 0:00

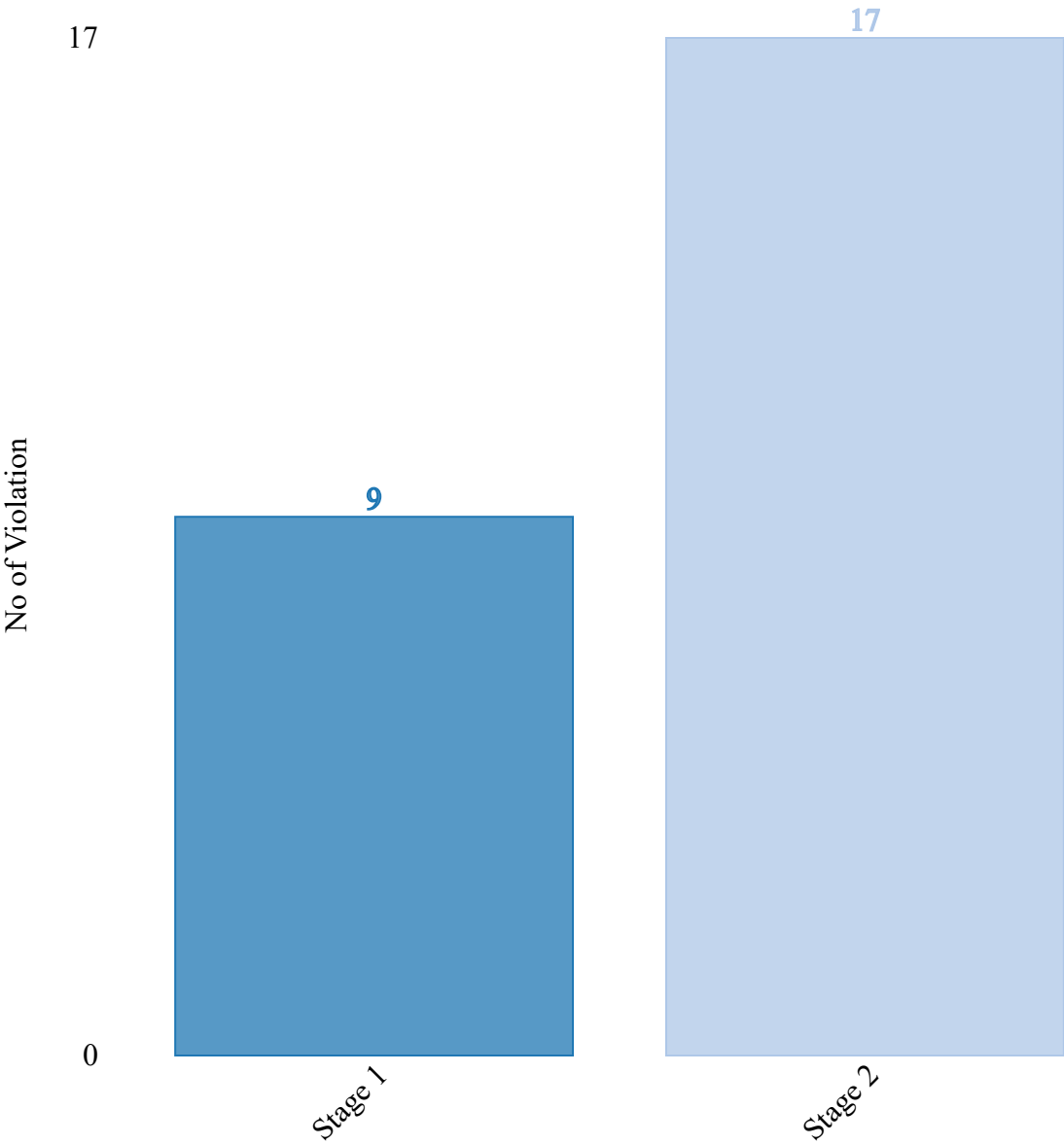
Address	Date Received from Resident	No ACC Approval Required	Date Acknowledgment Sent to Resident	Date Sent to ACC for Review	Date Returned from ACC	Status	Follow up with Resident
2602 S. Walker Dr.	1/10/2024		1/11/2024	1/11/2024			
2607 S. Walker Dr,	1/11/2024		1/12/2024	1/12/2024			7/16 she asked me to follow up, sent follow email to ACC on 7/17 7/27 Sent email that we have not heard fro ACC. 9/9 sent email to ACC for follow up. Email from member asking for an update
16201 Kicking Bird Dr.	1/17/2024		1/17/2024	1/17/2024	1/17/2024		revised shed app
16302 Spotted Eagle Dr.	2/27/2024		2/29/2024	2/29/2024			
2612 S. Walker Dr.	3/7/2024		3/7/2024	3/7/2024			applicant asked for pre-approved paint list
16804 Shipshaw River Dr.	3/11/2024		3/12/2024	3/12/2024			
2513 Cynthia Ct.	3/18/2024		3/18/2024	3/18/2024			
2709 S. Walker Dr.	3/19/2024		3/19/2024	3/19/2024			It is on page 6 of the AMENDMENT AND RESTATEMENT OF DECLARATION OF COVENANTS AND RESTRICTIONS THE SETTLEMENT AT BLOCK HOUSE CREEK, SECTION 2. I've attached and highlighted a screenshot of the section that says after 30 days as long as it doesn't go against any explicit rules, it is considered an approval. Please let me know if you need anything
2611 S. Walker Dr.	4/1/2024		4/1/2024	4/1/2024			
16306 Lone Wolf Dr.	4/7/2024		4/8/2024	4/8/2024			
15007 Big Falls Drive	5/31/2024	X	5/31/2024				
2611 S. Walker Dr.	6/3/2024	x	6/3/2024	6/3/2024			6/14 - Let him know that I do not have an update as of yet 6/28 sent email, fence replacement typically ACC is not required.
605 Kathleen Lane	6/10/2024		6/10/2024	6/10/2024			6/17- let her know I do not have an update as of yet
15321 English River Loop	6/14/2024	x	6/14/2024	6/14/2024			6/28 shed is 120 sq ft, approval is not needed
14901 Snelling Dr.	6/12/2024	6/21/2024	6/12/2024				6/17-spoke with Maria, she is working on finding out how high she would like to make her fence and she will call me 6/21 Maria called me, Home Depot is changing out her fence with the exact fence and same height. No approval needed. Sk
2603 S. Walker	5/31/2024		6/3/2024	6/3/2024			6/24/2024 sent an email that we have not heard from ACC 6/28 sent another email that we have not heard from ACC 7/11 owner called about a violation for improvement. He sent this: So the relevant section comes from the Covenants for Section 2, below. Please note it was emailed as per the request on the MUD website. 4.5 Procedure for Submission and Approval of Development Plan. The Development Plan to be submitted hereunder shall be submitted in triplicate to the Committee at 2800 Block House Drive West, Leander, Texas 78641, or such other address as the Committee may designate in writing. The approval or disapproval by the Committee of any Development Plan submitted shall be communicated in writing to the Owner submitting such Plan at the address indicated in the Plan, provided that in the event the Committee fails to notify any Owner of approval or disapproval within thirty (30) days of the submission of any Development Plan, such Plan, insofar as such Plan complies with the requirements and limitations set forth herein, shall be deemed approved; provided, that any portion of the Development Plan which is in violation of a specific requirement or limitation set forth herein shall be automatically disapproved unless the Committee grants a specific variance as described in Section 4.9 of this Article 4
16312 Kicking Bird Dr.	7/3/2024	x	7/3/2024				7/10 spoke with Niki, she is revising her application since she is not doing the landscaping at this time.
2607 S. Walker Dr.	7/6/2024		7/9/2024	7/17/2024			Requested updated information on 7/9 and 7/10. Waiting on survey showing new fence line.. Received clarification via email and then phone that the new fence will be going to the edge of the home 7/27 Sent email that we have not heard fro ACC. 9/9 sent email to ACC for follow up. Email from member asking for an update
16608 Spotted Eagle Dr.	7/15/2024		7/15/2024	7/16/2024			On 7/15/2024 requested colors of addition 7/27 Sent email that we have not heard fro ACC. 9/5 sent email to ACC for follow up. Email from member asking for an update
504 Gabriel Mills Dr.	7/23/2024		2/23/2023	7/23/2024			7/27 Sent email that we have not heard fro ACC.
16600 Mixtli Cove	7/29/2024		7/29/2024	7/31/2024			sent with neighbors survey, requested his survey. On 7/30 he sent me a hand drawn survey 9/9 sent email to ACC for follow up. Email from member asking for an update
16314 Kicking Bird Dr.	8/5/2024		8/5/2024	8/6/2024			
16314 Kicking Bird Dr.	8/6/2024		6/6/2024	8/7/2024			

Association Name: Block House MUD
Community SnapShot Report

Violation = 26
(by Category)



Violation = 26
(by Stage)





2600 S Block House Drive
Leander, TX 78641

To: Block House MUD
From: GM Lisa Sandoval
Subject: Restrictive Covenants Meeting
Date: Friday, September 13, 2024

Attendees: Jack Baker, Will Cardwell, Lisa Sandoval, Director Johnson, Director Shoemaker

Will update

- Sent final notices to the last four matters discussed in our previous meeting
- Of those matters, all but one have been resolved.

Resolved:

- 1687 Stockton
- 2504 Phillips
- 16603 Jadestone
- 4910 Big Falls

Not resolved and being escalated to the board for suit:

- 15006 Snelling – debris and trash
- Bike, lawn mower, plastic slide, items around trash can, moving these items around but not putting them away, and having plenty of notice to handle this should be sent to litigation

Update on Current matter in litigation

2805 Alexander Drive – lawn and debris issue

- We can proceed with a default judgment if you'd like, but I'd rather give a few weeks for small matters like this one, allowing the resident time to respond.
- Will suggests filing for default judgment in October and then proceed
- Will needs Jack to write up a statement that the pictures and default are accurate for Will to take to the judge
- Both Director Johnson and Shoemaker agree to proceed with a default judgment in early October if there is no resident response.

Other current matter updates

- We have not issued any notices in September yet; we just recently got new pictures from CAM.
- The August notices still have four matters working their way through the process, which were escalated through CAM and haven't been resolved yet.
- The next round of notices will be sent based on CAM photos

Director Johnson

- In July, we received emails from a resident who complained about cars parked in front of her house for more than 12 hours in 24 24-hour periods.
- She writes that it's in the covenants. Can you, Will, walk me through the enforcement issue?
 - Will—if the covenants prohibit cars from parking in front of the house, we can send a notice.
 - Usually, the issue here is we don't govern the street but rather the cars in the driveway
 - Covenants state - No trucks more significant than 1 ton, motor vehicles, or boats should be permitted to park on any lot or street except passenger cars, and trucks smaller than 1 ton may be parked on the street not to convene 12 hours in 24 hours
 - Proving the car has been there over 12 hours may be a chore, but if they are breaking the covenant, we can try and enforce it
 - A simple response for the resident is to tell them that the MUD has identified that the truck is there but cannot determine if it has been there for more than 12 hours. Would you be willing to execute an affidavit so we know this is occurring? Sworn statement.
 - Director Johnson to email her back with this response.
 - Will can prepare the affidavit
 - If it's visible and the resident has ring cameras of the truck sitting there, that will also work; we would need something that shows it's breaking a convenient rule.



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Bookkeeper's Report | September 25, 2024

Block House Municipal Utility District



WEBSITE

www.municipalaccounts.com

Agenda Item #15



ADDRESS

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

Austin, Texas 78704



CONTACT

Phone: 512.782.2400

Fax: 512.795.9968

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Monthly Financial Summary - General Operating Fund

Block House MUD - GOF



Account Balance Summary

Balance as of 08/29/2024 **\$4,721,068**

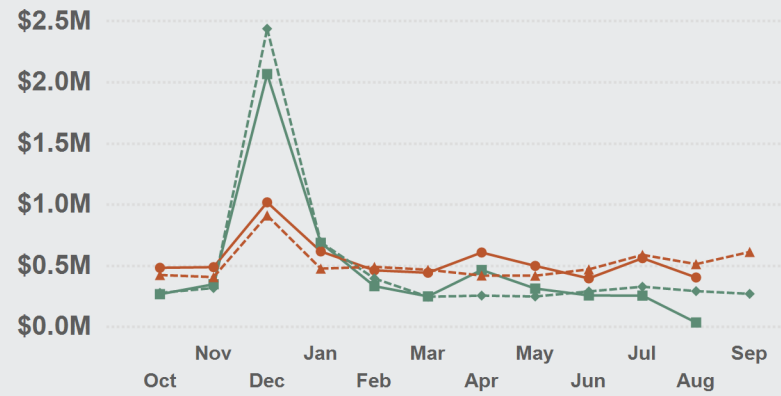
Receipts 907,428

Disbursements (1,044,356)

Balance as of 09/25/2024 **\$4,584,141**

Overall Revenues & Expenditures By Month (Year to Date)

Current Year Revenues Prior Year Revenues
Current Year Expenditures Prior Year Expenditures



August 2024

Revenues

Actual	Budget	Over/(Under)
\$37,105	\$247,050	(\$209,945)

Expenditures

Actual	Budget	Over/(Under)
\$405,660	\$446,866	(\$41,206)

October 2023 - August 2024 (Year to Date)

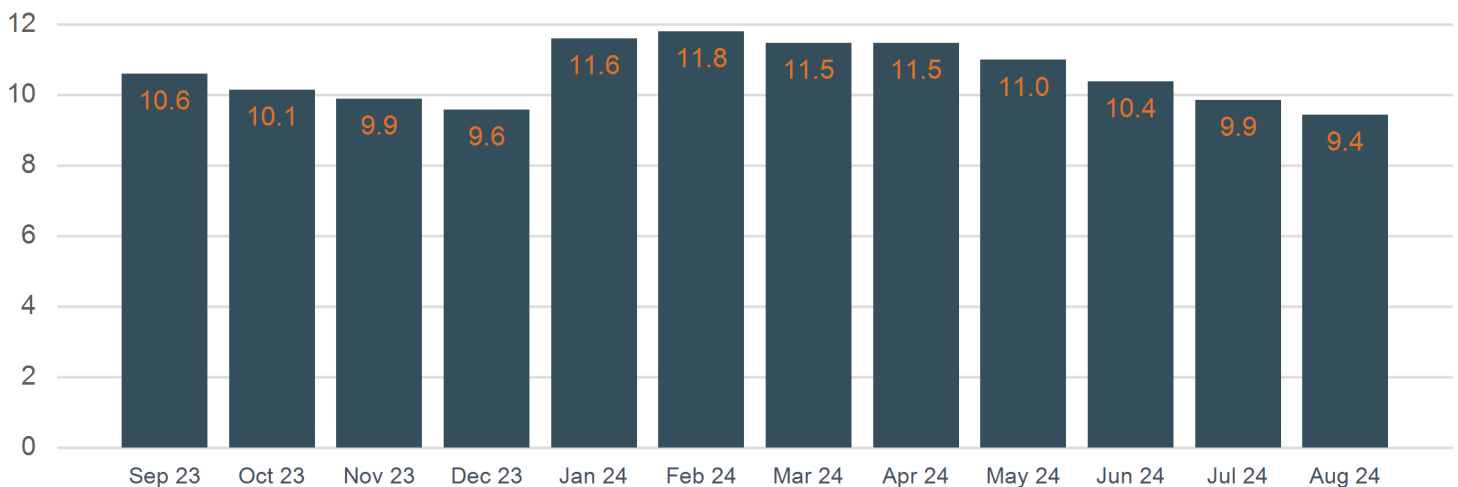
Revenues

Actual	Budget	Over/(Under)
\$5,298,254	\$5,623,645	(\$325,390)

Expenditures

Actual	Budget	Over/(Under)
\$6,001,090	\$6,105,829	(\$104,739)

Operating Fund Reserve Coverage Ratio (In Months)



Cash Flow Report - Checking Account

Block House MUD - GOF



Number	Name	Memo	Amount	Balance
Balance as of 08/29/2024				\$5,642.15
Receipts				
	Interest Earned on Checking		0.24	
Total Receipts				\$0.24
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements				\$0.00
Balance as of 09/25/2024				\$5,642.39

Cash Flow Report - Lockbox Account

Block House MUD - GOF



Number	Name	Memo	Amount	Balance
Balance as of 08/29/2024				\$21,886.79
Receipts				
	Accounts Receivable - PNC		200,334.53	
	Accounts Receivable - PNC		337.95	
	Accounts Receivable - PNC		34,847.86	
	Facility Rentals & Collections		150.00	
	Interest Earned on Checking		0.16	
Total Receipts				\$235,670.50
Disbursements				
PNC	PNC	Corporate ACH Fees	(5.00)	
PNC	PNC	Corporate Account Analysis Charge	(321.42)	
SWEEP	PNC	Transfer to Texpool	(254,055.59)	
Total Disbursements				(\$254,382.01)
Balance as of 09/25/2024				\$3,175.28

Cash Flow Report - Managers Account

Block House MUD - GOF



Number	Name	Memo	Amount	Balance
Balance as of 08/29/2024				\$40,100.00
Receipts				
	Transfer from Texpool		26,915.60	
	Interest Earned on Checking		8.31	
	Transfer from Texpool		368,017.01	
Total Receipts				\$394,940.92
Disbursements				
8862	Catalina Ramos	VOID: Customer Refund	0.00	
9084	Armbrust & Brown, PLLC	Legal Fees	(23,381.73)	
9085	First Citizens Visa	Credit Card Statement	(3,533.87)	
9086	620 Studio LLC	Website	(1,830.45)	
9087	Armbrust & Brown, PLLC	Legal Fees	(20.00)	
9088	Association of Water Board Directors	2024 Annual Membership Dues	(750.00)	
9089	BGE, Inc.	GIS System	(271.86)	
9090	Christopher R. Stanfield	Board Meeting Video	(700.00)	
9091	City of Cedar Park - Fire	Fire Protection Tax	(756.35)	
9092	City of Cedar Park - W/WW	Water/Wastewater Purchase	(100,596.02)	
9093	City of Round Rock Environmental Services	Bacteriological Testing	(250.00)	
9094	Community Association Management, Inc.	Deed Restrict. Enforcement & Resident	(3,196.00)	
9095	Contigo Technology, LLC	IT Support	(1,050.00)	
9096	Crossroads Utility Services, LLC	Management & Operations	(88,418.73)	
9097	DataVox Inc	Telephone Expense	(167.96)	
9098	Elite Computing, LLC	Microsoft Office	(1,008.00)	
9099	Gray Engineering, Inc.	Engineering Fees	(6,999.81)	
9100	Hitchcock Design Inc	2024 Park Bond Project	(7,865.00)	
9101	Jan-Pro of Austin	Cleaning	(1,983.33)	
9102	Osborne Pest & Turf LP	Park/Pool Maintenance	(288.00)	
9103	Priority Landscapes, LLC	Landscaping Fees	(41,891.43)	
9104	Quiddity Engineering, LLC	MS4 Permit 0A505-0004-24	(2,278.75)	
9105	Texas Disposal Systems, Inc.	Garbage	(66,595.57)	
9106	Uline Inc	Supplies	(1,485.66)	
9107	Municipal Accounts and Consulting, LP	Bookkeeping Fees	(12,020.65)	
9108	Catalina Ramos	Reissue #8862 Customer Refund	(100.00)	
9109	Ashley Mayhew.	Customer Refund	(59.43)	
9110	Austin 101 Properties LLC	Customer Refund	(177.07)	
9111	B Cole	Customer Refund	(5.59)	
9112	Billy Clifton	Customer Refund	(21.47)	
9113	Brennan Mounts	Customer Refund	(157.36)	
9114	Chad Humphries	Customer Refund	(242.63)	
9115	Charles Ciernia	Customer Refund	(59.43)	
9116	Erin Nagy	Customer Refund	(35.12)	
9117	Joshua Valdez	Customer Refund	(57.36)	

Cash Flow Report - Managers Account

Block House MUD - GOF



Number	Name	Memo	Amount	Balance
Disbursements				
9118	Julieta Southerland	Customer Refund	(64.71)	
9119	Kimberly Wilkin.	Customer Refund	(59.43)	
9120	Lacy Wright	Customer Refund	(153.83)	
9121	Michal Risser	Customer Refund	(78.83)	
9122	Neighborhood Realty & Prop Co	Customer Refund	(148.85)	
9123	Paul John	Customer Refund	(153.21)	
9124	Priscilla Frigon	Customer Refund	(116.51)	
9125	Ramon Bautista	Customer Refund	(132.35)	
9126	Rana Rester Zodrow	Customer Refund	(77.07)	
9127	Rollingwood Management, Inc.	Customer Refund	(171.77)	
9128	Scott Colby	Customer Refund	(85.20)	
9129	Serena Walker	Customer Refund	(424.92)	
9130	Shahidur Khan	Customer Refund	(33.21)	
ACH	AT&T	Internet Connection - Walker House	(3,443.82)	
ACH	AT&T U-verse	Internet Expense	(465.40)	
ACH	Pedernales Electric Cooperative, Inc	Utilities	(6,785.88)	
ACH	Atmos Energy Corp	Pool Gas	(136.24)	
ACH	AT&T	Internet Expense	(466.30)	
HRP	John S Bartlett	Patrol 08/01-08/15/2024	(1,108.20)	
HRP	Billy R Boggs	Patrol 08/01-08/15/2024	(554.10)	
HRP	Hector Hernandez.	Patrol 08/01-08/15/2024	(581.80)	
HRP	Derrick Johnson	Patrol 08/01-08/15/2024	(1,440.66)	
HRP	Antonio L Lovato	Patrol 08/01-08/15/2024	(173.15)	
HRP	Bryson Mora	Patrol 08/01-08/15/2024	(332.46)	
HRP	Minh T Nguyen	Patrol 08/01-08/15/2024	(221.64)	
HRP	James Polk	Patrol 08/01-08/15/2024	(443.28)	
HRP	Case Winkler	Patrol 08/01-08/15/2024	(221.64)	
HRP	HR&P	Payroll Administration Fees	(50.00)	
HRP	United States Treasury	Payroll Tax	(841.14)	
HRP	Texas Workforce Commission	State Unemployment Tax	(44.23)	
HRP	Cecilia Roberts.	Fees of Office 7/9, 7/22, 8/15, 8/21, 8/28	(1,020.47)	
HRP	Robert Young	Fees of Office 8/15, 8/21, 8/28	(612.28)	
HRP	HR&P	Payroll Administration Fee	(50.00)	
HRP	United States Treasury	Payrol Tax	(270.50)	
HRP	John S Bartlett	Patrol 08/16-08/31/2024	(304.75)	
HRP	Billy R Boggs	Patrol 08/16-08/31/2024	(554.10)	
HRP	Hector Hernandez.	Patrol 08/16-08/31/2024	(554.10)	
HRP	Derrick Johnson	Patrol 08/16-08/31/2024	(1,219.02)	
HRP	Antonio L Lovato	Patrol 08/16-08/31/2024	(1,073.56)	
HRP	Bryson Mora	Patrol 08/16-08/31/2024	(332.46)	
HRP	James Polk	Patrol 08/16-08/31/2024	(221.64)	
HRP	Case Winkler	Patrol 08/16-08/31/2024	(664.92)	

Cash Flow Report - Managers Account

Block House MUD - GOF



Number		Name	Memo	Amount	Balance
Disbursements					
HRP	HR&P		Payroll Administration Fees	(50.00)	
HRP	United States Treasury		Payroll Tax	(815.90)	
HRP	Texas Workforce Commission		State Unemployment Tax	(32.76)	
Total Disbursements					(\$395,040.92)
Balance as of 09/25/2024					\$40,000.00

Actual vs. Budget Comparison

Block House MUD - GOF



		August 2024			October 2023 - August 2024			
		Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	Annual Budget
Revenues								
Water Revenue								
14101	Water -Customer Service Revenue	(1,004)	70,000	(71,004)	564,506	770,000	(205,494)	840,000
14104	Basic Service - Water	0	46,667	(46,667)	467,073	513,333	(46,260)	560,000
14105	Connection Fees	0	158	(158)	1,914	1,742	172	1,900
Total Water Revenue		(1,004)	116,825	(117,829)	1,033,493	1,285,075	(251,582)	1,401,900
Wastewater Revenue								
14201	Wastewater-Customer Service Rev	(1,004)	35,000	(36,004)	334,159	385,000	(50,841)	420,000
14204	Basic Service - Wastewater	0	46,667	(46,667)	467,073	513,333	(46,260)	560,000
Total Wastewater Revenue		(1,004)	81,667	(82,671)	801,232	898,333	(97,102)	980,000
Property Tax Revenue								
14301	Maintenance Tax Collections	1,686	788	898	1,816,268	1,780,924	35,344	1,806,035
14303	Property Tax Penalty & Interest	322	300	22	4,428	3,300	1,128	3,600
Total Property Tax Revenue		2,008	1,088	920	1,820,696	1,784,224	36,472	1,809,635
Parks & Recreation Revenue								
14601	Park Revenue	0	21,667	(21,667)	215,440	238,333	(22,893)	260,000
14604	Facility Rental	150	83	67	1,675	917	758	1,000
14605	Pool Contract Rental -TW & LISD	15,760	0	15,760	21,285	10,000	11,285	20,000
Total Parks & Recreation Revenue		15,910	21,750	(5,840)	238,400	249,250	(10,850)	281,000
Administrative Revenue								
14702	Penalties & Interest	0	1,667	(1,667)	30,380	18,333	12,047	20,000
14704	Fire Protection Tax	756	352	404	810,205	794,628	15,577	805,613
14706	Delinquent Tax Attorney Collect	433	167	267	2,363	1,833	529	2,000
Total Administrative Revenue		1,190	2,185	(996)	842,947	814,795	28,153	827,613
Interest Revenue								
14801	Interest Earned on Checking	9	35	(27)	334	390	(56)	425
14802	Interest Earned on Temp. Invest	19,996	23,333	(3,337)	266,282	256,667	9,616	280,000
Total Interest Revenue		20,005	23,369	(3,364)	266,616	257,056	9,560	280,425
Other Revenue								
15801	Miscellaneous Income	0	167	(167)	2,911	1,833	1,077	2,000
15802	Insurance Reimbursement-	0	0	0	66,959	66,959	0	66,959
15803	Donations	0	0	0	225,000	225,000	0	225,000
Total Other Revenue		0	167	(167)	294,870	293,792	1,078	293,959
Total Revenues		37,105	247,050	(209,945)	5,298,254	5,582,526	(284,271)	5,874,532

Actual vs. Budget Comparison

Block House MUD - GOF



		August 2024			October 2023 - August 2024			
		Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	Annual Budget
Expenditures								
Water Service								
16102	Operations - Water	10,750	14,167	(3,417)	143,631	155,833	(12,202)	170,000
16104	Purchase Water	73,084	64,583	8,501	608,644	710,417	(101,772)	775,000
16110	Utility - Booster Station	1,513	1,417	96	13,918	15,583	(1,666)	17,000
16115	Meter Replacement	1,178	2,083	(906)	30,112	39,917	(9,805)	42,000
16116	Permit Expense - Water	0	0	0	5,505	5,500	5	5,500
16121	Storage Tank Utilities	65	67	(2)	710	733	(24)	800
16122	Maintenance & Repairs- Water/BS	26,321	11,250	15,071	128,187	123,750	4,437	135,000
16123	Leak Detection	0	0	0	0	0	0	10,000
16124	Lead and Copper Analysis	167	0	167	27,876	11,000	16,876	11,000
Total Water Service		113,077	93,567	19,511	958,583	1,062,733	(104,150)	1,166,300
Wastewater Service								
16202	Operations - Wastewater	10,750	13,083	(2,333)	142,250	143,917	(1,667)	157,000
16204	Purchase Wastewater Service	27,512	27,500	12	302,634	302,500	134	330,000
16205	Maint & Repairs - Wastewater	4,650	9,750	(5,100)	127,918	107,250	20,668	117,000
16208	Laboratory Expense - Wastewater	250	250	0	2,689	2,750	(61)	3,000
16211	Utilities - Lift Station	69	100	(31)	993	1,100	(107)	1,200
16214	Telephone Expense - Wastewater	265	208	56	2,225	2,292	(67)	2,500
Total Wastewater Service		43,496	50,892	(7,396)	578,710	559,808	18,901	610,700
Garbage Service								
16301	Garbage Expense	66,596	66,250	346	726,907	728,750	(1,843)	795,000
Total Garbage Service		66,596	66,250	346	726,907	728,750	(1,843)	795,000
Storm Water Quality								
16407	MS4-Stormwater Program	2,279	5,167	(2,888)	58,387	56,833	1,553	62,000
Total Storm Water Quality		2,279	5,167	(2,888)	58,387	56,833	1,553	62,000
Parks & Recreation Service								
16602	Landscape Maintenance	41,891	45,833	(3,942)	526,820	504,167	22,653	550,000
16605	Pool Maintenance	291	9,167	(8,876)	92,672	100,833	(8,162)	110,000
16607	Chemicals - Pool	3,000	5,833	(2,833)	82,009	64,167	17,842	70,000
16608	Utilities - Park	2,892	4,417	(1,525)	48,909	48,583	326	53,000
16609	Utilities - Pool	665	667	(1)	6,968	7,333	(366)	8,000
16610	Electrical/Light Utility (PEC)	1,863	1,667	197	18,886	18,333	552	20,000
16611	Utilities - Pool Gas	0	1,250	(1,250)	10,480	13,750	(3,270)	15,000
16612	Supplies & Phone - Pool	651	1,250	(599)	15,810	13,750	2,060	15,000
16613	Fence Maintenance	0	23,333	(23,333)	221,730	256,667	(34,937)	280,000
16615	Park & Walker House Maintenance	10,868	15,522	(4,654)	160,787	170,743	(9,956)	186,265
16616	Park Administration/Cleaning	1,983	2,083	(100)	21,834	22,917	(1,083)	25,000
16617	Park Equipment Maintenance	0	2,500	(2,500)	22,779	27,500	(4,721)	30,000

Actual vs. Budget Comparison

Block House MUD - GOF



			August 2024		October 2023 - August 2024				
			Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	Annual Budget
Expenditures									
Parks & Recreation Service									
16619	Pool Cleaning		3,200	1,917	1,283	19,200	21,083	(1,883)	23,000
16620	BMX Track Reconstruction		0	250	(250)	0	2,750	(2,750)	3,000
16622	Mgmt/Lifeguards		40,000	25,417	14,583	265,000	279,583	(14,583)	305,000
16623	District Signage - Outdoor		0	125	(125)	1,309	1,375	(66)	1,500
Total Parks & Recreation Service			107,305	141,230	(33,925)	1,515,192	1,553,535	(38,342)	1,694,765
Administrative Service									
16703	Legal Fees		0	20,000	(20,000)	198,206	220,000	(21,794)	240,000
16705	Auditing Fees		0	0	0	19,250	19,250	0	19,250
16706	Engineering Fees		2,221	1,833	388	27,915	20,167	7,748	22,000
16707	Engineering Fees - Special		4,211	3,333	878	32,119	36,667	(4,548)	40,000
16708	Financial Advisor Fees		0	0	0	2,885	3,000	(115)	3,000
16709	Election Expense		0	0	0	1,188	500	688	500
16710	Website Hosting		1,352	2,083	(731)	21,381	22,917	(1,536)	25,000
16712	Bookkeeping Fees		11,650	8,050	3,600	101,189	106,950	(5,761)	115,000
16714	Printing & Office Supplies		490	542	(52)	5,606	5,958	(352)	6,500
16715	Filing Fees		0	42	(42)	194	458	(264)	500
16716	Delivery Expense		87	417	(329)	2,777	4,583	(1,806)	5,000
16717	Postage		1,644	1,667	(23)	17,749	18,333	(584)	20,000
16718	Insurance & Surety Bond		0	0	0	25,679	25,000	679	25,000
16722	Bank Service Charge		326	417	(90)	4,129	4,583	(455)	5,000
16723	Travel Expense		0	83	(83)	652	917	(264)	1,000
16724	Publication Expense (SB 622)		0	2,500	(2,500)	594	2,500	(1,906)	2,500
16725	Tax Assessor/Appraisal		0	0	0	24,855	25,000	(145)	25,000
16726	Delinquent Tax Attorney Fee		433	167	267	2,363	1,833	529	2,000
16728	Record Storage Fees		143	208	(66)	2,128	2,292	(164)	2,500
16731	Arbitrage Analysis		0	0	0	0	500	(500)	500
16734	District Management Fees		30,000	24,167	5,833	284,328	265,833	18,495	290,000
16738	Legal Fees - Restrictive Cov		0	2,250	(2,250)	21,292	24,750	(3,458)	27,000
16739	Rate Analysis		0	0	0	10,000	9,200	800	9,200
16740	Seminar Expense		0	0	0	1,836	1,000	836	3,500
16741	Communications		0	0	0	683	1,000	(318)	1,000
16743	Restrictive Covenants		3,000	2,917	83	33,500	32,083	1,417	35,000
16744	IT Maintenance & Cyber Security		2,758	1,417	1,341	17,256	15,583	1,673	17,000
Total Administrative Service			58,315	72,092	(13,776)	859,753	870,858	(11,106)	942,950
Security Service									
16801	Patrol Service		11,198	11,250	(53)	129,174	123,750	5,424	135,000
16803	Surveillance/Security Maint.		0	1,250	(1,250)	9,933	13,750	(3,817)	15,000
16804	Surv/Security Mnth(Trinity)		1,293	1,250	43	14,328	13,750	578	15,000

Actual vs. Budget Comparison

Block House MUD - GOF



				August 2024			October 2023 - August 2024			
				Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	Annual Budget
Expenditures										
Total Security Service				12,491	13,750	(1,259)	153,435	151,250	2,185	165,000
Fire Service										
16901 Fire Protection				756	352	404	810,205	794,628	15,577	805,613
Total Fire Service				756	352	404	810,205	794,628	15,577	805,613
Payroll Expense										
17101 Payroll Expenses				0	1,667	(1,667)	18,029	18,333	(304)	20,000
17102 Payroll Administration				100	150	(50)	1,500	1,650	(150)	1,800
17103 Payroll Tax Expense				939	917	22	10,971	10,083	888	11,000
Total Payroll Expense				1,039	2,733	(1,694)	30,500	30,067	434	32,800
Other Expense										
17805 Other Office Expenses				34	417	(383)	3,678	4,583	(906)	5,000
17806 District Functions				0	417	(417)	5,845	4,583	1,261	5,000
Total Other Expense				34	833	(800)	9,522	9,167	355	10,000
Total Expenditures				405,388	446,866	(41,478)	5,701,193	5,817,629	(116,436)	6,285,128
Total Revenues (Expenditures)				(368,283)	(199,815)	(168,467)	(402,939)	(235,104)	(167,835)	(410,596)
Other Revenues										
Extra Ordinary Revenue										
15901 Assigned Surplus				0	0	0	0	0	0	675,677
15902 Transfer From Surplus/Capital				0	0	0	0	41,119	(41,119)	41,119
Total Extra Ordinary Revenue				0	0	0	0	41,119	(41,119)	716,796
Total Other Revenues				0	0	0	0	41,119	(41,119)	716,796
Other Expenditures										
Capital Outlay										
17901 Capital Outlay				0	0	0	144,864	145,000	(136)	145,000
17907 Walker House Improve/Rehab				0	0	0	4,200	4,200	0	4,200
17913 Tumlinson Pool Project				0	0	0	50,911	39,000	11,911	57,000
17995 BGE Spyglass Asset Management				272	0	272	99,922	100,000	(78)	100,000
Total Capital Outlay				272	0	272	299,897	288,200	11,697	306,200
Total Other Expenditures				272	0	272	299,897	288,200	11,697	306,200
Total Other Revenues (Expenditures)				(272)	0	(272)	(299,897)	(247,081)	(52,816)	410,596
Excess Revenues (Expenditures)										
				(368,554)	(199,815)	(168,739)	(702,836)	(482,185)	(220,651)	0

Balance Sheet as of 08/31/2024

Block House MUD - GOF



Assets

Bank

11101 Cash in Bank	\$5,642
11102 Lockbox	3,175
11104 Managers	30,652
Total Bank	\$39,470

Investments

11201 Time Deposits	\$4,900,575
Total Investments	\$4,900,575

Receivables

11301 Accounts Receivable	\$182,331
11303 Maintenance Tax Receivable	46,401
11305 Accrued Interest	17,622
11308 Due From Others	150
11312 Due From Leander ISD	15,760
Total Receivables	\$262,264

Interfund Receivables

11401 Due From Capital Projects	\$57,486
11402 Due From Debt Service	2,765
Total Interfund Receivables	\$60,251

Total Assets

\$5,262,560

Liabilities & Equity

Liabilities

Accounts Payable

12101 Accounts Payable	\$300,316
12102 Payroll Liabilities	291
12105 Payroll Liability - SUI	1
12107 Accrued Payroll	4,102
Total Accounts Payable	\$304,710

Other Current Liabilities

12202 Due To TCEQ	\$7,229
12205 Due To Others	5,239
Total Other Current Liabilities	\$12,468

Deferrals

12502 Deferred Inflows Property Tax	\$46,401
Total Deferrals	\$46,401

Deposits

12601 Customer Meter Deposits	\$348,589
Total Deposits	\$348,589

Total Liabilities

\$712,169

Balance Sheet as of 08/31/2024

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		(\$702,836)
Total Equity		\$4,550,391
Total Liabilities & Equity		\$5,262,560

Monthly Financial Summary - Capital Projects Fund

Block House MUD - CPF

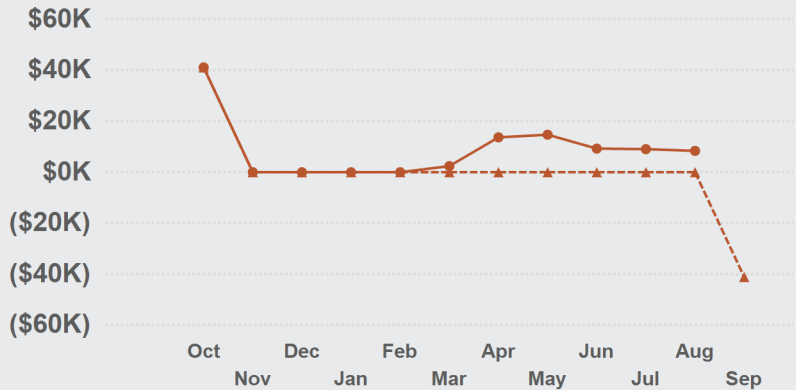


Account Balance Summary

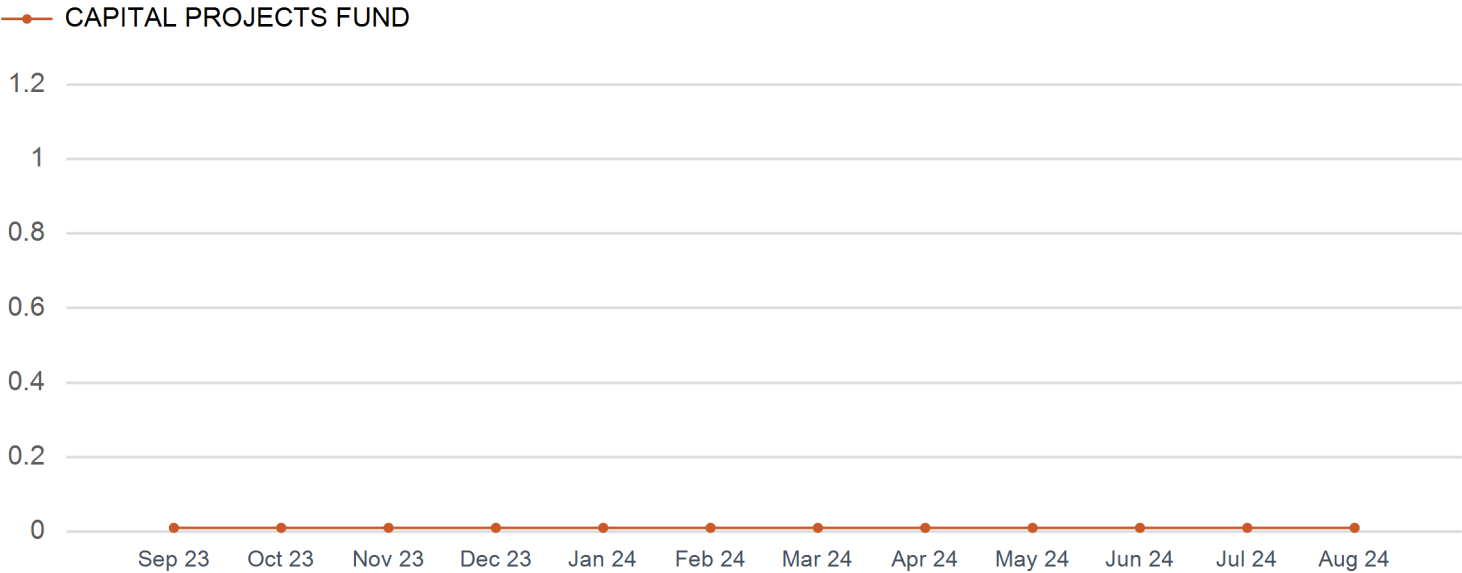
Balance as of 08/29/2024	\$0
Receipts	0
Disbursements	0
Balance as of 09/25/2024	\$0

Overall Revenues & Expenditures By Month (Year to Date)

Current Year Revenues Prior Year Revenues
Current Year Expenditures Prior Year Expenditures



Account Balance By Month | September 2023 - August 2024



Cash Flow Report - Checking Account

Block House MUD - CPF



Number	Name	Memo	Amount	Balance
Balance as of 08/29/2024				\$0.01
Receipts				
	No Receipts Activity		0.00	
Total Receipts				\$0.00
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements				\$0.00
Balance as of 09/25/2024				\$0.01

District Debt Summary as of 09/25/2024

Block House MUD - DSF



		WATER, SEWER, DRAINAGE	PARK/ROAD/OTHER	REFUNDING
Total \$ Authorized		Authorized	Authorized	Authorized
\$37.48M		\$34.33M	\$3.15M	\$25.50M
Total \$ Issued		Issued	Issued	Issued
\$25.81M		\$25.81M	N/A	\$1.49M
Yrs to Mat	Rating	\$ Available To Issue	\$ Available To Issue	\$ Available To Issue
2	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	\$2,955,000
2016 - Refunding	\$5,800,000	2026	\$1,140,000
Total	\$9,110,000		\$4,095,000

District Debt Schedule

Block House MUD - DSF



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
Total Due 10/01/2024		\$0.00	\$76,200.00	\$76,200.00

Paying Agent	Series	Principal	Interest	Total
UMB	2020 - Refunding	\$380,000.00	\$59,100.00	\$439,100.00
UMB	2016 - Refunding	\$895,000.00	\$17,100.00	\$912,100.00
Total Due 04/01/2025		\$1,275,000.00	\$76,200.00	\$1,351,200.00

Investment Profile as of 09/25/2024

Block House MUD

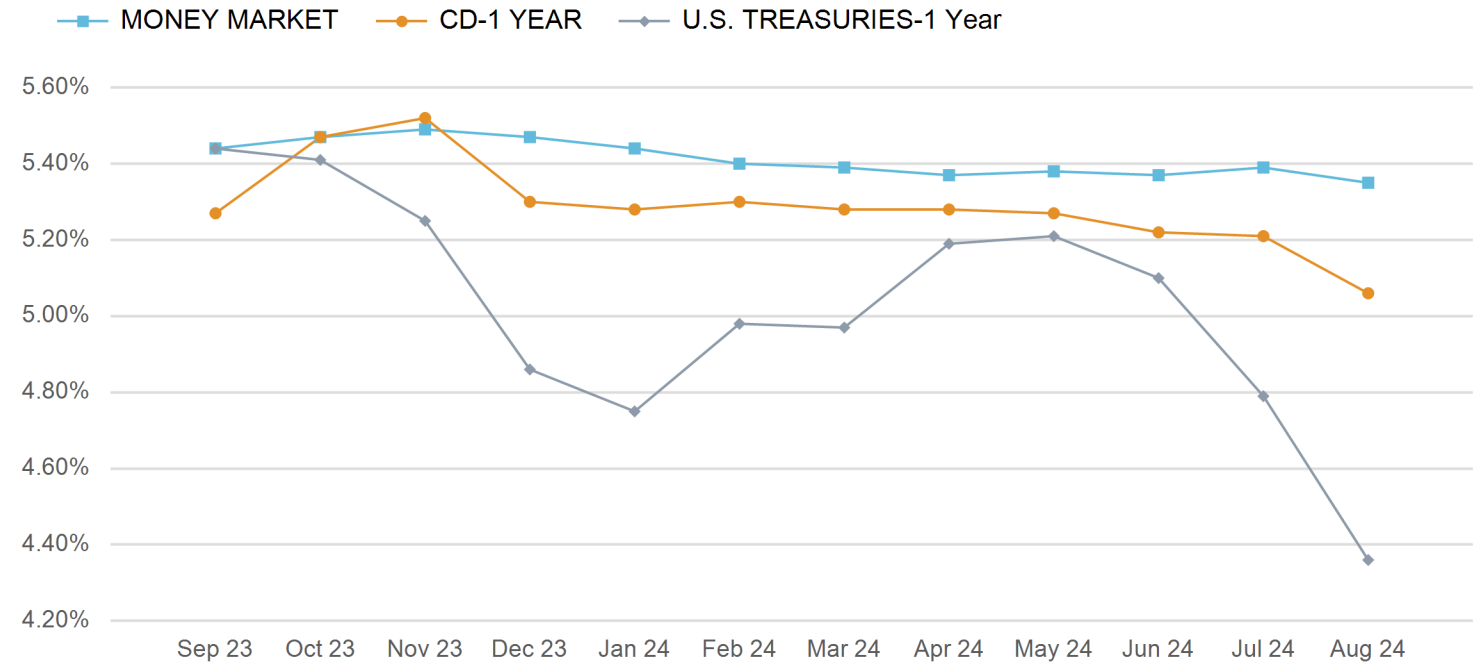


General Operating Fund	Capital Projects Fund	Debt Service Fund	Other Funds
Funds Available to Invest \$4,584,141	Funds Available to Invest \$0	Funds Available to Invest \$599,930	Funds Available to Invest N/A
Funds Invested \$4,535,323	Funds Invested \$0	Funds Invested \$599,930	Funds Invested N/A
Percent Invested 99%	Percent Invested 0%	Percent Invested 100%	Percent Invested N/A

Term	Money Market	Term	Certificate of Deposit	Term	U.S. Treasuries
On Demand	5.36%	180 Days	5.24%	180 Days	4.58%
		270 Days	5.00%	270 Days	4.58%
		1 Yr	5.04%	1 Yr	3.95%
		13 Mo	3.78%	13 Mo	N/A
		18 Mo	4.14%	18 Mo	3.95%
		2 Yr	1.87%	2 Yr	3.55%

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

Investment Rates Over Time (By Month) | September 2023 - August 2024



Account Balance as of 09/25/2024

Block House MUD - Investment Detail



FUND: General Operating

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Certificates of Deposit					
INDEPENDENT BANK (XXXX8587)	04/16/2024	10/13/2024	5.50%	235,000.00	
THIRD COAST BANK, SSB (XXXX4375)	12/28/2023	12/28/2024	5.50%	235,000.00	
FRONTIER BANK (XXXX1888)	07/24/2024	07/24/2025	5.25%	235,000.00	
Money Market Funds					
TEXPOOL (XXXX0001)	12/01/2008		5.27%	3,559,095.34	
TEXPOOL (XXXX0005)	07/07/2017		5.27%	271,227.92	Special Projects
Checking Account(s)					
FIRST CITIZENS BANK-CKING (XXXX1568)			0.05%	40,000.00	Managers
FIRST CITIZENS BANK-CKING (XXXX1592)			0.05%	5,642.39	Checking Account
PNC (XXXX5128)			0.01%	3,175.28	Lockbox
Totals for General Operating Fund				\$4,584,140.93	

FUND: Capital Projects

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

FUND: Debt Service

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Money Market Funds					
TEXPOOL (XXXX0003)	12/01/2008		5.27%	599,929.68	
Totals for Debt Service Fund				\$599,929.68	

Grand Total for Block House MUD :	\$5,184,070.62
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TAX ANALYSIS FISCAL YEAR END 09/2024

BLOCK HOUSE MUD

	TAX YEARS				GRAND TOTALS			
	2023							
	DSF	M&O	FIRE	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
PERCENTAGE	34.46%	45.32%	20.22%	100.00%	DSF	M&O	FIRE	TOTAL
TAX LEVY	1,391,140.59	1,829,332.78	816,226.96	4,036,700.33				
Oct 2023								
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
Nov 2023								
TAXES	66,986.85	88,086.88	39,303.34	194,377.07	67,008.21	88,121.54	39,314.88	194,444.63
PENALTY	0.00	0.00	0.00	0.00	29.10	47.21	15.73	92.03
					67,037.30	88,168.75	39,330.61	194,536.66
Dec 2023								
TAXES	969,258.91	1,274,563.56	568,695.40	2,812,517.86	968,924.77	1,274,033.00	568,515.62	2,811,473.39
PENALTY	0.00	0.00	0.00	0.00	10.90	17.69	5.89	34.48
					968,935.67	1,274,050.68	568,521.52	2,811,507.87
Jan 2024								
TAXES	247,698.67	325,720.71	145,332.78	718,752.17	247,366.49	325,197.19	145,154.35	717,718.03
PENALTY	0.00	0.00	0.00	0.00	17.75	28.80	9.59	56.14
					247,384.24	325,225.99	145,163.94	717,774.17
Feb 2024								
TAXES	60,482.55	79,533.82	35,487.06	175,503.43	60,499.11	79,560.68	35,496.01	175,555.81
PENALTY	624.86	821.69	366.63	1,813.18	638.22	843.36	373.85	1,855.43
					61,137.33	80,404.05	35,869.86	177,411.24
Mar 2024								
TAXES	8,828.45	11,609.31	5,179.94	25,617.70	8,866.14	11,670.45	5,200.30	25,736.89
PENALTY	420.02	552.32	246.44	1,218.78	429.82	568.22	251.74	1,249.78
					9,295.96	12,238.67	5,452.04	26,986.67
Apr 2024								
TAXES	3,400.77	4,471.97	1,995.34	9,868.07	3,284.69	4,283.62	1,932.60	9,500.91
PENALTY	150.92	198.46	88.55	437.94	169.25	228.21	98.46	495.92
					3,453.94	4,511.83	2,031.06	9,996.83
May 2024								
TAXES	4,994.59	6,567.82	2,930.48	14,492.89	5,246.78	6,977.02	3,066.80	15,290.60
PENALTY	143.94	189.27	84.45	417.66	222.27	316.38	126.79	665.44
					5,469.05	7,293.39	3,193.60	15,956.04
June 2024								
TAXES	1,534.59	2,017.96	900.39	4,452.94	1,468.28	1,910.38	864.55	4,243.21
PENALTY	81.89	107.69	48.05	237.63	87.23	116.34	50.93	254.50
					1,555.51	2,026.72	915.48	4,497.71
July 2024								
TAXES	5,114.69	6,725.75	3,000.95	14,841.39	5,059.47	6,636.16	2,971.11	14,666.74
PENALTY	164.22	215.95	96.35	476.52	168.78	223.35	98.82	490.95
					5,228.25	6,859.51	3,069.93	15,157.69
Aug 2024								
TAXES	1,308.72	1,720.96	767.87	3,797.55	1,287.42	1,686.38	756.35	3,730.15
PENALTY	160.97	211.68	94.45	467.10	168.33	223.63	98.43	490.39
					1,455.75	1,910.01	854.78	4,220.54
Sept 2024								
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	1,381,702.58	1,816,921.92	810,689.38	4,009,313.87				
TAXES	1,379,955.75	1,814,624.86	809,664.45	4,004,245.06	1,380,951.97	1,816,268.34	810,204.88	4,007,423.96
PENALTY	1,746.83	2,297.06	1,024.92	5,068.81	2,258.10	3,126.64	1,301.29	6,686.02
TOTALS	1,381,702.58	1,816,921.92	810,689.38	4,009,313.87	1,383,210.08	1,819,394.96	811,506.17	4,014,109.98
ADJUSTMENTS	(3,392.06)	(4,460.52)	(1,990.23)	(9,842.82)	(4,740.61)	(6,621.54)	(2,717.20)	(14,079.35)
TAX DUE @				99.44%	TOTAL DS A/R	TOTAL GOF AR	TOAL FIRE AR	TOTAL TAX DUE
8/31/2024	7,792.77	10,247.40	4,572.27	22,612.45	27,489.91	32,892.67	13,508.38	73,890.95
TAX RATES	0.2035	0.2676	0.1194	0.5905		Total M&O	46,401.05	

Updated 11/2023

Cash Flow Forecast

Block House MUD

	9/30/2024	9/30/2025	9/30/2026	9/30/2027	9/1/2028
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	\$1,806,035	\$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%

Cash Balance 07/24/2024	\$4,933,749	\$4,258,072	\$3,636,026	\$2,816,334	\$1,786,788
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Revenues

Maintenance Tax	\$1,806,035	\$1,780,924	\$1,780,924	\$1,780,924	\$1,780,924
Water Revenue	840,000	865,200	891,156	917,891	945,427
Sewer Revenue	420,000	432,600	445,578	458,945	472,714
Basic Service	1,120,000	1,153,600	1,188,208	1,223,854	1,260,570
Interest Earned	280,425	288,838	297,503	306,428	315,621
Additional Revenue	1,449,191	1,134,667	1,168,707	1,203,768	1,239,881
Total Revenues	\$5,915,651	\$5,655,829	\$5,772,076	\$5,891,810	\$6,015,137

Expenses

Water Expenses	\$1,166,300	\$1,224,615	\$1,285,846	\$1,350,138	\$1,417,645
Wastewater Expenses	610,700	641,235	\$673,297	\$706,962	\$742,310
Park & Pool Expenses	554,265	581,978	\$611,077	\$641,631	\$673,713
Landscaping Expenses	550,000	577,500	\$606,375	\$636,694	\$668,528
Administrative Expenses	315,000	330,750	\$347,288	\$364,652	\$382,884
Solid Waste Expenses	795,000	834,750	\$876,488	\$920,312	\$966,327
Other Expenses	1,987,663	2,087,046	2,191,398	2,300,968	2,416,017
Total Expenses	\$6,285,128	\$6,277,874	\$6,591,768	\$6,921,357	\$7,267,424

Net Surplus

	(\$369,477)	(\$622,046)	(\$819,692)	(\$1,029,546)	(\$1,252,287)
Special Projects					
Capital Outlay	\$145,000	0	0	0	0
Walker House Improve/Rehab	4,200	0	0	0	0
Tumlinson Pool Project	57,000	0	0	0	0
BGE Spyglass Asset Management	100,000	0	0	0	0
	\$306,200	\$0	\$0	\$0	\$0

Ending Cash Balance	\$4,258,072	\$3,636,026	\$2,816,334	\$1,786,788	\$534,500
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Operating Reserve % of Exp

(Ideal is at least 100%)	64.60%	57.92%	42.73%	25.82%	7.35%
Number of Months	8	7	5	3	1

Utility Usage & Expense Report

BLOCK HOUSE

ESI ID/Acct #	Address	Category	9/23	10/23	11/23	12/23	1/24	2/24	3/24	4/24	5/24	6/24	7/24	8/24	Total
3000343050	Swimming Pool	Volume (kWh)	9,162.00	8,536.00	7,323.00	6,576.00	6,576.00	6,576.00	5,834.00	6,537.00	6,537.00	11,259.00	11,259.00	12,436.00	98,611.00
		Spend \$	\$ 865.16	\$ 868.38	\$ 750.31	\$ 677.59	\$ 394.05	\$ 920.83	\$ 605.36	\$ 673.78	\$ 694.91	\$ 1,117.63	\$ 1,255.30	\$ 1,230.56	\$ 10,053.86
3000045157	POLE	Volume (kWh)		1,253.00	1,253.00	1,253.00	1,253.00	1,253.00	1,253.00	1,253.00	1,253.00	1,253.00	1,253.00	1,253.00	13,783.00
		Spend \$	\$ 644.74	\$ 653.14	\$ 653.14	\$ 653.14	\$ 653.14	\$ 653.14	\$ 653.14	\$ 653.14	\$ 653.14	\$ 653.14	\$ 653.14	\$ 653.14	\$ 7,829.28
3000050296	RR	Volume (kWh)		37.00	37.00	37.00	37.00	37.00	37.00	37.00	37.00	37.00	37.00	37.00	413.00
		Spend \$	\$ 48.13	\$ 48.42	\$ 48.42	\$ 48.42	\$ 48.42	\$ 48.42	\$ 48.42	\$ 48.42	\$ 48.42	\$ 48.41	\$ 48.41	\$ 48.41	\$ 580.72
3000063433	16906 BLACK KETTLE DR POLE	Volume (kWh)	1,512.00	1,512.00	1,512.00	1,512.00	1,512.00	1,512.00	1,597.00	271.00	271.00	271.00	271.00	271.00	12,024.00
		Spend \$	\$ 388.40	\$ 398.88	\$ 398.88	\$ 398.88	\$ 398.88	\$ 398.88	\$ 413.16	\$ 186.55	\$ 186.55	\$ 186.55	\$ 186.55	\$ 186.55	\$ 3,728.71
3000075258	#1 WASTEWATER TREATMENT	Volume (kWh)	1,653.00	1,254.00	2,326.00	5,009.00	5,009.00	5,009.00	4,107.00	25,665.00	1,006.00	1,006.00	1,006.00	1,291.00	54,341.00
		Spend \$	\$ 186.83	\$ 159.56	\$ 263.91	\$ 525.06	\$ 525.06	\$ 525.06	\$ 437.26	\$ 287.17	\$ 168.42	\$ 134.01	\$ 167.88	\$ 161.35	\$ 3,863.76
3000082027	3100 BLOCKHSE CRK APACHE POOL	Volume (kWh)	5,850.00	5,162.00	4,673.00	6,301.00	6,301.00	6,301.00	6,414.00	5,526.00	6,628.00	6,628.00	6,628.00	6,546.00	72,958.00
		Spend \$	\$ 565.98	\$ 539.96	\$ 492.36	\$ 650.82	\$ 650.82	\$ 650.82	\$ 661.82	\$ 575.38	\$ 619.19	\$ 673.36	\$ 684.48	\$ 665.49	\$ 7,533.75
3000094249	2800 BLOCKHOUSE DR	Volume (kWh)	24,757.00	18,633.00	13,683.00	12,524.00	1,254.00	1,254.00	13,615.00	26,500.00	13,983.00	13,983.00	13,983.00	17,759.00	171,928.00
		Spend \$	\$ 2,165.72	\$ 1,650.59	\$ 1,396.66	\$ 1,212.22	\$ 12.56	\$ 1,575.00	\$ 1,244.22	\$ 1,226.12	\$ 1,304.22	\$ 1,288.91	\$ 1,494.54	\$ 1,512.75	\$ 16,083.51
3000148285	IRRAGAT	Volume (kWh)	69.00	80.00	198.00	431.00	431.00	431.00	198.00	198.00	198.00	198.00	198.00	79.00	2,709.00
		Spend \$	\$ 166.15	\$ 169.20	\$ 170.00	\$ 204.73	\$ 208.48	\$ 171.13	\$ 170.41	\$ 169.40	\$ 169.61	\$ 168.68	\$ 168.18	\$ 168.98	\$ 2,104.95
3000189013	301 SUSAN SPRINKLER METER	Volume (kWh)	18.00	17.00	16.00	17.00	17.00	17.00	17.00	16.00	17.00	17.00	17.00	17.00	203.00
		Spend \$	\$ 39.13	\$ 39.15	\$ 39.06	\$ 39.15	\$ 39.06	\$ 39.15	\$ 39.15	\$ 39.06	\$ 39.35	\$ 39.12	\$ 39.04	\$ 39.12	\$ 469.54
3000200070	BLOCKHOUSE ENTRY	Volume (kWh)	3.00	4.00	4.00	3.00	3.00	3.00	3.00	2.00	3.00	3.00	3.00	3.00	37.00
		Spend \$	\$ 37.77	\$ 37.89	\$ 37.89	\$ 37.80	\$ 37.80	\$ 37.80	\$ 37.80	\$ 37.69	\$ 37.80	\$ 37.80	\$ 37.80	\$ 37.80	\$ 453.64
3000215674	LIFT	Volume (kWh)	325.00	519.00	645.00	541.00	541.00	541.00	529.00	666.00	375.00	375.00	375.00	326.00	5,758.00
		Spend \$	\$ 66.86	\$ 88.02	\$ 100.28	\$ 90.16	\$ 112.94	\$ 110.99	\$ 89.00	\$ 102.33	\$ 80.52	\$ 73.48	\$ 76.84	\$ 68.77	\$ 1,060.19
3000369110	TENNIS COURTS	Volume (kWh)	802.00	796.00	3,620.00	811.00	-	811.00	805.00	3,620.00	3,620.00	3,620.00	3,620.00	692.00	22,817.00
		Spend \$	\$ 1,675.76	\$ 1,705.17	\$ 1,695.24	\$ 1,706.62	\$ (1.06)	\$ 1,701.29	\$ 1,706.04	\$ 1,693.68	\$ 1,689.11	\$ 1,681.51	\$ 1,674.89	\$ 1,694.41	\$ 18,622.66
3000417820	LANDSCAPE LIGHTING @ SCOTTSDALE & 183A	Volume (kWh)	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	840.00
		Spend \$	\$ 39.00	\$ 39.00	\$ 39.00	\$ 46.09	\$ 45.38	\$ 39.00	\$ 39.00	\$ 39.00	\$ 39.00	\$ 39.00	\$ 39.00	\$ 39.00	\$ 481.47
3000454637	WALKER HOUSE	Volume (kWh)	3,119.00	2,211.00	1,382.00	1,661.00	1,661.00	1,661.00	1,462.00	1,126.00	2,214.00	2,214.00	2,214.00	2,523.00	23,448.00
		Spend \$	\$ 319.27	\$ 252.71	\$ 172.02	\$ 199.17	\$ 251.94	\$ 318.61	\$ 179.81	\$ 147.10	\$ 172.89	\$ 249.90	\$ 302.95	\$ 279.55	\$ 2,845.92
		Total Volume	47,346.00	40,084.00	36,742.00	36,746.00	25,476.00	25,476.00	35,941.00	71,487.00	36,212.00	40,934.00	40,934.00	43,303.00	479,870.00
		Total Spend	\$ 7,208.90	\$ 6,650.07	\$ 6,257.17	\$ 6,489.85	\$ 3,513.45	\$ 7,479.60	\$ 6,324.59	\$ 5,878.82	\$ 5,903.13	\$ 6,391.50	\$ 6,829.00	\$ 6,785.88	\$ 75,711.96



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

TBPELS 2946

MEMORANDUM

TO: Block House MUD Board of Directors

FROM: David W. Gray, P.E./Crystal Hall, P.G.

DATE: September 18, 2024

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)

We have investigated the possible future relocation of the District's master water meter at the intersection of New Hope and South Block House Drive to accommodate the future widening on New Hope Road. At the present time there is no relocation planned but we will continue to monitor this situation with the City.

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

The final bond application, including report and all other support documents, was filed with TCEQ on May 16, 2024 and declared administratively complete by TCEQ on May 17, 2024. Based on recent conversations with the assigned TCEQ staff reviewer, the staff memorandum recommending the bond application for approval is expected to be issued in November of this year.

We have scheduled a subcommittee meeting on the bond issue for next Wednesday, September 25th to review the status of the bond issue, as well as the possibility of starting construction of the Tumlinson Playscape improvement prior to the receipt of bond proceeds.

Tumlinson Playscape Recreational Improvements (GEI Job No. 349-11817.32)

GEI is working with Hitchcock Design on the plans for this project. We have scheduled a subcommittee meeting on the bond issue and the playscape improvement for next Wednesday, September 25th to review the status of the bond issue, as well as the possibility of starting construction of the Tumlinson Playscape improvement prior to the receipt of bond proceeds.



Block House MUD Board of Directors

September 18, 2024

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This ongoing scope of work is to be funded by proceeds from the proposed recreational bond issue. We, along with Trent Rush, will provide updates as they occur.

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

Construction of the NFM site improvements is continuing. The final construction plans, reflecting all of our comments made on them on behalf of the District, have been submitted to both the City and our office for final approval and signature. Based on our review of those final plans, we have signed off on behalf of the District on the plans. No construction affecting the District's existing storm water drainage system is expected to start until later this year or early next year.

PEC 15' Tonkawa Park Easement Request *(GEI No. 349-11852.54)*

The District received a request from PEC for an additional new easement located in the Tonkawa Park area adjacent to the existing PEC substation. PEC provided the proposed easement documents. GEI and District council reviewed the easement documents, identifying that a 12-inch cedar elm tree is adjacent to the proposed easement. A quote from Priority for tree replacement was provided to PEC, along with minor revisions to the easement document regarding any equipment placed outside of the easement, along with other updates. The revised easement document was provided back from PEC. PEC did not offer to cover the requested quote amount from Priority for tree replacement, but did amend the easement by offsetting the easement outside of the 12-foot critical root zone of the cedar elm. GEI met with District Council on September 16, 2024, and has a call on September 18, 2024 with M&S Engineering to discuss options. This issue is expected to be discussed further with the District's legal counsel at the Board meeting.

Crystal Hall and David Gray will be in attendance at the Board's September regular meeting to address any questions or concerns that may arise.

DWG:CH:ad

cc: Sean Abbott; Armbrust & Brown, PLLC
Andrew Hunt; Crossroads Utility Services
Lisa Sandoval; Crossroads Utility Services
Brian Williams, P.E.; Gray Engineering, Inc.



OPERATIONS REPORT

Block House Municipal Utility District Board of Directors Meeting



September 25, 2024

**Block House Municipal Utility District
Operations Report
Water System Identification No. 2270226
For the month of August 2024**

GENERAL INFORMATION

Occupied Single Family Connections	<u>2155</u>	x 3 =	<u>6465</u>	Estimated Population
Vacant Single Family Connections	<u>12</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>2205</u>			

BACTERIOLOGICAL ANALYSES

7 Water sample(s) taken on 8/19/24, 8/26/24 All bacterial samples were satisfactory.

WATER ACCOUNTABILITY CHART

FROM:	TO:	MASTER METER READ (1000 GALS.)	BILLED & ACCOUNTED TOTALS (1000 GALS)	METER READ ADJUSTMENTS (1000 GALS)	ADJUSTED BILLING TOTAL (1000 GALS)	FLUSHING OTHER (1000 GALS)	GALLONS UNACCT FOR (1000 GALS)	PERCENT GAIN/LOSS	WATER LOSS/GAIN AT \$2.15
05/01/21	06/01/21	17,299.7	15,060.0	176	15,236.00	15.4	-2,048.3	-11.84%	-\$4,403.85
06/02/21	07/01/21	16,959.3	16,117.0	0	16,117.00	16.1	-826.2	-4.87%	-\$1,776.33
07/02/21	07/29/21	18,432.8	16,221.0	0	16,221.00	16.0	-2,195.8	-11.91%	-\$4,720.97
07/30/21	08/30/21	23,366.1	21,967.0	0	21,967.00	16.0	-1,383.1	-5.92%	-\$2,973.67
08/31/21	09/29/21	20,777.3	20,157.0	0	20,157.00	16.0	-604.3	-2.91%	-\$1,299.25
09/30/21	11/01/21	17,556.1	16,417.0	0	16,417.00	16.0	-1,123.1	-6.40%	-\$2,414.67
11/02/21	12/01/21	13,510.2	12,408.0	0	12,408.00	27.3	-1,074.9	-7.96%	-\$2,311.04
12/02/21	12/29/21	10,952.1	10,354.0	0	10,354.00	12.3	-585.8	-5.35%	-\$1,259.47
12/30/22	01/31/22	12,400.1	11,845.0	0	11,845.00	13.8	-541.3	-4.37%	-\$1,163.80
02/01/22	03/01/22	10,958.8	10,521.0	0	10,521.00	13.8	-424.0	-3.87%	-\$911.60
03/02/22	03/31/22	12,441.3	11,475.0	0	11,475.00	12.4	-953.9	-7.67%	-\$2,050.89
04/01/22	05/01/22	17,784.6	16,721.0	0	16,721.00	12.2	-1,051.4	-5.91%	-\$2,260.51
05/02/22	06/01/22	18,736.9	16,967.0	0	16,967.00	512.2	-1,257.7	-6.71%	-\$2,704.06
06/02/22	06/30/22	24,139.9	21,776.0	0	21,776.00	37.8	-2,302.1	-9.54%	-\$4,949.52
07/01/22	08/02/22	34,687.5	32,038.0	0	32,038.00	2.4	-2,647.1	-7.63%	-\$5,691.27
08/03/22	09/02/22	27,246.6	24,852.0	0	24,852.00	5.4	-2,389.2	-8.77%	-\$5,136.78
09/03/22	09/30/22	14,789.0	14,008.0	0	14,008.00	11.5	-769.5	-5.20%	-\$1,654.43
10/01/22	10/31/22	20,332.0	18,759.0	0	18,759.00	8.8	-1,564.2	-7.69%	-\$3,363.03
11/01/22	11/30/22	14,905.0	12,922.0	0	12618.00	17.0	-2,270.0	-15.23%	-\$4,880.50
12/01/22	01/02/23	14,061.0	12,749.0	0	12749.00	17.0	-1,295.0	-9.21%	-\$2,784.25
01/03/23	02/02/23	11,656.0	10,586.0	0	10586.00	17.5	-1,052.5	-9.03%	-\$2,262.88
02/03/23	02/28/23	10,049.0	9,138.0	0	9138.00	17.0	-894.0	-8.90%	-\$1,922.10
03/01/23	03/30/23	15,995.6	13,729.0	0	13729.00	56.4	-2,210.2	-13.82%	-\$4,751.93
03/31/23	05/02/23	19,317.0	16,508.0	0	16508.00	19.0	-2,790.0	-14.44%	-\$5,998.50
05/03/23	05/31/23	15,130.0	12,398.0	0	12398.00	14.3	-2,717.7	-17.96%	-\$5,843.06
06/01/23	07/04/23	25,708.0	22,808.0	0	22808.00	60.6	-2,839.5	-11.05%	-\$6,104.82
07/05/23	07/31/23	27,029.0	25,021.0	0	25021.00	30.2	-1,977.8	-7.32%	-\$4,252.26
08/01/23	08/30/23	26,459.0	24,140.0	0	24140.00	95.9	-2,223.1	-8.40%	-\$4,779.67
08/31/23	10/02/23	22,615.0	20,437.0	0	20437.00	17.2	-2,160.8	-9.55%	-\$4,645.72
10/03/23	11/03/23	16,486.0	14,640.0	0	14640.00	17.6	-1,828.4	-11.09%	-\$3,931.02
11/04/23	12/04/23	13,934.0	11,703.0	0	11703.00		-2,231.0	-16.01%	-\$4,796.65
12/05/23	01/02/24	11,885.0	10,160.0	0	10160.00	87.7	-1,637.3	-13.78%	-\$3,520.20
01/03/24	01/31/24	11,229.0	9,434.0	0	9434.00	18.7	-1,776.3	-15.82%	-\$3,819.05
02/01/24	03/01/24	11,822.0	9,455.0	0	9455.00	26.0	-2,341.0	-19.80%	-\$5,033.15
03/02/24	04/02/24	14,000.0	12,120.0	0	12120.00	41.0	-1,839.0	-13.14%	-\$3,953.85
04/03/24	05/01/24	13,585.0	11,213.0	0	11213.00	11.0	-2,361.0	-17.38%	-\$5,076.15
05/02/24	05/30/24	13,254.0	11,534.0	0	11534.00	16.7	-1,703.3	-12.85%	-\$3,662.15
05/31/24	07/02/24	18,161.0	16,394.0	0	16394.00	34.3	-1,732.7	-9.54%	-\$3,725.31
07/03/24	07/30/24	15,772.0	13,683.0	0	13683.00	31.5	-2,057.5	-13.05%	-\$4,423.63
2024 TOTAL		107,870.0	92,013.0	0.0	105,696.0	266.9	-17,679.1	-1.3	-12,135.9
2024 MONTHLY AVG.		13,738.0	11,744.0	0.0	11,744.0	53.2	-1,881.5	-0.1	-4,223.3
2023 TOTAL		219,410.6	195,076.0	0.0	194,772.0	379.7	-24,258.9	-136%	-\$2,156.7
2023 MONTHLY AVG.		18,284.2	16,256.3	0.0	16,231.0	31.6	-2,021.6	-11%	-4,346.4
2022 TOTAL		217,979.0	201,724.0	0.0	201,724.0	669.9	-15,561.1	-81%	-33,456.4
2022 MONTHLY AVG.		18,164.9	16,810.3	0.0	16,810.3	55.8	-1,296.8	-7%	-2,788.0
2021 TOTAL		231,107.4	217,642.0	-167.0	217,475.0	214.5	-13,417.9	-75%	-28,848.5
2021 MONTHLY AVG.		17,777.5	16,741.7	-12.8	16,728.8	16.5	-1,032.1	-6%	-2,219.1

CUSTOMER BILLING REPORT
BLKH - BLOCK HOUSE MUD
Julu 11, 2024 to August 10, 2024

Current Billing

Deposit	\$5,250.00	
Basic Service	114,977.10	
Water	64,417.86	
Sewer	33,444.60	
TCEQ	1,060.91	
Misc	<u>\$258.00</u>	
Total Current Billing		\$219,408.47

Aged Receivables

Thirty (30) Days	\$2,021.58	
Sixty (60) Days	1,323.07	
Ninety (90) Days	734.51	
One hundred twenty (120) Days	<u>2,788.07</u>	
Billed Arrears	6,867.23	
Credit Bal Fwd	<u>-4,123.20</u>	
Total Aged Receivables		\$2,744.03

Accounts Receivables

Deposit	\$4,950.00	
Penalty	\$3,046.76	
Basic Service	112,975.52	
Water	82,499.01	
Sewer	35,065.36	
TCEQ	1,118.40	
Miscellaneous	<u>300.00</u>	
Total Accounts Receivables		\$239,955.05

Deposit Liability

Balance As Of	07/11/24	\$348,539.44
Collections		5,050.00
Deposits Applied		<u>-5,000.00</u>
Balance As Of	08/10/24	\$348,589.44

BLOCKHOUSE MUNICIPAL UTILITY DISTRICT # 1**Billing Report****August 2024**

Connections	July	August
Active	2185	2183
Inactive	19	12
Total	2204	2195

Billing Recap

	July	August
Deposit	\$3,650.00	\$5,250.00
Basic Service	\$114,873.50	\$114,692.68
Water	\$79,431.35	\$64,417.86
Sewer	\$35,866.74	\$33,444.60
State Assessment	\$1,149.35	\$1,060.91
Miscellaneous	\$300.00	\$258.00
Total Current Billing	\$235,270.94	\$219,124.05
30 Days	\$210,169.73	\$2,021.58
60 Day	\$9,985.04	\$1,323.07
90 Day	\$377.80	\$734.51
120 Day	\$0.00	\$2,788.07
Past Due	\$220,532.57	\$6,867.23

Collections

	July	August
Letters	209	232
Terminations	12	10

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: **August 2024**

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	0.630	16	0.786	Total
2	0.590	17	0.786	Monthly
3	0.590	18	0.786	Purchase: 22.073
4	0.590	19	0.786	
5	0.590	20	0.866	Average
6	0.780	21	0.998	Daily: 0.712
7	0.767	22	0.773	
8	0.664	23	0.828	Maximum
9	0.594	24	0.828	Daily: 0.998
10	0.594	25	0.828	
11	0.594	26	0.560	Minimum
12	0.958	27	0.609	Daily: 0.560
13	0.738	28	0.575	
14	0.798	29	0.575	
15	0.753	30	0.630	
		31	0.630	

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>36</u>		<div style="border: 1px solid black; padding: 2px; display: inline-block;">0%</div> (1A)
No. of measurements below the limit:	<u>0</u>		
Percentage of the measurements below the limit last month:		<div style="border: 1px solid black; padding: 2px; display: inline-block;">0%</div>	(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.

WATER PRODUCTION REPORT

DISTRICT: **BLOCK HOUSE M.U.D.**

MONTH: **August 2024**

LOCATION: **BLOCK HOUSE DR. & NEW HOPE**

ID #: **2460110**

		METER 6"	FLOW x 1000	CHLORINE RESIDUAL
DAY	DATE	# 81996621	gal	mg/L
Thu	1	635248	630.0	2.1
Fri	2	635878	589.9	2.3
Sat	3	636468	590.0	1.5
Sun	4	637058	590.0	1.8
Mon	5	637648	590.0	2.3
Tue	6	638238	780.1	2.5
Wed	7	639018	766.7	2.8
Thu	8	639785	664.2	1.9
Fri	9	640449	594.3	2.6
Sat	10	641043	594.4	2.8
Sun	11	641638	594.4	2.6
Mon	12	642232	958.0	2.5
Tue	13	643190	738.0	2.8
Wed	14	643928	798.0	2.7
Thu	15	644726	752.8	2.8
Fri	16	645479	785.8	2.5
Sat	17	646265	785.8	2.7
Sun	18	647050	785.8	2.7
Mon	19	647836	785.9	2.5
Tue	20	648622	865.9	2.8
Wed	21	649488	998.3	2.8
Thu	22	650486	773.2	2.6
Fri	23	651260	827.5	2.5
Sat	24	652087	827.5	2.1
Sun	25	652915	827.5	2.4
Mon	26	653742	560.0	2.5
Tue	27	654302	609.0	2.6
Wed	28	654911	575.0	2.3
Thu	29	655486	575.0	2.7
Fri	30	656061	629.9	2.6
Sat	31	656691	630.0	2.3
Sun	1	657321		
Total			22072.9	
Avg.			712.0	2.5
Max.			998.3	2.8
Min.			560.0	1.5

Operator:

Block House Water Usage Analysis
 By Fiscal Year

												# of Res	# of	Average
Billing	Residential	#	Irrigation	#	School	#	Commercial	#	District	#	Monthly Totals	Conn	Occupied	Usage
Jul-22	20,240,085	2,156	4,000	26	1,000	2	45,000	1	1,486,000	8	21,776,085	2,171	2,156	9.32
Aug-22	27,782,107	2,158	5,000	26	-	2	54,000	1	4,197,000	10	32,038,107	2,170	2,158	12.80
Sep-22	19,523,001	2,158	4,000	26	9,000	2	56,000	1	4,201,000	10	23,793,001	2,170	2,158	9.00

BLKH FY 22 Totals
 67,545,193
 13,000
 10,000
 155,000
 9,884,000
 77,607,193

												# of Res	# of	Average
Billing	Residential	#	Irrigation	#	School	#	Commercial	#	District	#	Monthly Totals	Conn	Occupied	Usage
Period	(gallons)		(gallons)		(gallons)		(gallons)		(gallons)			2,171	2,159	5.82
Oct-22	12,637,001	2,159	998,000	26	54,000	2	2,000	1	317,000	10	14,008,001	2,169	2,157	7.13
Nov-22	15,474,001	2,157	2,170,000	26	52,000	2	8,000	1	840,000	9	18,544,001	2,168	2,156	4.87
Dec-22	10,567,000	2,156	1,822,000	26	40,000	2	3,000	1	490,000	8	12,922,000	2,169	2,157	5.54
Jan-23	12,006,005	2,157	413,000	26	112,000	2	2,000	1	216,000	8	12,749,005	2,169	2,158	4.84
Feb-23	10,489,007	2,158	18,000	26	53,000	2	4,000	1	22,000	8	10,586,007	2,168	2,154	4.12
Mar-23	8,939,007	2,154	101,000	26	27,000	2	2,000	1	69,000	8	9,138,007	2,169	2,153	5.19
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	2,155	6.25
May-23	13,547,011	2,155	2,255,000	26	41,000	2	5,000	1	660,000	9	16,508,011	2,175	2,153	5.08
Jun-23	11,041,000	2,153	767,000	26	34,000	2	3,000	1	553,000	9	12,398,000	2,169	2,150	9.10
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	2,158	9.93
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	2,155	10.07
Sep-23	21,838,000	2,155	1,605,000	26	47,000	2	4,000	1	653,000	9	24,147,000			

BLKH FY 22-23 Totals
 169,064,041
 16,774,000
 601,000
 46,000
 6,073,000
 192,558,041

												# of Res	# of	Average
Billing	Residential	#	Irrigation	#	School	#	Commercial	#	District	#	Monthly Totals	Conn	Occupied	Usage
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	6.15
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	2,154	5.02
Dec-23	10,883,000	2,153	4,000	26	26,000	2	4,000	1	786,000	9	11,703,000	2,168	2,156	4.48
Jan-24	9,719,000	2,156	4,000	26	21,000	2	3,000	1	413,000	8	10,160,000	2,168	2,156	4.30
Feb-24	9,313,000	2,156	2,000	26	20,000	2	4,000	1	95,000	8	9,434,000	2,168	2,157	4.30
Mar-24	9,320,000	2,157	2,000	26	35,000	2	36,000	1	62,000	8	9,455,000	2,168	2,158	5.41
Apr-24	11,726,000	2,158	-	26	4,000	2	39,000	1	351,000	8	12,120,000	2168	2158	4.99
May-24	10,822,000	2,154	-	26	51,000	2	3,000	1	337,000	8	11,213,000	2168	2154	5.15
Jun-24	11,156,000	2,154	-	26	46,000	2	2,000	1	330,000	8	11,534,000	2168	2154	5.15
Jul-24	15,732,000	2,148	418,000	26	5,000	2	48,000	1	191,000	8	16,394,000	2187	2148	7.19
Aug-24	12,814,000	2,155	-	26	1,000	2	84,000	1	784,000	9	13,683,000	2193	2155	5.84

BLKH FY 23-24 Totals
 133,560,000
 441,000
 247,000
 300,000
 6,225,000
 140,773,000

Block House MUD

Monthly Meter Read Comparison for: August 2024

<u>City of Cedar Park</u>				<u>Blockhouse Creek MUD</u>		
7/22/2024	8/22/2024	Usage (Kgal)		7/22/2024	8/22/2024	Usage(Kgal)
Previous	Current			Previous	Current	
Blockhouse						
Drive/New Hope						
Totals						
	630287	650816	2052.9		630159	650486
			2052.9			2032.7
					Difference	20.20

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

Date	City of Cedar Park Read (Gallons)	M.U.D. Read (Gallons)
9/23/21 - 10/22/21	17,168,840	16,591,000
10/23/21 - 11/22/21	14,940,800	13,564,000
11/23/21 - 12/22/21	12,432,100	12,645,000
12/23/21 - 1/22/22	12,339,890	11,989,000
1/23/22 - 2/22/22	12,334,140	11,521,000
2/23/22 - 3/22/22	12,612,931	14,407,000
3/23/22 - 4/22/22	17,537,820	17,160,000
4/23/22 - 5/22/22	18,442,460	19,195,000
5/23/22 - 6/22/22	22,759,610	24,838,000
6/23/22 - 7/22/22	29,185,340	31,080,000
7/23/22 - 8/22/22	32,308,110	29,572,000
8/23/22 - 9/22/22	18,368,240	16,071,000
FY 21/22 TOTAL	220,430,281	218,633,000
<i>Difference</i>	<i>(1,797,281)</i>	
<hr/>		
9/23/22 - 10/22/22	18,749,440	20,332,000
10/23/22 - 11/22/22	17,049,550	14,905,000
11/23/22 - 12/22/22	12,491,170	13,238,000
12/23/22 - 1/22/23	13,330,570	12,693,000
1/23/23 - 2/22/23	11,866,160	10,835,000
2/23/23 - 3/22/23	14,016,520	16,643,000
3/23/23 - 4/22/23	18,446,370	17,578,000
4/23/23 - 5/22/23	15,274,560	15,672,000
5/23/23 - 6/22/23	19,634,510	22,102,000
6/23/23 - 7/22/23	28,082,680	30,635,000
7/23/23 - 8/22/23	29,969,030	28,061,000
8/23/23 - 9/22/23	23,136,240	22,960,700
FY 22/23 TOTAL	222,046,800	225,654,700
<i>Difference</i>	<i>3,607,900</i>	
<hr/>		
09/23/23 - 10/22/23	18,065,750	17,897,400
10/23/23 - 11/22/23	13,789,780	13,722,000
11/22/23 - 12/22/23	12,696,230	13,091,000
12/22/23 - 01/22/24	12,471,950	12,863,000
01/22/23 - 02/22/24	11,702,580	12,086,900
02/22/23 - 03/22/24	12,556,220	13,094,200
03/22/24 - 04/22/24	14,507,560	14,810,000
04/22/24 - 05/22/24	13,156,390	13,780,100
05/22/24 - 06/22/24	16,111,370	16,650,600
06/22/24 - 07/22/24	18,450,990	19,247,515
07/22/24 - 08/22/24	20,529,170	20,673,200
FY 23/24 TOTAL	164,037,990	167,915,915
<i>Difference</i>	<i>3,877,925</i>	
<hr/>		

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

August 2024

(There are no write-offs for this period)

Blockhouse MUD Write Offs Fiscal Year

	2020/21	2021/22	2022/23	2023/24
OCTOBER				
WRITE-OFF	\$ -	\$ 303.96	\$ -	\$ -
COLLECTED	\$ -	\$ -	\$ -	\$ -
NOVEMBER				
WRITE-OFF	\$ 615.78	\$ -	\$ -	\$ 720.54
COLLECTED	\$ -	\$ -	\$ -	\$ -
DECEMBER				
WRITE-OFF	\$ -	\$ -	\$ -	\$ -
COLLECTED	\$ -	\$ -	\$ -	\$ -
JANUARY				
WRITE-OFF	\$ -	\$ 114.39	\$ -	\$ 119.60
COLLECTED	\$ -	\$ -	\$ -	
FEBRUARY				
WRITE-OFF	\$ 604.06	\$ -	\$ -	\$ -
COLLECTED	\$ -	\$ -	\$ -	\$ -
MARCH				
WRITE-OFF	\$ -	\$ -	\$ -	\$ -
COLLECTED	\$ -	\$ -	\$ -	\$ -
APRIL				
WRITE-OFF	\$ -	\$ -	\$ -	\$ 36.60
COLLECTED	\$ -	\$ -	\$ -	\$ -
MAY				
WRITE-OFF	\$ -	\$ -	\$ -	\$ 134.60
COLLECTED	\$ -	\$ -	\$ -	\$ -
JUNE				
WRITE-OFF	\$ -	\$ -	\$ -	\$ 44.26
COLLECTED	\$ -	\$ -	\$ -	\$ -
JULY				
WRITE-OFF	\$ 687.97	\$ -	\$ -	\$ 541.29
COLLECTED	\$ -	\$ -	\$ -	
AUGUST				
WRITE-OFF	\$ -	\$ -	\$ -	\$ -
COLLECTED	\$ -	\$ -	\$ -	\$ -
SEPTEMBER				
WRITE-OFF	\$ -	\$ -	\$ -	
COLLECTED	\$ -	\$ -	\$ -	
TOTAL COLLECTIONS:	\$ 1,907.81	\$ 418.35	\$ -	\$ 1,596.89
TOTAL COLLECTED:	\$ -	\$ -	\$ -	\$ -



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

texasdisposal.com

Block House MUD 2024 Quarterly Operations Reports

First Quarter 2024						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
January	44	3	2	4	27	1
February	44	3	2	2	23	0
March	51	3	3	1	16	1
Totals	139	9	7	7	66	2

Second Quarter 2024						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
April	46	6	1	1	13	3
May	49	3	2	19	86	0
June	46	1	4	27	54	2
Totals	141	10	7	47	153	5

Third Quarter 2024						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
July	52	0	1	15	48	0
August	52	5	3	6	88	6
September						
Totals	104	5	4	21	136	6

Fourth Quarter 2024						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
October						
November						
December						
Totals	0	0	0	0	0	0

2024 TOTALS	384	24	18	75	355	13
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Block House MUD - 2024 Operations Report
August

Courtesy Pick-ups

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
30826	HUMBERSTONE	3308	LAMBRUSCO	8/7/2024	96G RECY CLEANUP	8018264
31077	REAL HOLDINGS LLC	1021	MOSER RIVER	8/7/2024	96G RECY CLEANUP	8047157
31707	PERKINS	3319	ST GENEVIEVE	8/21/2024	96G RECY CLEANUP	8061914

Bulky Waste

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
29845	DRESSER	2517	AUTREY	8/21/2024	BULKY WASTE SRVC	8060068
29874	CARSON	503	BEVERLY	8/7/2024	BULKY WASTE SRVC 3CY	8040404
29874	CARSON	503	BEVERLY	8/7/2024	BULKY WASTE SRVC 3CY	8040415
29887	MAYFIELD	608	BEVERLY	8/7/2024	BULKY WASTE SRVC	8046616
29887	MAYFIELD	608	BEVERLY	8/14/2024	BULKY WASTE SRVC	8056347
29968	HOPPER	16710	BLACK KETTLE	8/28/2024	BULKY WASTE SRVC	8078610
30182	HARPER MADERE	2409	CHARLEY HARLEY	8/7/2024	BULKY WASTE SRVC	8040443
30229	WHITEHILL	2611	CLAUDIA	8/21/2024	BULKY WASTE SRVC	8063538
30292	WEST	2501	CYNTHIA	8/21/2024	BULKY WASTE SRVC	8060225
30304	THOMAS	2513	CYNTHIA	8/28/2024	BULKY WASTE SRVC	8059305
30336	LEWIS	1305	DILLON LAKE	8/7/2024	BULKY WASTE SRVC 6CY	8047224
30371	HERNANDEZ	3200	ECHO BAY	8/28/2024	BULKY WASTE SRVC	8078491
30426	MILLER	15351	ENGLISH RIVER	8/7/2024	BULKY WASTE SRVC	8025342
30554	ZAPIAIN	908	HOUSE CREEK	8/21/2024	BULKY WASTE SRVC	8066486
30557	NGUYEN	911	HOUSE CREEK	8/28/2024	BULKY WASTE SRVC	8076169
30585	VINEYARD	2506	HUTTON	8/7/2024	BULKY WASTE SRVC	8025274
30697	STOBART	2500	KATHLEEN	8/21/2024	BULKY WASTE SRVC	8059093
30700	WILJANEN	2503	KATHLEEN	8/21/2024	BULKY WASTE SRVC	8064640
30749	RAY	500	KATHLEEN	8/7/2024	BULKY WASTE SRVC	8046647
30830	THARP	3312	LAMBRUSCO	8/21/2024	BULKY WASTE SRVC	8058969
30865	ANDERSON	16503	LONE WOLF	8/14/2024	BULKY WASTE SRVC	8052825
30867	DORI-ROBERTS	16505	LONE WOLF	8/7/2024	BULKY WASTE SRVC	8038157
30887	DYER	803	LUKE	8/14/2024	BULKY WASTE SRVC	8054504
30893	LINDSEY	809	LUKE	8/21/2024	BULKY WASTE SRVC	8062884
30955	ESPOSITO	3402	MERLOT	8/7/2024	BULKY WASTE SRVC	8038175
31070	HANS	1014	MOSER RIVER	8/28/2024	BULKY WASTE SRVC	8055944
31077	REAL HOLDINGS LLC	1021	MOSER RIVER	8/7/2024	BULKY WASTE SRVC	8047141
31154	CORNIBE	1120	PINE PORTAGE	8/28/2024	BULKY WASTE SRVC	8077200
31156	BELLSEY	1122	PINE PORTAGE	8/14/2024	BULKY WASTE SRVC	8052647
31170	TRAN	1139	PINE PORTAGE	8/7/2024	BULKY WASTE SRVC	8046551
31172	PRESNALL	1143	PINE PORTAGE	8/21/2024	BULKY WASTE SRVC	8065569
31196	CANADA	1229	PINE PORTAGE	8/14/2024	BULKY WASTE SRVC	8057071
31211	FIEL	1244	PINE PORTAGE	8/21/2024	BULKY WASTE SRVC 6CY	8060373
31281	VINCI	1103	PORT DANIEL	8/28/2024	BULKY WASTE SRVC	8071693
31321	MORGAN	3001	RAINY RIVER	8/28/2024	BULKY WASTE SRVC 6CY	8071944
31406	YBARRA	16600	SHIPSHAW RIVER	8/7/2024	BULKY WASTE SRVC	8047875

31408	JOHNSON	16603	SHIPSHAW RIVER	8/7/2024	BULKY WASTE SRVC	8047978
31485	RIEMENSCHNEIDER	15002	SNELLING	8/14/2024	BULKY WASTE SRVC	8056632
31508	FRAZER	2415	SOCORRO	8/14/2024	BULKY WASTE SRVC	8055222
31525	PERRY	2511	SOCORRO	8/21/2024	BULKY WASTE SRVC 6CY	8059064
31562	OLIGSCHLAEGER	16317	SPOTTED EAGLE	8/7/2024	BULKY WASTE SRVC	8047881
31590	MCGRAW	16509	SPOTTED EAGLE	8/7/2024	BULKY WASTE SRVC 6CY	8036569
31609	DUPLESSIE	16619	SPOTTED EAGLE	8/14/2024	BULKY WASTE SRVC	8051450
31609	DUPLESSIE	16619	SPOTTED EAGLE	8/21/2024	BULKY WASTE SRVC	8051464
31617	CANO	16707	SPOTTED EAGLE	8/28/2024	BULKY WASTE SRVC	8071658
31730	FULGHAM	704	STUART	8/28/2024	BULKY WASTE SRVC	8074735
31738	DUCOTE	405	SUSAN	8/14/2024	BULKY WASTE SRVC	8054034
31805	HEAP	608	TUMLINSON FORT	8/28/2024	BULKY WASTE SRVC	8073001
31844	FLOWERS	2608	TURTLE RIVER	8/21/2024	BULKY WASTE SRVC	8049636
31844	FLOWERS	2608	TURTLE RIVER	8/28/2024	BULKY WASTE SRVC	8070090
31960	VELA	2523	WINSLOW	8/28/2024	BULKY WASTE SRVC	8076642
32005	APACHE POOL	3100	BLOCK HOUSE	8/9/2024	BULKY WASTE SRVC	8047239

Missed Pick-ups

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
29808	PENDELL	2606	ARMSTRONG	8/22/2024	96G TRASH MISS	8070579
29808	PENDELL	2606	ARMSTRONG	8/23/2024	96G TRASH MISS	8073569
30175	CLAXTON	2402	CHARLEY HARLEY	8/8/2024	96G TRASH MISS	8051010
30749	RAY	500	KATHLEEN	8/1/2024	96G TRASH MISS	8037544
31145	ALABAUGH	1107	PINE PORTAGE	8/16/2024	96G TRASH MISS	8061521

Cart Deliveries

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
29824	DEBAKEY	2409	AUTREY	8/8/2024	96G TRASH CART DLVR	8050458
29824	DEBAKEY	2409	AUTREY	8/8/2024	96G RECYCLE CART DLVR	8050458
30371	HERNANDEZ	3200	ECHO BAY	8/1/2024	96G TRASH CART DLVR	8037515
30680	PARKER	2601	JOHNATHAN	8/22/2024	96G TRASH CART DLVR	8071101
30680	PARKER	2601	JOHNATHAN	8/23/2024	96G TRASH CART DLVR	8073777
30746	ESCIUTIA	406	KATHLEEN	8/22/2024	96G TRASH CART DLVR	8069904

Cart Swaps

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
29917	DELEON	14913	BIG FALLS	8/21/2024	SWAP 9T CART FOR SAME	8062643
29930	VELEZ	15010	BIG FALLS	8/28/2024	SWAP 9T CART FOR SAME	8071510
29943	KEITH	16501	BLACK KETTLE	8/28/2024	SWAP 9T CART FOR SAME	8076756
29946	NGUYEN	16504	BLACK KETTLE	8/28/2024	SWAP 9T CART FOR SAME	8076759
29948	SMITH	16506	BLACK KETTLE	8/28/2024	SWAP 9T CART FOR SAME	8076768
29973	CHIA	16805	BLACK KETTLE	8/28/2024	SWAP 9T CART FOR SAME	8071511
29991	SHEFFIELD	16901	BLACK KETTLE	8/7/2024	SWAP 9T CART FOR SAME	8036615
30031	SIMENTAL	17408	BOTTLE SPRINGS	8/7/2024	SWAP 9T CART FOR SAME	8018020
30035	QUINTILIANI	17502	BOTTLE SPRINGS	8/28/2024	SWAP 9T CART FOR SAME	8071503
30041	BLATCHFORD	17508	BOTTLE SPRINGS	8/28/2024	SWAP 9T CART FOR SAME	8071504

30175	CLAXTON	2402	CHARLEY HARLEY	8/14/2024	SWAP 9T CART FOR SAME	8051016
30199	BRUCE	2502	CLAUDIA	8/28/2024	SWAP 9T CART FOR SAME	8071514
30200	HARRISON	2503	CLAUDIA	8/28/2024	SWAP 9T CART FOR SAME	8071462
30203	DOMINGUEZ	2506	CLAUDIA	8/21/2024	SWAP 9T CART FOR SAME	8062666
30204	WILLIAMS	2507	CLAUDIA	8/21/2024	SWAP 9T CART FOR SAME	8062664
30204	WILLIAMS	2507	CLAUDIA	8/28/2024	SWAP 9T CART FOR SAME	8071191
30211	GIRMA	2514	CLAUDIA	8/7/2024	SWAP 9T CART FOR SAME	8017344
30224	MOBERLEY	2606	CLAUDIA	8/21/2024	SWAP 9T CART FOR SAME	8062633
30236	DERINGTON	2618	CLAUDIA	8/28/2024	SWAP 9T CART FOR SAME	8076012
30242	HOOPER	2624	CLAUDIA	8/28/2024	SWAP 9T CART FOR SAME	8076042
30263	SIMPSON	16216	COPPER LEAF	8/22/2024	SWAP 9Y CART FOR SAME	8070086
30263	SIMPSON	16216	COPPER LEAF	8/27/2024	SWAP 9Y CART FOR SAME	8076118
30264	WALKER	16217	COPPER LEAF	8/21/2024	SWAP 9T CART FOR SAME	8062661
30266	WALLACE	16219	COPPER LEAF	8/21/2024	SWAP 9T CART FOR SAME	8062654
30268	MASHA	16221	COPPER LEAF	8/7/2024	SWAP 9T CART FOR SAME	8019325
30273	LEGGINS	16230	COPPER LEAF	8/28/2024	SWAP 9T CART FOR SAME	8071465
30283	FRITSCH	16807	CREE LAKE	8/7/2024	SWAP 9Y CART FOR SAME	8047661
30380	WELLS	15206	ENGLISH RIVER	8/28/2024	SWAP 9T CART FOR SAME	8076771
30382	MCKELVEY	15208	ENGLISH RIVER	8/7/2024	SWAP 9T CART FOR SAME	8018873
30387	HAYS	15305	ENGLISH RIVER	8/28/2024	SWAP 9T CART FOR SAME	8076752
30397	MCGHEE	15320	ENGLISH RIVER	8/28/2024	SWAP 9T CART FOR SAME	8076762
30403	ANDERSON	15327	ENGLISH RIVER	8/28/2024	SWAP 9T CART FOR SAME	8076767
30420	CASTILLO	15344	ENGLISH RIVER	8/28/2024	SWAP 9T CART FOR SAME	8076754
30436	CATANIA	1311	FAIRLAWN	8/21/2024	SWAP 9T CART FOR SAME	8063714
30530	CROSSLAND	800	HOUSE CREEK	8/21/2024	SWAP 9T CART FOR SAME	8059913
30541	BITANGA	811	HOUSE CREEK	8/28/2024	SWAP 9T CART FOR SAME	8076044
30544	SCHLESKI	814	HOUSE CREEK	8/28/2024	SWAP 9T CART FOR SAME	8076045
30555	FALLOON	909	HOUSE CREEK	8/28/2024	SWAP 9T CART FOR SAME	8071467
30572	WALKER	900	HUTTON	8/21/2024	SWAP 9T CART FOR SAME	8058096
30576	STEPHENS	2402	HUTTON	8/28/2024	SWAP 9T CART FOR SAME	8076025
30577	KIM	2404	HUTTON	8/21/2024	SWAP 9T CART FOR SAME	8062635
30662	SIGNAL SFR LLC	16605	JADESTONE	8/7/2024	SWAP 9T CART FOR SAME	8018018
30664	BANNON	16607	JADESTONE	8/28/2024	SWAP 9T CART FOR SAME	8071513
30680	PARKER	2601	JOHNATHAN	8/14/2024	SWAP 9T CART FOR SAME	8057361
30682	BROADHEAD	2603	JOHNATHAN	8/28/2024	SWAP 9T CART FOR SAME	8071463
30689	WAKEFIELD	2611	JOHNATHAN	8/28/2024	SWAP 9T CART FOR SAME	8075985
30746	ESCUTIA	406	KATHLEEN	8/28/2024	SWAP 9Y CART FOR SAME	8069908
30766	ACKERMAN	609	KATHLEEN	8/14/2024	SWAP 9T CART FOR SAME	8050441
30788	SAMUELSON	16302	KICKING BIRD	8/7/2024	SWAP 9T CART FOR SAME	8039094
30790	KAIFESH	16304	KICKING BIRD	8/28/2024	SWAP 9T CART FOR SAME	8071499
30842	PALMER	16307	LONE WOLF	8/28/2024	SWAP 9T CART FOR SAME	8071507
30844	HERNANDEZ MARTINEZ	16400	LONE WOLF	8/21/2024	SWAP 9T CART FOR SAME	8057359
30850	LOEHR	16406	LONE WOLF	8/28/2024	SWAP 9T CART FOR SAME	8076015
30853	VITALE	16409	LONE WOLF	8/28/2024	SWAP 9T CART FOR SAME	8076019
30873	CLARK	16514	LONE WOLF	8/21/2024	SWAP 9Y CART FOR SAME	8068803
30873	CLARK	16514	LONE WOLF	8/21/2024	SWAP 9T CART FOR SAME	8068810
30884	JACE	800	LUKE	8/28/2024	SWAP 9T CART FOR SAME	8071497
31038	GROFF	16204	MONES	8/28/2024	SWAP 9T CART FOR SAME	8076037
31047	WARREN	16215	MONES	8/28/2024	SWAP 9T CART FOR SAME	8071512
31211	FIEL	1244	PINE PORTAGE	8/21/2024	SWAP 9T CART FOR SAME	8060371
31225	GRANADOS	1261	PINE PORTAGE	8/21/2024	SWAP 9T CART FOR SAME	8066563
31225	GRANADOS	1261	PINE PORTAGE	8/28/2024	SWAP 9T CART FOR SAME	8070664

31261	RIVAS	907	PORT DANIEL	8/28/2024	SWAP 9T CART FOR SAME	8076195
31345	ARNOLD	15017	RED HERON	8/28/2024	SWAP 9T CART FOR SAME	8071508
31415	MEDEL	16612	SHIPSHAW RIVER	8/28/2024	SWAP 9T CART FOR SAME	8076021
31446	RUFFCORN	16304	SNELLING	8/28/2024	SWAP 9T CART FOR SAME	8071506
31464	SYLVESTER	14903	SNELLING	8/21/2024	SWAP 9T CART FOR SAME	8062640
31465	EDWARDS	14904	SNELLING	8/21/2024	SWAP 9T CART FOR SAME	8062638
31468	SCHMALING	14907	SNELLING	8/28/2024	SWAP 9T CART FOR SAME	8071500
31481	BRUSH	14921	SNELLING	8/28/2024	SWAP 9T CART FOR SAME	8076040
31488	CARBALLO	15008	SNELLING	8/7/2024	SWAP 9T CART FOR SAME	8018504
31615	SWENSON	16703	SPOTTED EAGLE	8/7/2024	SWAP 9T CART FOR SAME	8018029
31620	MCADAMS	16713	SPOTTED EAGLE	8/7/2024	SWAP 9T CART FOR SAME	8022124
31620	MCADAMS	16713	SPOTTED EAGLE	8/9/2024	SWAP 9T CART FOR SAME	8051759
31625	SPENCER	16719	SPOTTED EAGLE	8/28/2024	SWAP 9T CART FOR SAME	8076050
31636	MOKRY	16733	SPOTTED EAGLE	8/28/2024	SWAP 9T CART FOR SAME	8076041
31638	MURPHY	16737	SPOTTED EAGLE	8/28/2024	SWAP 9T CART FOR SAME	8076006
31707	PERKINS	3319	ST GENEVIEVE	8/21/2024	SWAP 9Y CART FOR SAME	8062712
31710	GAMMILL	16802	STOCKTON	8/28/2024	SWAP 9T CART FOR SAME	8076008
31712	SHARE	16804	STOCKTON	8/7/2024	SWAP 9T CART FOR SAME	8036611
31716	HARTIGAN	16900	STOCKTON	8/7/2024	SWAP 9T CART FOR SAME	8036613
31718	ROBERTSON	16903	STOCKTON	8/7/2024	SWAP 9T CART FOR SAME	8036618
31725	TON	16917	STOCKTON	8/28/2024	SWAP 9T CART FOR SAME	8076053
31821	JULIANA	2705	TUMLINSON FORT	8/7/2024	SWAP 9T CART FOR SAME	8018517
31821	JULIANA	2705	TUMLINSON FORT	8/7/2024	SWAP 9Y CART FOR SAME	8018517
31995	ANDERSON	15100	ZYANYA	8/28/2024	SWAP 9T CART FOR SAME	8076023
65304	BUTLER	15317	ENGLISH RIVER	8/7/2024	SWAP 9T CART FOR SAME	8036764
72154	SCHERMERHORN	17516	PORT HOOD	8/28/2024	SWAP 9T CART FOR SAME	8071509

Cart Terms

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
30680	PARKER	2601	JOHNATHAN	8/14/2024	CART 9T TERM	8058274
30680	PARKER	2601	JOHNATHAN	8/21/2024	CART 9T TERM	8066965
31211	FIEL	1244	PINE PORTAGE	8/21/2024	CART 9Y TERM	8060367
31256	DARDAR	900	PORT DANIEL	8/7/2024	CART 9T TERM	8037014
31256	DARDAR	900	PORT DANIEL	8/7/2024	CART 9Y TERM	8037014
31256	DARDAR	900	PORT DANIEL	8/14/2024	CART 9T TERM	8054395



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 2024

1st Quarter 2024

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
January	193.95	71.43
February	128.20	27.17
March	134.25	19.51
Total Tonnage for 1st Qtr	456.40	118.11

2nd Quarter 2024

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
April	113.70	37.80
May	180.27	69.08
June	182.04	58.21
Total Tonnage for 2nd Qtr	476.01	165.09

3rd Quarter 2024

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
July	193.09	69.09
August	141.20	61.89
September		
Total Tonnage for 3rd Qtr	334.29	130.98

4th Quarter 2024

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

Total Yearly Tonnage 2024	1266.70	414.18
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Block House MUD August 2024

Estimated Trash Weights

Date	Truck #	Route	Ticket #	Tonnage on Route
8/2/2024	42012	F490	513494	2.68
8/5/2024	42012	F490	513734	1.57
8/7/2024	41099	F407	513979	6.23
8/7/2024	41147	F402	514045	13.84
8/7/2024	41099	F407	514047	9.07
8/9/2024	42012	F490	514273	2.36
8/12/2024	42012	F490	514550	2.69
8/14/2024	41099	F407	514760	6.65
8/14/2024	41099	F407	514821	6.22
8/14/2024	41147	F402	514828	13.49
8/14/2024	41074	F409	514841	8.78
8/16/2024	42012	F490	515090	2.02
8/19/2024	42012	F490	515374	1.96
8/21/2024	41099	F407	515507	7.42
8/21/2024	41099	F407	515558	6
8/21/2024	41147	F402	515581	13.93
8/21/2024	41104	F409	515591	13.08
8/23/2024	42012	F490	515808	2.45
8/26/2024	42012	F490	516095	2.18
8/28/2024	41099	F407	516280	7.17
8/28/2024	41147	F402	516351	12.55
8/28/2024	41104	F409	516354	12.2
8/28/2024	41099	F407	516355	6.3
8/30/2024	42012	F490	516620	1.79

Total Trash Tonnage 162.63

Total Block House Containers	2267
/Total containers on all routes	2611
% of Block House Containers in routes	86.82%
Total Tonnage	162.63
X % of Block House containers in routes	86.82%
Estimated trash tonnage	141.20

Estimated Recycle Weights

Date	Truck #	Route	Ticket #	Tonnage on Route
8/7/2024	41072	F503	513987	8.11
8/7/2024	41101	F503	514031	7.57
8/7/2024	41114	F502	514054	7.72
8/7/2024	41114	F502	514063	1.13
8/14/2024	41114	F502	514800	7.03
8/14/2024	44061	F502	514829	2.17
8/14/2024	41101	F503	514833	2.34
8/14/2024	41114	F502	514847	4.45
8/21/2024	41101	F503	515578	7.84
8/21/2024	41118	F502	515624	4.93
8/21/2024	41071	F502	515627	2.83
8/28/2024	41101	F503	516323	6.35
8/28/2024	41071	F502	516337	8.89

Total Block House Containers	2196
/Total containers on all routes	2532
% of Block House containers in routes	86.73%
Total Tonnage	71.36
X % of Block House containers in routes	86.73%
Estimated recycle tonnage	61.89

Total Recycle Tonnage

71.36

Block House Municipal Utility District Waste & Recycling Report
August 2024

Date	Address	Customer Statement	Resolution/Response
8/7/2024	2402 Charley Harley Drive	Trash Missed	WO entered for 24-48 hours
8/21/2024	2606 Armstrong Drive	Trash Missed	WO entered for 24-48 hours

Container Actions/Services:

Type Service	Number
Cart Exchanges/Swaps	88
Cart Deliveries	6
Carts Terminated	6
Bulky Pickup Service	52



MEMORANDUM

Date: 09.19.2024
To: Block House MUD Board of Directors
From: Lisa Sandoval, General Manager
Subject: General Manager's Report

General Manager Directives:

- 1) Ms. Sandoval is to organize meetings with various stakeholders regarding the procedures, rules, and regulations for use of any District facilities. (in progress)

PR/Communications:

- 1) Social Media posts for June included 08 posts to all mediums
- 2) Welcome Packets are disseminated weekly to new residents - 11 new residents packets were distributed in September.
- 3) Brivo Tags - removed from system after Crossroads move-out (5)
- 4) Brivo Tags - issued (9)
- 5) October Newsletter has been completed in house and will be sent out on the 27th of September with in the Crossroads Utility Invoice and will be posted to the District website, via email and all social media sites, on September 27th.

Restrictive Covenants:

- 1) CAM - Restrictive Covenants subcommittee will meet Friday, September 13th at 1:30 pm. Memo will be added to the supplement packet

Financial:

- 1) Finance Subcommittee will have a meeting on the 23rd of September at 10 am. Memo will be added to a supplement packet

Pools:

- 1) Premier Recreation memo is in the packet.

Landscaping:

- 1) Priority Landscape report is in the packet.

Amenities:

- 1) I received a text message from the OA on Saturday, September 14th, 2024, seeking assistance with the cooling system at the Jumano Building. They encountered issues during their lantern-building workshop due to what was assumed to be a malfunctioning thermostat. I visited the building on Monday to assess the problem but needed help identifying the root cause. Subsequently, I reached out to Blue Ribbon and requested a diagnostic test scheduled for yesterday. I have attached the report and estimate detailing their findings. I have included Estimate 64936423 in the agenda for board approval. As no budget was allocated for this issue, I have decided not to install the mini-spilled at the Tumlinson Pool Pump house and instead reallocate the funds to cover the expenses at the Jumano Building.



Amenities Cont.:

- 2) Parks Polaris engine replacement will commence on the first of October. I will be requesting a down payment check in the amount of \$4,819.99 from Tyler on the 1st of October.
Grand total will be \$6,448.00 this will include the pickup and drop-off fee.
- 3) Camera audit was completed in August for Security.
- 4) Pad lock audit for entire district has been completed.
- 5) No resident volunteer emails have been received for Block Watch.
- 6) Approval was given to the garden community to construct a owl house on the light pole at the garden. Waivers have been received from three garden members thus far.
- 7) New park signs have been ordered to reflect the 10pm closing time.
- 8) Triton Towing has been contacted about new signs at all parking lots.
- 9) Park Rules have been updated on District Website

Operations:

- 1) Crossroads Operational report is in the packet.

Services:

- 1) Services subcommittee did not meet in the month of September.
- 2) Email received from resident regarding additional staining needing to be done on the three-mile loop. Sagamore did miss quoting some side fences that enters into a few streets. resident is wanting these areas stained however due to the approved 2024-25 budget we're unable to complete this task. Resident asked for stain to be provided so that they could complete the staining.



- 3) 810 La Crema Ct resident called in about four missing fences on the three mile loop
Sagamore will be out to replace and stain at no charge to the district as soon as they have time in their schedule.

Reservations:

- 1) None

Solid Waste Services:

- 1) TDS report included in the packet.

Water/Environmental/MS4 Items:

- 1) Engineer to update on any NFM items.

Parks:

- 1) New doggie station and receptacle has been placed on Creek Run.



- 2) Parking lot iron fence at Tonkawa has been repainted.



- 3) Sign audit is complete at all parks; all have been identified, actual change will occur near last day of September to give new signs time to arrive.

UTILITY EASEMENT

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

That BLOCK HOUSE MUNICIPAL UTILITY DISTRICT ("*Grantor*"), for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby GRANT AND CONVEY unto PEDERNALES ELECTRIC COOPERATIVE, INC. ("*Grantee*") whose mailing address is P.O. Box 1, Johnson City, Texas 78636, and its contractors, agents, successors and assigns, a permanent easement and right-of-way ("*Easement*") as hereinafter described for an underground electric distribution line or lines, consisting of variable number of wires, cables, conduit, enclosures, switches, steel or concrete boxes, concrete or composite pads, transformers, cable risers; and communication systems, as related to the distribution of electricity, energy, power, light, heat, or energy services; or broadband/communication services or any other services provided only by Grantee or its affiliate; and all necessary or desirable appurtenances related thereto (collectively, the "*Facilities*"), over, in, under, below, above, through, across and upon the following described lands located in WILLIAMSON County, Texas (the "*Property*"):

Being Lot(s) 1, Block A, of TONKAWA PARK AT BLOCK HOUSE CREEK RESUBDIVISION OF LOT 1, BLOCK A, a subdivision in WILLIAMSON County, Texas, according to the map or plat thereof recorded in Volume/Document No. 2002045415, Cabinet W, Slide 101, of the Official Real Property Records in WILLIAMSON County, Texas, as more particularly described in the attached **Exhibit A**.

The area of the Easement hereby conveyed for Facilities shall be fifteen (15) feet in width, being seven and one-half (7.5) feet on each side of the centerline of the Facilities as built (or fifteen (15) feet in total if Facilities are built less than seven and one-half (7.5) feet from a property line (the "*Easement Area*") or as more particularly described in **Exhibit A** if attached hereto. The purpose of the Easement is to place and construct; to re-construct, upgrade, to install and add; to relocate, replace, remove, and repair; and to inspect, patrol, maintain and operate the Facilities; the right to place temporary structures; and further to cut, trim, treat and/or remove from said Easement Area and adjacent lands any and all vegetation and parts thereof, or other obstructions, which may endanger, or interfere with establishing and continued access, efficiency, and safety of said lines, systems or their appurtenances.

This Easement is granted and accepted subject to the following terms:

Grantee has the right of pedestrian, vehicular, and equipment ingress and egress over and under the Property, or any of Grantor's adjacent lands, to and from the Easement Area. Grantee will be responsible for either the immediate correction of or prompt reimbursement to Grantor for, any damage to any property of Grantor directly caused by the activities of the Grantee. All activities of the Grantee on or within the Easement must be performed in compliance with all applicable laws. Grantor confirms the presence of a cedar elm tree with a diameter of 12-18 inches within the requested easement. The parties confirm that the tree has been identified as Tree ID #3356 in the District's tree survey. If the tree is damaged or needs to be removed as a result of Grantor's work in the Easement, Grantor shall, at the discretion of the Grantee, replace the tree with a tree of the same species and similar size or reimburse the Grantee for the cost of a replacement tree, including installation costs. The parties also note that the Grantor has constructed a walking path running parallel to the eastern boundary line of Grantee's property and that such path is within the Easement. Grantee specially confirms that it will remediate the walking path to the

condition in which it existed prior to any construction in the Easement by the Grantee.

To the extent authorized by law, Grantee will be liable for all damage or injury to persons or property directly resulting from the activities of the Grantee in coming upon, the use of, or performing work on the Easement, as applicable. To the extent authorized by law, Grantee shall indemnify, defend, and hold Grantor harmless against any and all liability, claims, damages, costs, and expenses (including reasonable attorney's fees) arising out of injury to persons (including death) or damage to property arising from the use of the Easement relating to any work on or about the Easement performed by Grantee, its agents, contractors, and licensees.

Grantee will maintain in effect at all times during which performing work on or within the Easement a policy or policies of insurance, in a minimum amount of \$1,000,000 per occurrence, insuring against liability for bodily injury, personal injury, death, or property damage and a certificate of insurance or other satisfactory proof of this coverage, which will be provided to Grantor upon request.

Grantor may not place or construct any structures or other obstacles over, in, under, below, above, across and upon the Easement Area that substantially interfere with the Grantee's use and enjoyment of the Easement Area.

Grantor warrants that Grantor is the owner of the Property and has the authority to execute this Easement.

TO HAVE AND TO HOLD the above-described Easement and rights unto Grantee and its successors and assigns, until this Easement is released by written instrument executed by the Grantee and recorded in the Official Real Property Records of the County or Counties in which the Property is located.

Grantor, Grantor's heirs, legal representatives, and successors and assigns, do hereby bind themselves to warrant and forever defend all and singular the above-described Easement and rights unto Grantee its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

[Remainder of page intentionally left blank]

WITNESS this _____ day of _____, 2024.

GRANTOR:

BLOCK HOUSE MUNICIPAL UTILITY
DISTRICT

By: _____
Ursula Logan, President
Board of Directors

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

Before me, the undersigned authority, on this date personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he and/or she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal the _____ day of _____, 2024.

(seal)

Notary Public, State of Texas
My Commission Expires: _____

GRANTEE:

STATE OF TEXAS §
 §
COUNTY OF §

Before me, the undersigned authority, on this date personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he and/or she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal the _____ day of _____, 2024.

(seal)

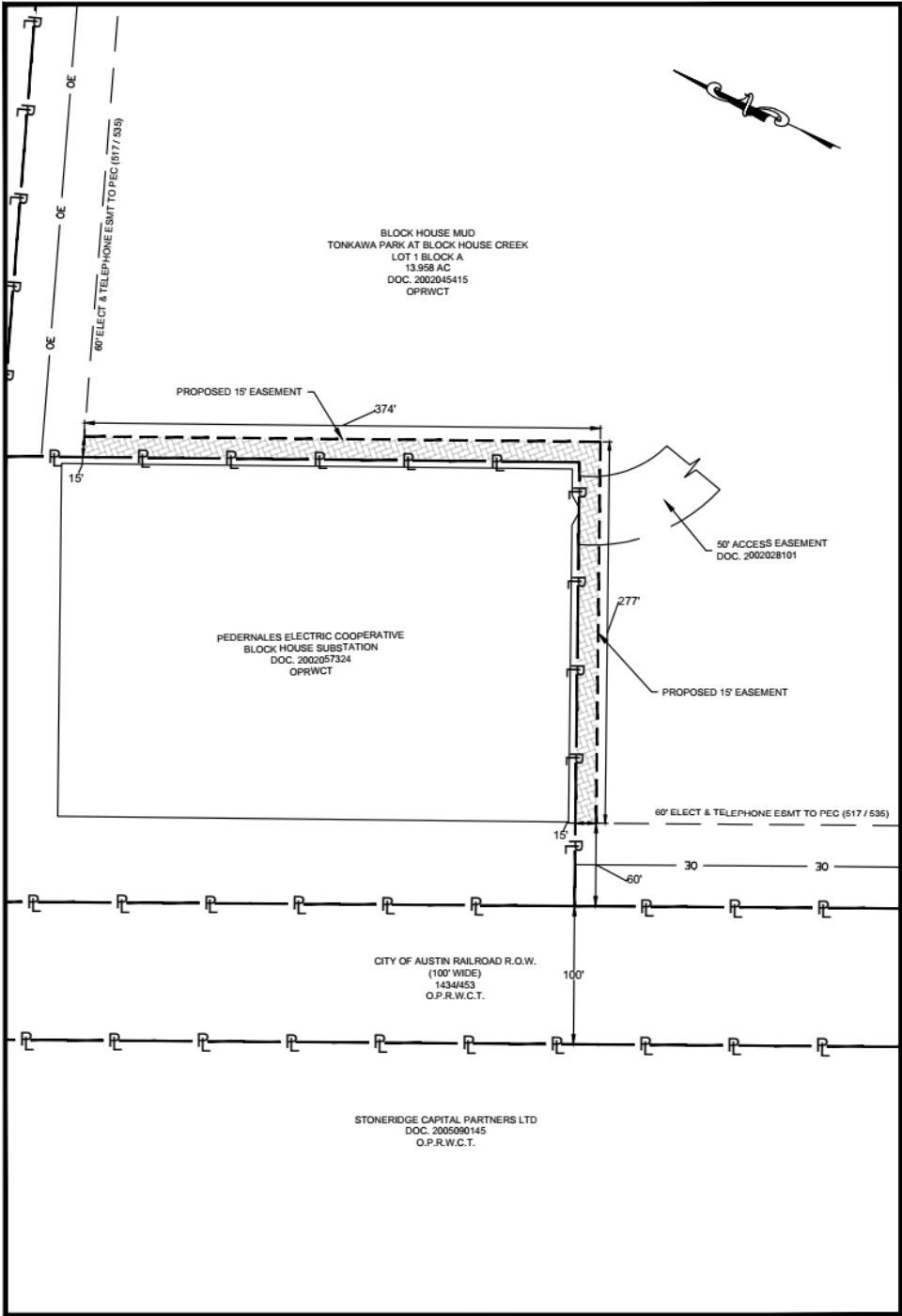
Notary Public, State of Texas
My Commission Expires: _____

Please Return to:

Pedernales Electric Cooperative, Inc.
(District Planning Dept.)
1949 W. Whitestone Blvd.
Cedar Park, TX 78613

EXHIBIT A

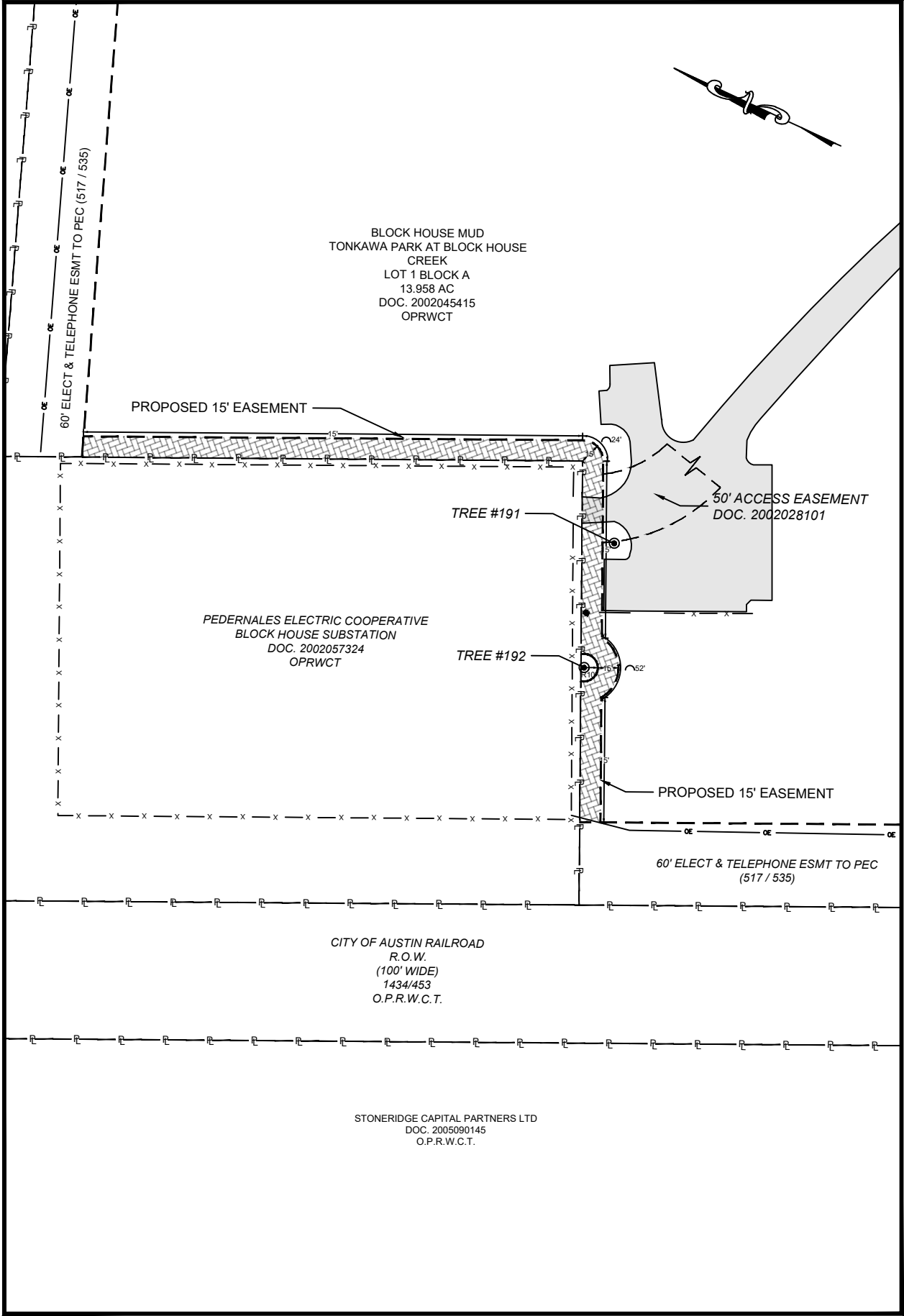
GRANTOR _____



PEDERNALES ELECTRIC COOPERATIVE, INC. EXHIBIT A
JOHNSON CITY, TEXAS

SCALE 1" = 100' DATE _____ GRANTOR _____

LEGEND	
Property Line	— R — R —
R-O-W	— — —
Easement Area	



PEDERNALES ELECTRIC COOPERATIVE, INC. EXHIBIT A
JOHNSON CITY, TEXAS

SCALE 1" = 100' DATE _____ GRANTOR _____

LEGEND

Property Line

Fence

Easement Area

POOL SERVICES AGREEMENT

(Lifeguarding only)

This Pool Services Agreement (“Agreement”) is entered into effective October 1, ~~2023~~2024, by **BLOCK HOUSE MUNICIPAL UTILITY DISTRICT**, a political subdivision of the State of Texas (the “District”), and **PREMIER RECREATION MANAGEMENT SERVICES, LLC**, a Texas Limited Liability Company (the “Contractor”).

I. PURPOSE OF AGREEMENT

The purpose of this Agreement is to state the terms and conditions under which the Contractor will provide pool management and lifeguarding services for the District’s swimming pools located at 2800 Block House Drive, Leander, Texas (the “Tumlinson Pool”) and 3100 Block House Drive, Leander, Texas (the “Apache Pool”) (sometimes referred to individually as a “Pool” and collectively as the “Pools”). When used in this Agreement, the term “swim season” means the period commencing on the date established by the District’s Board of Directors (the “Board”) for the opening of the Pools for use by the District’s residents and Pool patrons and ending on the date established by the Board for closing of the Pools for each year during the term of this Agreement.

The Contractor will regularly meet with the District’s general manager (the “General Manager”) or its designated pool subcommittee (the “Pools Subcommittee”) to coordinate programs and scheduling for the benefit of the District’s residents and Pool patrons.

II. POOL SCHEDULES

The approved pool schedule at the time of execution of this Agreement is attached as **Exhibit “A”**. The hours and dates of operation for each of the Pools may be changed at the Board’s discretion, upon reasonable notice to the Contractor. The Contractor will cooperate with the Pools Subcommittee to revise the schedules established under this Agreement as necessary to accommodate the District’s programming and the needs of the District’s residents. If the schedules are updated or changed, the Contractor will promptly post the updated schedules on the bulletin boards at each of the Pools and will also provide them to the District’s Website Administrator for posting on the District’s website. The Contractor will ensure that postings on the bulletin boards at each of the Pools are kept current at all times.

III. BASIC SERVICES

The Contractor will provide the following basic services to the District for the compensation set forth in Article V:

A. POOL STAFF

The Contractor will provide all lifeguards, management personnel, and adult supervisory personnel required to ensure the safety of all Pool patrons in accordance with generally recognized safety standards for public pools including, without limitation, the current rules promulgated by the Texas Department of Health and Williamson County. A full-time adult supervisor (the “Pool Supervisor”), in addition to the Manager and Assistant Managers, will be provided by the Contractor. The Contractor must provide sufficient lifeguards to maintain a minimum ratio of one lifeguard to 25 Pool patrons at all times. Any major staffing changes must be promptly reported to the General Manager. At a minimum, the following staff will be provided by the Contractor:

1. Pool Management Consultant. Marc Marroquin Jr. will serve as pool management consultant (the “*Pool Management Consultant*”), and will manage and supervise the services to be provided by the Contractor under this Agreement. The Pool Management Consultant will make recommendations on modifications or improvements to the District’s Pool facilities and services on a quarterly basis at a meeting to be scheduled with the Pools Subcommittee.

2. Management. A Manager and at least one Assistant Manager for each Pool be designated by written notice to the General Manager and the Pools Subcommittee prior to the Contractor’s initiation of services under this Agreement and at least two weeks prior to the Tumlinson Pool opening for each swim season. At least one Manager or Assistant Manager must be at each Pool whenever the Pool is open. Assistant Managers who are on duty may also perform lifeguard duties. All managers must meet the following requirements:

a. Manager. A Manager is required, at a minimum, to be at least 18 years of age, to be trained in the operation of all pool equipment and appurtenances, and to have at least three years of prior pool management experience and the following current certifications:

- (1) Red Cross Lifeguarding or equivalent;
- (2) Red Cross or American Heart Association CPR, AED, and O2 Administration;
- (3) Red Cross or National Safety Council First Aid; and
- (4) Pool operator training, including for operation and use of the handicap lift.

b. Assistant Manager. An Assistant Manager is required, at a minimum, to be at least 18 years of age, to be trained in the operation of all pool equipment, and to have at least two years of prior lifeguarding experience and the following current certifications:

- (1) Red Cross Lifeguarding or equivalent;
- (2) Red Cross or American Heart Association CPR; AED and O2 Administration;
- (3) Red Cross or National Safety Council First Aid; and
- (4) Training in operation and use of the handicap lift.

All certifications must be sufficient to meet applicable Texas Department of State Health Services requirements.

3. Lifeguards. Qualified lifeguards must be at each Pool at all times during that Pool’s hours of operation. The Pools will be staffed at all times with the appropriate amount of lifeguards, in accordance with generally accepted national standards or with applicable local law or regulation. All lifeguards on duty must wear distinguishing clothing, such as a shirt, swimsuit, or hat with “Lifeguard” or “Guard” clearly printed on it. All lifeguards must, at a minimum, be 16 years old, with the following current certifications:

- a. Red Cross Advanced Lifeguarding or equivalent;
- b. Professional Rescuer CPR; AED and O2 Administration; and
- c. Red Cross or National Safety Council First Aid.

All certifications must be sufficient to meet applicable Texas Department of State Health Services requirements.

4. Training. The Contractor must provide one pre-season training session for the Manager, all Assistant Managers, and all lifeguards. The Contractor must also provide at least

one mid-season training session for all lifeguards. Training must include instruction on the proper maintenance and use of the District's equipment and pool systems, including the pool heaters at Apache Pool and the functionality of the District's BRIVO key fob system, which provides entry to the District's Pools. Unqualified personnel will not be permitted to adjust or tamper with the District's equipment, pool operating systems and specifically the heaters at Apache Pool. The Contractor will not permit any lifeguard who fails to maintain required certifications or to perform to the District's standards to continue to work at the District's Pools. The Contractor must promptly report any computer malfunctions or operational issues to the General Manager. Training records will be kept and provided to the General Manager and the Pools Subcommittee upon request. Training logs will include the name of participants, date and time of training, and the training materials covered.

5. Unauthorized Presence on Pool Premises. The Contractor's personnel are not permitted on the Pool premises either before or after designated work hours, and may only remain on the premises while on duty and performing services under this Agreement. If the Contractor's personnel are on the Pool premises when not on duty, they must be dressed in their personal clothing rather than their lifeguard attire. No unauthorized access to the Pool premises will be permitted.

6. Emergency Notification Information. The Contractor must provide the General Manager and the Pools Subcommittee with cellular telephone numbers and company email addresses (not personal email addresses) for the Contractor's personnel who are available to be notified in the event of an emergency at either of the Pools.

7. Required Certifications. Upon the request of the District, the Contractor shall promptly provide a written report containing information relating to all certifications required under Section III.A.(2) and (3) of the Agreement, including certification numbers and the corresponding names of the Manager, Assistant Manager, and/or Lifeguards, as applicable, for all personnel of the Contractor providing services pursuant to the Agreement.

B. POOL OPERATION

1. District Rules Enforcement. Either the Manager or an Assistant Manager will be responsible for enforcement of the Rules. The Manager must oversee enforcement of the Rules and promptly report enforcement problems, and must make recommendations on any changes to the Rules to the General Manager immediately.

2. Daily Log of Activities. The Contractor will maintain a daily log of significant activities and information, including a usage log (showing pool usage by hour), water analysis, work order requests submitted, condition of equipment, maintenance log, chemical supply log and record of time worked by the Contractor's staff. The log will be accessible to the District, including the General Manager and Pools Subcommittee, at all times and submitted weekly to the General Manager. The log will be maintained in electronic format and available online.

3. Accident Reports. All accidents or injuries requiring medical or lifeguard attention that occur at the Pools must be reported to the General Manager and the Pools Subcommittee within two hours of the incident, followed by a written accident report to be submitted to the General Manager within 24 hours of the incident.

4. Water Quality. The Contractor must follow the water quality policy contained in the Rules. If a Pool is closed due to water quality problems outside the control of the Contractor and within the terms of the District's water quality policy, the Contractor must (i) email notification to the General Manager and Pools Subcommittee, (ii) post a sign at the Pool notifying

the residents of the reason for and duration of the Pool closure and stating when the Pool will re-open and (iii) email notification to the District's website administrator to post the Pool closure on the District's website and Facebook page.

5. Rain Days. If the weather is deemed unsuitable for swimming within two hours of the normal Pool closing time on any rainy day, the Pools may be closed for the remainder of the day. In the event of severe inclement weather, the Contractor may, subject to prior notice to and approval of the General Manager, close the Pools early. If the Pools are closed due to inclement weather, the Contractor must (i) notify the General Manager and Pools Subcommittee by email, text, or telephone call, (ii) post a sign at the Pool notifying the residents of the reason for and duration of the Pool closure and stating when the Pool will re-open, and (iii) email notification to the District's website administrator or General Manager to post the Pool closure on the District's website and social media page(s).

C. POOL MANAGEMENT

1. Monthly Report. The Contractor must submit monthly written reports, including a summary of items reflected in the daily log for each Pool, to the General Manager, with a copy to the District's attorney, for inclusion in Board packets for regular Board of Directors meetings. This report will include hourly pool usage, water analysis, accidents reported and other information requested by the Board. The Contractor's failure to submit the reports will entitle the District to withhold payment to the Contractor until the reports are received.

2. Meetings. The Pool Management Consultant or another responsible member of the Contractor's management staff must attend all Board meetings during each swim season and all meetings of the Pools Subcommittee during each swim season when such attendance is requested. In addition, the Pool Management Consultant must attend quarterly meetings scheduled by the Pools Subcommittee.

3. Safety Services. The Pool Management Consultant will conduct an annual safety audit of Apache Pool and a safety audit of the Tumlinson Pool prior to commencement of each swim season for Tumlinson Pool. The Contractor will also monitor the safety of the Pools and Pool areas during the term of this Agreement by performing a State Code and National Standards (Professional Standards) Safety Audit (American National Standard/Association of Pool and Spa Professionals or equivalent National Standards) on a monthly basis during each swim season. The General Manager will be notified of and invited to attend each of these safety audits. Written documentation of each safety audit, including any recommended modifications in facilities or procedures required for proper and safe operation of the Pools in conformity with all state and federal safety standards, must be prepared by the Contractor and will be submitted to the General Manager upon request. No additional charge will be assessed by the Contractor for services under this Section. The District may periodically hire a third-party inspector to audit and evaluate safety considerations at the Pools. Contractor agrees to work with, assist, and cooperate with any third-party auditing or evaluating safety considerations at the Pools.

4. Customer Relations. The Contractor will monitor all formal customer complaints and provide notice of such complaints to the General Manager. The District will install signage at the Pools requesting that complaints be directed to the General Manager of the District.

5. Additional Services. The Contractor may be authorized to perform additional services requested by the Board in accordance with Article IV. All additional services must be approved in advance by the General Manager.

D. POOL MAINTENANCE AND REPAIRS

1. The District agrees to provide the following, at no cost to the Contractor:

a. Access to Pools. The General Manager will provide the Contractor with six sets of keys and/or key fobs (collectively, “keys”) necessary to open locks and/or gates at the Pools. These keys will be properly safeguarded by the Contractor, and released only to authorized personnel. Duplication of these keys by the Contractor is prohibited and, if any additional keys are needed, they must be obtained from the General Manager at the Contractor’s expense. For security purposes, the Contractor will periodically change the access code to the lock boxes used for access to the keys. If an employee of the Contractor is terminated and that employee’s keys are not returned to the Contractor, the General Manager will re-key the locks, at the Contractor’s expense. All keys will be returned to the General Manager upon termination of this Agreement.

b. Utilities. The District will provide, at each Pool, water, electric and telephone utility services, a 110-volt electrical outlet in the pump room, a telephone (restricted to local calls only), lifeguard stands and umbrellas for the lifeguard stands, and solid waste collection services.

2. The Contractor will perform the following services:

a. Cleaning. The Contractor must keep the Pools and Pool areas clean at all times, including picking up and disposing of litter around the Pools and Pool areas; skimming the Pool water surface; cleaning and performing skimmer maintenance; cleaning the Pool decks. and inspecting dressing areas, and lifeguard offices. The District will hire a third party to clean the restrooms once a week at the Pools. In between such cleanings, Contractor shall undertake best efforts to ensure that the restrooms are adequately clean and will provide notice to the General Manager if the restrooms require significant immediate attention. These services will be performed daily either before the Pool opens or after the Pool closes and throughout the day, as needed. In addition, skimmers will be checked and cleared of debris regularly throughout the day. Water standing on the Pool decks will be squeegeed from the decks regularly throughout the day. Pool trash containers and recycle bins will be emptied and placed in designated trash and recycle receptacles at curbside for pick-up or trash may be placed in dumpsters, as designated by the General Manager, on Monday and Friday of each week, and returned to the usual storage areas after trash and recycle pick-up.

b. Water Level. Water will be added to the Pool as needed.

c. Damage. The Pool area will be checked for damage and vandalism daily, and any damage will be reported to the General Manager and the Williamson County Sheriff’s Department promptly. The Contractor will provide photographic documentation of any damage and vandalism to the General Manager. Repairs or clean-up necessitated by vandalism will be additional services which must be authorized in advance and will be paid for by the District.

d. Chemical Levels. If the Contractor determines that a Pool should be closed due to poor water quality, the Contractor must (i) email notification to the General Manager and Pools Subcommittee, (ii) post signage at the Pool notifying the residents of the reason for and duration of the Pool closure and stating when the Pool will re-open, and (iii) email notification to the District’s website administrator to post the Pool closure on the District’s website and social media page(s).

e. Chlorine and pH. The Contractor will test automatic chlorination equipment and record chlorine and pH levels hourly, and make any required adjustments to chlorine and pH levels to comply with all applicable health and safety requirements. The Contractor will test the chlorine and pH levels hourly and test results will be maintained in a log

book. Test results will be made available to the General Manager upon request. The parties agree and recognize that the District has hired a separate entity to maintain the chemical levels and generally manage the physical operation of the Pools. Contractor agrees to work amicably with the District and the entity undertaking maintenance of chemical levels in the Pools to ensure that the Pools are operating in a safe manner and in accordance with all recommended standards.

f. Filter and Pumps. The Contractor will check filter and pump pressure readings daily, and will check and empty pump strainers as needed, and in no event less than once per day.

g. Pool Heaters. The Contractor will monitor the water temperature at Apache Pool and adjust the heaters as necessary.

h. Grounds Inspection. The Contractor will inspect grounds, restrooms and dressing areas hourly during periods that the Pools are open, and will take necessary steps to keep the areas clean.

i. Work Orders and Repairs. The Contractor will promptly initiate work orders for repairs or non-routine maintenance by request to the General Manager, and each work order request will be noted on the daily log maintained by the Contractor.

j. Notification. The Contractor will promptly notify the General Manager of any equipment repairs needed or operational problems. The Contractor will notify the General Manager and the Williamson County Sheriff's Department of any vandalism, and provide photographic documentation of any vandalism to the District Manager.

3. Pool Opening. The Contractor agrees to make each Pool "ready to swim" by completing the following services prior to opening day of the season for each Pool:

- a. vacuum Pool;
- b. clean Pool enclosure area;
- c. inspect chemical feeders;
- d. inspect all filtration equipment;
- e. inspect flow meters, pressure gauges, and valves;
- f. thoroughly clean bathhouse;
- g. inspect and re-stock water testing supplies;
- h. inspect underwater lights;
- i. inspect all pool systems as provided in the Pool opening and closing checklists;
- j. start up equipment;
- k. perform a walk-through with the General Manager prior to opening to develop a list of items needed for operation of the Pool and to review any items identified by the Health Department as deficient from the previous year; and
- l. perform requisite repair work as needed and authorized by the General Manager and the Pool Subcommittee.

4. Tumlinson Pool Schedule. The Tumlinson Pool will be open in accordance with the schedule attached as Exhibit "A", as it may be revised by the Board. The Tumlinson Pool will be closed to swimmers if the water temperature drops below 78°. In addition, the Tumlinson Pool may be closed for maintenance purposes from time to time. Upon closing of the Tumlinson Pool for the season, the Contractor will be responsible for performing all necessary closing operations, including properly storing all equipment.

5. Apache Pool Schedule. Apache Pool will be open in accordance with the schedule attached as **Exhibit “A”**, as it may be revised by the Board. Apache Pool may be temporarily closed from time to time due to winter weather conditions. The pool cover must be completely removed at all times that any portion of Apache Pool is in use. In order to conserve energy resources, the cover must be placed on Apache Pool at pool closing each day while the pool heaters are in operation. If the Contractor fails to do so, the Contractor will be charged the sum of \$100 per occurrence, as liquidated damages, to compensate the District for utility costs expended due to the cover not being in place. This fee will be deducted from the compensation due for the next pay period. In addition, Apache Pool may be closed for maintenance purposes from time to time.

6. Apache Pool Opening, Closing, and Hourly Responsibilities. The Contractor will open and close Apache Pool, and perform hourly checks at Apache Pool, following protocols and checklists.

E. SUPPLIES

1. During the term of this Agreement, the Contractor will provide lifeguard and Managers’ shirts, lanyards, whistles, inhalation bags, administrative forms and training supplies, at its own expense.

2. During the term of this Agreement, the District will provide the following supplies, at its expense. The Contractor will notify the General Manager of any of these supplies that need to be ordered.

a. Pool and Janitorial Supplies. This includes soap, disinfectant, paper towels, deodorizer, toilet tissue, correct size trash can liners for the Pool area and bathrooms, glass cleaner, tile scrub pads and tile cleaner.

b. Light Bulbs. This includes normal incandescent light bulbs for the bathrooms, pump rooms and lifeguard rooms.

c. Office Supplies. This includes paper, pencils, pens, calculators, staples, paper clips and storage/file boxes.

d. Paper Forms. This includes guest passes, Pool schedules, copies of the Rules, incident reports and Pool party information and reservation forms.

e. First Aid Supplies. This includes bandages, band aids, antibacterial disinfectant, aloe, gauze pads and ice packs.

f. Other Equipment. This includes pool operating equipment, including water hoses, pool vacuum heads, pool poles, pool vacuum hoses, rescue tubes, ring buoys, life hooks, pool rules signs, trash receptacles, water test kit, life line, safety goggles, chemical resistant gloves, mops, brooms, dust pan, brushes, buckets, sponges, pool brushes, leaf skimmers and algae brushes.

IV. OPTIONAL SERVICES

A. PARTIES

1. Subject to the availability of the Pool facility and adequate staff, the Contractor will make reservations and provide lifeguards for private parties on Fridays, Saturdays and Sundays during the “summer swim season”, between the hours of 8:00 p.m. and 10:00 p.m. Reservations will be made on a first-come, first-served basis. The total number of attendees at any private party

may not exceed 50, unless approved in advance by the Pools Subcommittee. The Contractor will coordinate directly with the resident hosting a private party with respect to staffing requirements at and payments for the party. Payment for all private parties, as specified below, must be sent directly to the Contractor by the resident hosting the party, and the District will have no responsibility for such payment. Staffing requirements and payments for each Pool is as follows:

a. Tumlinson Pool. Private parties with up to 50 guests will require six lifeguards to be present at all times. At the time of scheduling of a private party, the resident hosting the party must pay \$400 to the Contractor as compensation for scheduling and staffing the party, and \$100 to the District for a facilities and clean-up deposit, for a total of \$500.00. These payments must be made by separate check, payable to the Contractor and the District, respectively, and sent directly to the Contractor.

b. Apache Pool. Private parties with up to 50 guests will require two lifeguards to be present at all times. At the time of scheduling of a private party, the resident hosting the party must pay \$250 to the Contractor as compensation for scheduling and staffing the party, and \$100 to the District for a facilities and clean-up deposit, for a total of \$350. These payments must be made by separate check, payable to the Contractor and the District, respectively, and sent directly to the Contractor.

2. No event will be scheduled and no lifeguards will be provided on days that the Pools are scheduled to be closed, on days before the Pools open, or after 10:00 p.m. on any day.

B. REPAIRS

The Contractor represents that it is qualified and capable of performing routine Pool maintenance that may be required during the term of this Agreement. Routine maintenance means maintenance specified in this Agreement or not requiring parts or materials, and this work will be performed at no additional cost to the District. The General Manager will be notified of any required or recommended nonroutine maintenance or repairs, and such work will be subject to approval by the Board or the Pools Subcommittee in advance and will be coordinated with the General Manager.

C. SWIM TEAM

The Contractor acknowledges that the District currently makes Apache Pool available for use by the Tidal Waves Swim Team and the Leander Independent School District High School Swim Teams. The Contractor will not be responsible for providing lifeguarding services during established team practice times unless the Pool in question is otherwise open to the public. The Contractor acknowledges that open communication and a good working relationship between the Contractor, as the District's pool manager, and the swim teams utilizing the Pools is a priority to the Board. Therefore, the Contractor agrees to notify the General Manager of, and to use its best professional judgment to resolve, any scheduling issues or conflicts so as to maximize use of the Pool and enhance the experience of all Pool patrons.

V. COMPENSATION AND BILLING

The District will pay the Contractor the total sum of \$305,000 for the basic services described in Article III, payable in installments of \$15,000 per month from October through April and \$40,000 per month from May through September, each of which will be paid within five days following the Board's regular monthly meeting.

The Parties recognize that from time to time additional lifeguarding services may be required to accommodate the schedule of the Pools. In such circumstances, the Contractor will provide such services at a rate of \$28.50/hour and the Board will approve such expenditures.

If circumstances arise that render the Contractor unable to employ the necessary amount of lifeguards to staff the Pools as contemplated under this Agreement, the Contractor will reimburse the District in an amount commensurate with the Contractor's failure to provide the required services under this Agreement

VI. NOTICE

Any notice or communication under this Agreement must be in writing and may, unless otherwise provided herein, be given by (i) depositing the same in the United States Mail, postage paid, certified, and addressed to the party to be notified with return receipt requested; (ii) hand delivering the same to such party, or an agent of such party; or (iii) confirmed email notification. Notice deposited in the mail in the manner hereinabove described will be effective from and after the expiration of three days after such deposit. Notice given in any other manner will be effective only if and when received by the party to be notified. For the purposes of notice, the addresses of the parties will, until changed as provided below, be as follows:

District:	Block House Municipal Utility District P.O. Box 129 Leander, Texas 78646-0129
General Manager And Website Administrator:	Crossroads Utility Services, LLC 2601 Forest Creek Drive Round Rock, Texas 78665-1232 Attn: Lisa Torres Phone: (512) 541-9135 Email: gm@blockhousemudtx.gov
Pools Subcommittee:	Subcommittee Members and current contact information as provided on Subcommittee List.
With a copy to:	Armbrust & Brown, PLLC Attn: Sean Abbott 100 Congress Avenue, Suite 1300 Austin, Texas 78701 Email: sabbott@abaustin.com

Contractor: Premier Recreation Management Services, LLC
Mark Marroquin Jr.
402 Sioux Trail
Leander, Texas 78641
Marc@premierrecreation.net

The parties may change their respective contact information for purposes of notice by giving at least five days written notice of the new information to the other parties. If any date or any period provided in this Agreement ends on a Saturday, Sunday, or legal holiday, the applicable period will be extended to the next business day.

VII. INDEPENDENT CONTRACTOR

The District and the Contractor agree that the Contractor is being retained as an independent contractor and not as an employee. All personnel required for the performance of the Contractor's duties under this Agreement will be employed by the Contractor, and will not be employees of the District. The Contractor will be solely responsible for all wages, income tax withholdings, social security, unemployment taxes and worker's compensation insurance required for its personnel employed to perform services under this Agreement. The Contractor agrees that it will be responsible for collecting and remitting to the federal, state and local authorities all applicable FICA and income tax withholdings, if any, based upon sums paid to it by the District.

VIII. COMPLIANCE WITH APPLICABLE LAWS AND REQUIREMENTS

The Contractor will comply with all applicable federal, state, and county ordinances and regulations in performing all services to be rendered by the Contractor under this Agreement, and will advise the Board and the General Manager of any change in ordinances or regulations. Further, the Contractor will ensure that the Pools are operated and maintained in accordance with all applicable federal, state, and county ordinances and regulations and will provide prompt notice to the General Manager if District is not in compliance with any applicable rules or regulations. The District will comply with all applicable federal, state, and county ordinances and regulations in providing the pool facilities. The Contractor will operate, manage, and maintain the Pools in accordance with the Rules, attached as **Exhibit "B"**, including the "Policies and Procedures Relating to Pool Operations During the Coronavirus Epidemic" contained therein. Additionally, the Contractor will comply with the District's Contractor Code of Conduct, attached as **Exhibit "C"**, and the District's Code of Ethics, Travel and Professional Services Policy, attached as **Exhibit "D"**.

The Contractor will undertake all necessary and required actions, filings, and communications with all applicable governmental and regulatory authorities, including but not limited to the Williamson County Health District, to ensure that the District has all proper permits and certifications relating to the operation of the Pools. Contractor will also schedule and undertake all necessary actions to ensure that the District is in compliance with all rules and standards relating to the inspection of District facilities by the Texas Municipal League Intergovernmental Risk Pool ("**TML**") or any other insurer of District facilities. Contractor will: (1) promptly notify the General Manager of the District if the District fails to procure any necessary license, approval, or certification from a regulatory authority or if any District facility fails an inspection conducted by the TML or any other insurer of District facilities; and (2) undertake best efforts to promptly cure any deficiencies relating to the failure to obtain any necessary regulatory approval or the failed inspection of a District facility.

Confirmation of Amended Department of Texas State Health Services Administrative Rules. The parties recognize that the Texas Department of State Health and Human Services has promulgated and instituted the updated administrative code provisions relating to the use and administration of public pools contained in Title 25 Tex. Admin. Code Chapter 265, Subchapter L (Tex. Dept. State Health and Human Services, General Sanitation, Public Swimming Pools and Spas) (the “Revised Texas Administrative Rules”), including but not limited to, §265.181 (General Provisions) and §265.181 (Definitions). In accordance with Section III.A. of this Agreement, the Contractor agrees to comply with the Revised Texas Administrative Rules and undertake all necessary and affirmative actions required to achieve compliance with the Revised Texas Administrative Rules in performing under the Agreement at District facilities. The District agrees to cooperate with the Contractor in the implementation of any new or revised policies or procedures implemented by the Contractor to ensure compliance with the Revised Texas Administrative Rules. The Contractor shall provide prompt notice to the General Manager of the District if the Contractor cannot promptly and reasonably comply with any of the Revised Texas Administrative Rules.

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

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

Verification under Chapter 2271, Texas Government Code. If required under Chapter 2271 of the Texas Government Code (as amended, “Chapter 2271”), Contractor represents and warrants that, at the time of execution and delivery of ~~this Agreement~~the Contract, neither Contractor, nor any wholly ~~owned subsidiary, or~~ majority-owned subsidiary, parent company, or affiliate of Contractor that exist to make a profit, boycott Israel or will boycott Israel during the term of the Agreement, or are companies that are identified on a list prepared and maintained by the Texas Comptroller of Public Accounts (the “Comptroller”) described in Subchapter B of Chapter 808 of the Texas Government Code and posted on the Comptroller’s internet website at: <https://comptroller.texas.gov/purchasing/publications/divestment.php>. The foregoing verification is made solely to comply with Chapter 2271, to the extent such Chapter does not contravene applicable Federal law. As used in the foregoing verification, “boycott Israel” means

refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. Contractor understands “affiliate” to mean an entity that controls, is controlled by, or is under common control with Contractor.

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

<https://comptroller.texas.gov/purchasing/publications/divestment.php>,
<https://comptroller.texas.gov/purchasing/does/sudan-list.pdf>,
<https://comptroller.texas.gov/purchasing/does/iran-list.pdf>, and
<https://comptroller.texas.gov/purchasing/does/fto-list.pdf>.

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

Verification Under Chapter 2274, Texas Government Code, Relating to Contracts With Companies Boycotting Certain Energy Companies. If required under Chapter ~~2274~~2276 of the Texas Government Code (as amended, “Chapter ~~2274~~2276”), Contractor represents and warrants that, at the time of execution and delivery of the ~~Agreement~~Agreement, neither Contractor, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Contractor that exists to make a profit, boycott energy companies or will boycott energy companies during the term of the Agreement, or are companies that are identified on a list prepared and maintained by the Texas Comptroller of Public Accounts (the “Comptroller”) described in Subchapter B of Chapter 809 of the Texas Government Code and posted on the Comptroller’s internet website at:<https://comptroller.texas.gov/purchasing/publications/divestment.php>. The foregoing verification is made solely to comply with Chapter ~~2274~~2276. As used in the foregoing verification, “boycott energy companies” means, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company: (1) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law or (2) does business with a company described in the preceding section (1).

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

trade association” have the meanings ascribed to them in Section 2274.001, [of the](#) Texas Government Code.

IX. INSURANCE AND BOND

Upon the full execution of this Agreement and prior to providing any services under this Agreement, the Contractor must furnish the District certificates of insurance and policies, including all endorsements, on forms acceptable to the District, confirming the following insurance coverage in at least the amounts set forth below and, except with respect to Worker’s Compensation insurance, naming the District as an additional insured entitled to the full benefit of coverage:

a.	Worker’s Compensation/ Employer’s Liability	Statutory amounts as prescribed by law
b.	Commercial General Liability (occurrence basis)	\$1,000,000 (per occurrence) \$2,000,000 (aggregate) \$1,000,000 (products / completed operations aggregate)
c.	Automobile Liability (occurrence basis), which policy must include liability arising out of operation of owned, hired and non-owned vehicles	\$1,000,000 (combined single limit)
d.	Commercial Crime (covering theft of District property by the Contractor’s employees)	\$1,000,000

The Contractor’s Commercial General Liability policy must: (1) be on a current edition of ISO form CG 00 01 12 07 or equivalent; (2) include, but not be limited to, the following coverages: premises/operations, products/ completed operations, independent contractors, personal injury, contractual liability, including contractual indemnity, and explosion, collapse, underground property damage; and (3) not include the following endorsements and exclusions or equivalent limitations: CG 22 94 or CG 22 95 (Damage to Work Performed by Subcontracts Exclusion), CG 21 39 (Contractual Limitation Endorsement), CG 24 26 (Amendment of Insured Contract Definition), and CG 21 37 (Employees as Insureds Exclusion).

All of the above-listed insurance must be maintained in force throughout the term of this Agreement and must be written by insurance companies authorized to sell insurance where work is being performed and have an A.M. Best’s rating of **B++ VII** or better. All insurance policies must provide that they may not be cancelled or modified without 30 days’ prior written notice to the District and that they are primary and noncontributory over any insurance that may be carried by the District.

X. INDEMNIFICATION

THE CONTRACTOR AGREES TO WHOLLY INDEMNIFY, DEFEND, AND HOLD HARMLESS THE DISTRICT FROM ALL CLAIMS, LOSSES, EXPENSES, AND LIABILITIES (INCLUDING REASONABLE ATTORNEYS’ FEES AND LITIGATION EXPENSES) ARISING OUT OF DAMAGE TO PROPERTY, INJURY TO OR DEATH OF PERSONS (INCLUDING THE

PROPERTY AND PERSONS OF THE PARTIES AND THEIR AGENTS, SERVANTS, CONTRACTORS AND EMPLOYEES), OR LOSS OF USE OF PROPERTY, LOSS OF REVENUE, OR OTHER ECONOMIC LOSSES ARISING FROM OR RELATING TO THE SERVICES TO BE PERFORMED BY THE CONTRACTOR UNDER THIS AGREEMENT. **THE OBLIGATIONS IN THIS PARAGRAPH APPLY WHETHER ALLEGED OR ACTUAL NEGLIGENT ACTS OR OMISSIONS OF THE DISTRICT CAUSED THE LOSS IN WHOLE OR IN PART.** THESE OBLIGATIONS INCLUDE, WITHOUT LIMITATION, CLAIMS BY THE CONTRACTOR'S EMPLOYEES AGAINST THE DISTRICT.

XI. TERM OF AGREEMENT; TERMINATION

The term of this Agreement commences effective October 1, ~~2023~~2024, and continues through September 30, ~~2024~~2025, unless extended or sooner terminated in accordance with the terms and conditions of this Agreement. This Agreement may be terminated by either party for good cause by delivery of at least 30 days' written notice. Drought conditions that impair the District's ability to fill, maintain, and/or operate the Pools will constitute "good cause" for termination of this Agreement. The foregoing notwithstanding, in the event of termination of this Agreement by the District due to the Contractor's refusal or inability to perform, gross negligence, or fraud in the performance of its duties, or the distressed financial condition of the Contractor, the District may terminate this Agreement by delivery of written notice to the Contractor, and the termination will be effective immediately upon delivery of such notice.

XII. MISCELLANEOUS

The Contractor must provide adequate supervision to assure that all work will be done in accordance with these specifications and generally accepted good pool operation and maintenance standards. The site must be inspected by supervisory administrative personnel at least two times per week during the contract period.

All work outside the express terms of these specifications, except for emergency repairs approved by the General Manager, must have prior written approval by the Board. Charges for extra work, except for emergency repairs approved by the General Manager or work specifically approved by this Agreement, must be submitted to the Board for approval prior to commencement of the work.

This Agreement will be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created under it are performable in Williamson County, Texas.

This Agreement may not be amended to reduce the scope of services without the mutual agreement of the parties.

This Agreement may NOT be assigned by either party without the prior, written approval of the other party. The use of any subcontractor by the Contractor will be subject to the prior written approval of the Board or General Manager, which may be withheld for any reason.

This Agreement is binding upon and inures to the benefit of the parties and their respective heirs, executors, administrators, legal representatives, successors, and assigns where permitted by this Agreement.

In case any one or more of the provisions contained in this Agreement are for any reason held to be invalid, illegal, or unenforceable in any respect, the invalidity, illegality, or

unenforceability does not affect any other provision and this Agreement will be construed as if the invalid, illegal, or unenforceable provision had never been contained in this Agreement.

If either party defaults in the performance of its obligations hereunder for any reason, the other party will be entitled to pursue all remedies available at law or in equity. In the event of any lawsuit based on this Agreement, the prevailing party will be entitled to recover reasonable attorney's fees and related costs.

The paragraph headings contained in this Agreement are for convenience only and will in no way enlarge or limit the scope or meaning of the various and several paragraphs hereof.

Wherever appropriate, the masculine gender may include the feminine or neuter, and the singular may include the plural, and vice versa. Both parties have participated in the negotiation and drafting of this Agreement; therefore, in the event of any ambiguity, the provisions of this Agreement will not be construed for or against either party.

This Agreement may be executed simultaneously in two or more counterparts, each of which will be deemed an original, but all of which will constitute one and the same instrument.

This Agreement, including all exhibits, constitutes the sole agreement of the parties and supersedes any prior understandings or written or oral agreements between the parties respecting its subject matter.

The following exhibits are attached to this Agreement and incorporated herein by reference:

Exhibit "A":	Current Pool Schedule
Exhibit "B":	District Pool Rules and Regulations
Exhibit "C":	District Contractor Code of Conduct
Exhibit "D":	District Code of Ethics, Travel and Professional Services Policy

Executed by the parties on the dates specified below, to be effective _____.

DISTRICT:

**BLOCK HOUSE MUNICIPAL UTILITY
DISTRICT**

By: _____
Ursula Logan, President
Board of Directors

Date: _____

ATTEST:

Robert Young, Secretary
Board of Directors

CONTRACTOR:

**PREMIER RECREATION MANAGEMENT
SERVICES LLC**, a Texas limited liability
company

By: _____
Mark Marroquin, Jr., Manager

Date: _____

EXHIBIT “A”

Revised 2024 Pool Schedule

Apache Pool	(6 Lane 25-meter pool, heated mid-October—mid-March)						
3100 N. Block House Drive	Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday
January 1—April 19	12pm—5pm	12pm—5pm	5pm—9pm	closed	5pm—9pm	closed	5pm—9pm
April 20—May 24	12pm—5pm	12pm—5pm	Closed (swim team)	Closed (swim team)	Closed (swim team)	Closed (swim team)	Closed (swim team)
May 25—August 10	12pm—8pm	12pm—8pm	12pm—8pm	12pm—8pm	12pm—8pm	12pm—8pm	12pm—8pm
August 11—16	12pm—8pm	12pm—8pm	12pm—8pm	12pm—8pm	12pm—8pm	closed	5pm—9pm
August 17—December 31	12pm—5pm	12pm—5pm	5pm—9pm	closed	5pm—9pm	closed	5pm—9pm

Swim Lesson in 2 lanes Monday—Thursday 4:30pm–7:00pm—additional cost to Premier Recreation
 Water Aerobics Monday & Wednesday 7:00pm—8:00pm in 2 lanes (June–August) additional cost to Premier Recreation
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Tumlinson Pool	(Recreation pool with beach entry, splash features and water slide)						
3100 N. Block House Drive	Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday
January 1—April 26	closed	closed	closed	closed	closed	closed	closed
April 28—May 24*	12pm—5pm	12pm—5pm	closed	closed	closed	closed	closed
May 25—August 10	10am—8pm	10am—8pm	10am—8pm	10am—8pm	10am—8pm	10am—8pm	10am—8pm
August 11—August 16	12pm—8pm	12pm—8pm	12pm—8pm	12pm—8pm	12pm—6pm	closed	closed
August 17—August 30	12pm—6pm	12pm—6pm	closed	closed	closed	closed	5pm—8pm
August 31—September 6	12pm—6pm	12pm—6pm	12pm—8pm	closed	closed	closed	closed
September 7—September 30	12pm—6pm	12pm—6pm	closed	closed	closed	closed	closed

Pool schedule subject to change at any time
 Special Events—May 24 Block House Elementary pool party—Pool closed to community

Both Pools are managed by Premier Recreation www.premierrecreation.net 512.591.0194

2024-2025 Pool Schedule

Apache Pool	(6 Lane 25 meter pool, heated mid October - mid March)						
3100 N. Blockhouse Drive	Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday
October 1 - April 18	12pm - 5pm	12pm - 5pm	5pm-9pm	closed	5pm-9pm	closed	5pm-9pm
April 19 - May 23	12pm - 5pm	12pm - 5pm	Closed (swim team)	Closed (swim team)	Closed (swim team)	Closed (swim team)	Closed (swim team)
May 24 - August 8	12pm - 8pm	12pm - 8pm	12pm - 8pm	12pm - 8pm	12pm - 8pm	12pm - 8pm	12pm - 8pm
August 9 - 15	12pm - 8pm	12pm - 8pm	12pm - 8pm	12pm - 8pm	5pm-8pm	5pm-8pm	5pm-8pm
August 16 - December 31	12pm - 5pm	12pm - 5pm	5pm-9pm	closed	5pm-9pm	closed	5pm-9pm

Swim Lesson in 2 lanes Monday - Thursday 4:30pm-7:00pm - additional cost to Premier Recreation

Water Aerobics Monday & Wednesday 7:00pm - 8:00pm in 3 lanes (June-August) additional cost to Premier Recreation

Pool CLOSED on following Holidays - Christmas, New Years Day, Easter - Swim team schedule posted at later date

Tumlinson Pool	(Recreation pool with beach entry, splash features and water slide)						
3100 N. Blockhouse Drive	Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday
October 1 - May 2	closed	closed	closed	closed	closed	closed	closed
May 3 - May 23	12pm - 5pm	12pm - 5pm	closed	closed	closed	closed	closed
May 24 - August 8	10am -8pm	10am -8pm	10am -8pm	10am -8pm	10am -8pm	10am -8pm	10am -8pm
August 9 - August 15	12pm - 8pm	12pm - 8pm	12pm - 8pm	12pm - 6pm	closed	closed	closed
August 16 - August 29	12pm - 6pm	12pm - 6pm	closed	closed	closed	closed	closed
August 30 - September 5	12pm - 6pm	12pm - 6pm	12pm - 6pm	closed	closed	closed	closed
September 6 - September 30	12pm - 6pm	12pm - 6pm	closed	closed	closed	closed	closed

Pool schedule subject to change at any time

Special Events - May ** Blockhouse Elementary pool party - Pool closed to community

Both Pools are managed by Premier Recreation www.premierrecreation.net 512.591.0194

EXHIBIT “B”

POOL RULES AND REGULATIONS

ACCESS POLICY

These rules are applicable to both the Tumlinson and the Apache Pools. Pool hours will be established by the Board of Directors from time to time, and posted at each Pool office, on the District website , kiosk and District Social Media sites

RULES AND REGULATIONS

Tumlinson Pool Phone (512) 259-0341
Apache Pool Phone (512) 260-2699

A. IDENTIFICATION

In order to gain access to the Pools, residents must have a key fob for use at the entrances of the Pool. Residents may register and receive a key fob at the Walker House or by contacting the District’s General Manager.

B. ADULT SUPERVISION POLICY

1. Children who have not reached their tenth birthday must be attended at all times by a parent or approved babysitter over the age of 16. The parent or babysitter must be in the water within an arm’s reach of a non-swimming child.
2. Children between the ages of ten and 13 must pass a swim test before they may attend the Pool without a parent or approved babysitter over the age of 16.
3. Parents must provide written authorization, on the form approved by the District and can be obtained from the District General Manager, naming a specific approved babysitter to attend their children under 13 years of age while at the Pool. A written authorization will not be required for children between the ages of ten and 13 who have passed a swim test as set out in Paragraph 2 above.
4. A non-resident babysitter must present a current form of identification and an executed Application to Use District Recreational Facilities and Release of Liability form, a copy of which may be obtained from the District General Manager (“Application and Release”). If the babysitter is under the age of 18, the Application and Release must be signed by their parent or legal guardian.
5. PARENTS ARE RESPONSIBLE FOR THEIR CHILDREN. LIFEGUARDS ARE RESPONSIBLE FOR SAFETY AND EMERGENCY RESPONSE.

C. GUEST POLICY

Guests must be accompanied by a resident registered into the District’s Database System. Each household may have up to five (5) guests per day. Guests will be required to execute an Application and Release. If the guest is under the age of 18, the Application and Release must be signed by their parent or legal guardian. Guests must register at the time of admission to the Pool.

D. PRIVATE PARTIES

1. The Pools may only be reserved for private parties by residents of the District who are registered and in “good standing” in the District’s Database System. Reservations will be scheduled on a first-come, first-served basis, subject to (a) the availability of lifeguards through the District’s pool management contractor (the “Pool Contractor”); and (b) the terms of these Rules. No private parties may be scheduled on holidays.
2. All private parties will be limited to a maximum of 50 guests. Private parties may be scheduled on a Friday, Saturday or Sunday during the summer swim season only (last day of school to first day of school) between the hours of 8:00 p.m. and 10:00 p.m. All attendees must depart the facility by 10:00 p.m. Any guests who are not registered on the Database System must execute and deliver to the District’s Pool Contractor the District’s Application and Release prior to the date of the event as a condition to admission; if the guest is under the age of 18, the Application and Release must be signed by the guest’s parent or legal guardian.
3. The resident host of any private party must (a) complete, sign and return to the District’s Pool Contractor the Application to Reserve Pool for Private Party, which can be requested from the District General Manager (the “Application to Reserve Pool”) and (b) pay (i) \$100, consisting of a \$50 deposit and a \$50 usage fee, to the District, and (ii) the fee applicable to the usage option selected by the host on the Application to Reserve Pool to the District’s Pool Contractor at least 14 days in advance of the date of the party. Reservations will be subject to availability of lifeguards and the availability of the facility, and will ONLY be confirmed following the receipt of FULL PAYMENT. If a party is cancelled by confirmed notice to the District’s Pool Contractor at least 14 days before the scheduled date, the host will receive a full refund. If a party is cancelled by confirmed notice to the District’s Pool Contractor at least three business days before the scheduled date, the host will receive a refund of the amount paid, less a \$50 service charge which will be deducted from the deposit. Due to the costs incurred by the District in reserving the facility and scheduling lifeguards, no refunds or credits will be given if any event is cancelled less than three business days before the event, regardless of whether the event is cancelled at the request of the host or due to inclement weather.
4. If alcoholic beverages are served, the host of the party will be required to hire the District’s Security Contractor to staff the party at the hourly rate charged under the District’s contract with the Security Contractor. Time will be charged from the time any alcohol is brought onto the premises until the event has ended and all alcohol has been removed from the premises.
5. The resident host will be eligible to receive a refund of his or her \$50 deposit if the Pool facilities are left in a clean and undamaged condition after the private party and all of these Rules are complied with by the host and his or her guests during the event.

E. RULES AND CONDUCT

1. No commercial activity or use.
2. No diving.
3. No hanging on lane dividers.
4. No running.
5. No cutoffs or street clothes. Swimsuits are required. Swim diapers are required
6. No “somersaults”, “back dives”, “preacher seats”, “gainers”, “can openers” or similar type entries from the edge of the Pool.
7. No person except for the lifeguard on the lifeguard stand.
8. No person may talk to, shout at, or in any manner distract a lifeguard on the lifeguard stand, except in the case of an emergency.
9. No rough play, pushing, dunking, splash fights or similar behavior. Such behavior will be dealt with on an individual basis, but could result in permanent exclusion from the use of the Pool.
10. Floating devices may be allowed in the Pool at the lifeguards’ discretion. Water wings and small floats for non-swimming children are allowed at all times. **See Paragraph B above regarding Adult Supervision Policy.**
11. Only small floating toys and balls approved by the Pool manager will be allowed in the Pool.
12. No cocoa butter, baby oil, or heavy suntan oils.
13. No chewing gum while swimming.
14. No swimming with an open sore or communicable disease.
15. One long whistle blast by a lifeguard requires all Pool patrons to immediately leave the Pool.
16. No bicycles, skateboards, skates, or motorized vehicles within the Pool area.
17. No pets.
18. No destructive activities.
19. No horseplay.
20. No disorderly, dangerous, or offensive conduct.
21. No profanity.
22. No glass containers.
23. No alcoholic beverages, unless specifically provided for by the Rules.

24. No smoking.
25. No amplified or live music that (i) creates vibrations apparent by direct means, such as touch or visual observation of moving objects, to a person of normal sensitivities beyond the boundaries of the Pool, or (ii) that is audible outside the boundaries of the Pool will be permitted without Board approval. No music that promotes violence or illegal or abusive behavior.
26. No littering. Trash must be collected and disposed of in the receptacles provided.
27. Individuals who are ill with diarrhea or abdominal cramps, including lifeguards, may not swim in the Pool. Such illnesses must be reported to the Pool manager.
28. The District reserves the right to impose additional restrictions on use as the situation warrants. A violation of the rules applicable to the use of any District facility is grounds for expulsion and exclusion from the District's Parks and recreational facilities.

Conduct by any person deemed to be dangerous, unreasonable, threatening, or offensive to patrons or employees is grounds for imposing a time out or removal from the Pool by the lifeguards. Any individual receiving time out or removal from the Pool repeatedly or for serious infractions will lose all Pool privileges for the remainder of the season and will be barred from special events.

MESSAGE FROM THE BOARD OF DIRECTORS

The Board of Directors hope that you enjoy the District's Pools. Please use them in a safe and considerate manner. If you have any questions, or if the facilities need attention, please call the District's General Manager at (512) 259-0959.

EXHIBIT “C”

[attach copy of Contractor Code of Conduct]

EXHIBIT “D”

[attach copy of Code of Ethics, Travel and Professional Services Policy]

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

(September 27, 2023)

ARTICLE I

SUBJECT MATTER

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

ARTICLE II

DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ARTICLE III

CODE OF ETHICS

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

3.02. Standards of Conduct.

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

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

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

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

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

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

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

3.03. Conflicts of Interest.

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

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

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

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

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

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

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

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

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

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

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

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

C. is a Developer;

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

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

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

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

3.05. Dual Office Holding Limitations.

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

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

ARTICLE IV

TRAVEL EXPENDITURES AND FEES OF OFFICE

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

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

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

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

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

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

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

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

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

ARTICLE V

PROFESSIONAL SERVICES; BONDS

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

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

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

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

ARTICLE VI

BOARD MEETING PROCEDURES

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

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

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

ARTICLE VII

COMPLAINTS AND PROCEDURES FOR VIOLATIONS

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

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

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

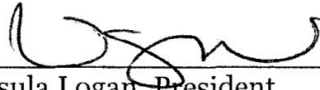
7.04. Consideration by the Board. To consider a complaint, the Board may convene in executive session as permitted by the Texas Open Meetings Act. The Board member implicated by the complaint will have the right to a full and complete hearing, with the right to call witnesses and present evidence. Any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

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

[Signature Page Follows]

ADOPTED this 27th day of September, 2023.

**BLOCK HOUSE MUNICIPAL UTILITY
DISTRICT**

By: 

Ursula Logan, President
Board of Directors

ATTEST:



Robert Young, Secretary
Board of Directors